

University of Montana

State Agency Biennial Report 2016-2017 State-Owned Heritage Properties



Picture 1: University of Montana -Missoula Campus 1940

Report Prepared by:

Brad Evanger, Cassy Gladwin and Jameel Chaudhry
Facilities Services
University of Montana
Philip Maechling, Heritage Contractor

Special Thanks:
Cole Cottom
University of Western Montana

Submitted February 6, 2018

TABLE OF CONTENTS

Executive Summary	3
A University of Montana Heritage Properties	4
B. Heritage Property Condition and Integrity	4
C. Heritage Site Stewardship Efforts	12
D. Maintenance Needs	19
E. Agency Compliance.....	21
Appendices.....	22
Appendix 1: List of UM Heritage Properties	
Appendix 2: Undocumented/ Unevaluated Potential Heritage Properties	
Appendix 3A: UM Heritage Property Assessment	
Appendix 3B: UM Heritage Property Integrity	
Appendix 4: UM Response to 2016 State Review Board Comments	
Attachments	
Attachment 1: Stewardship Efforts	
Attachment 2: MT Board of Regents Policy 1003.5	
Attachment 3: Heritage Property Reporting Forms (these are the new forms we are using to report any remodel activities to SHPO)	

EXECUTIVE SUMMARY

Part of the Montana University System, the University of Montana is a multi-campus university. The main campus of UM is located in Missoula with affiliate campuses in Helena, Butte and Dillon. Heritage properties include: those in the University of Montana Historic District, Missoula; UM Montana Tech, part of the Butte Anaconda National Historic Landmark; UM Western, Dillon; Fort Missoula Historic District, and the Daly Mansion in Hamilton. A full description of University of Montana managed resources can be found in Heritage Property reports completed in 2016, 2014 and 2012, and will not be repeated in this report. The range and overall statuses of UM state-owned heritage properties is attached in summary tables and property-specific heritage reporting forms.

During the biennium 2016 and 2017, no heritage properties were gained or lost, however a number of heritage properties were improved in both status and integrity: Main Hall, Prescott House, Liberal Arts, UM Missoula Campus; Daly Mansion, Hamilton; and Main Hall, UM Western. With the exception of the LA Building, the other four are in excellent condition, and exhibit excellent integrity. While a number of heritage properties under UM management are in dire need of rehabilitation and restoration, and are high on the unit priority lists for the Long Range Building Program (LRBP), legislative sessions in 2015 and 2017 did not provide necessary funding for UM requests. The Legislature in 2017 only provided \$3.0 million for repairs and maintenance for the entire Montana University System, of which UM received approximately \$1 million for 2017-2018. The 2017 Legislature did, however, provide \$100,000 for the Daly Mansion for upgrades and rehabilitation. Of state owned heritage properties, Main Hall, Engineering and the Museum building at UM MT Tech are in the “watch or threatened” status. The NCO quarters at Fort Missoula (1910) remain in poor condition, though they still retain their integrity.

As has been noted in previous reports, UM does not have a cultural resource/historic preservation professional on staff, and its various units rely on the SHPO, local historic preservation officers (if willing), and contractors or volunteers for preservation advice and consultation. As stated before, without additional resources or academic interest, no new “identification efforts for undiscovered, undocumented or unevaluated potential heritage properties” have been initiated during this reporting period. In the previous decade, Preserve America federal funding was available through the SHPO, which enabled the University of Montana Historic District and the Fort Missoula Historic District to be updated, and boundary increases for each approved through efforts by the Missoula historic preservation office. Federal support for new surveys through that and other programs is gone.

A. HERITAGE PROPERTIES STATUS AND CONDITION

As stated previously, there are currently 5350 heritage properties managed by the University of Montana (Appendix 1) in 4 different cities; Missoula, Hamilton, Butte and Dillon. There are no properties at the Helena College UM campus included in this report. 63 buildings have been identified as undocumented and/ or unevaluated potential heritage properties greater than 50 years old. Overall, the heritage properties owned and managed by the University of Montana are satisfactory and in good or fair condition (Appendix 3A). There are no failed properties to report during this cycle.

B. INTEGRITY OF HERITAGE PROPERTIES MANAGED BY THE UNIVERSITY OF MONTANA

General statement on integrity for university of Montana Heritage Properties:

UM MISSOULA CAMPUS, the University of Montana Historic District (24MO0471)

Most of the heritage resources the University of Montana (UM) manages for the state are at the UM Missoula campus. Some sections in prior reports to the State Review Board are incorporated by reference, and need not be updated or edited in this report. The University of Montana Historic District was adopted in 1991 (24MO0471) and expanded in 2010 from its core to include newly eligible and post war modern buildings. In the nomination to expand the boundary of the historic district, authored by Professor Rafael Chacon, he recognizes the challenges for a modern university to retain and regard its heritage. From the nomination:

Of the 12 buildings erected during the decade of the 1950's and discussed in this boundary increase, 10 are eligible for listing on the National Register. These buildings were all architect-designed buildings, some by major firms with national reputations. All of them clearly convey the modernist aesthetics and exuberance of the period. They also conformed to a general plan for the expansion of the campus that acknowledged the planning efforts in the first half of the 20th century. Both the buildings and their settings continued a rich tradition of integrated landscape design that has created one of the most attractive university campus in the western United States.

The 1992 nomination stressed the integrity of the campus core as the district. This remains the case, the core retains its integrity as excellent, as does the area in the boundary increase.

Location

Since its designation in 1897, the University of Montana campus has developed over time into a significant built landscape within the city of Missoula. The original campus was forty acres of land acquired from the real estate interests of the CP Higgins family and the AB Hammond/South Missoula Land Company. Over time, the campus was expanded out to Arthur, Beckwith, Mt Sentinel, and the river. Residential development south of the river surrounds the now 156 acre built campus on two sides. Another 64 acres on Mt. Sentinel complete the 220 acre "mountain campus". As a green space and historic district within the city of Missoula, the UM campus is only surpassed in area by the Fort Missoula Historic District.

Design

The UM campus was first designed by Professor Frederick Scheuch around the Oval, which was initially a street one could drive on. The plan was to have new buildings radiating around the Oval, and the first four (of five) buildings, Main Hall, Science (Venture Center), Women's Hall (Math), and Library (Rankin 1907) following that plan. Architecture reflected American

university “classical” revival styles, with raised stone foundations, brick clad main floors, details at the cornice and steep shingled roofs. By 1918, the radiating plan was replaced with a modified grid, the Carsley-Gilbert plan, which is generally true today. Unlike many “urban” campuses, UM has reclaimed most original city streets in the historic district as landscape area and walking surfaces. Heritage structures in this report include the Liberal Arts Building, the Washington Education Center, and the separately listed Prescott House (24MO0303). The Liberal Arts Building (1953 + additions) retains its overall integrity, and the rehabilitation of the south façade by replacing fenestration is mitigation for the infilling of fenestration in the 1970’s. The original Business/Education Center (1956 + additions) maintained its integrity with a compatible addition in to the east (Chacon, 2010), but the new addition, 2017-2018, will compromise the integrity of the original 1956 building due to its massing, scale and volume (Pete Brown letter, Feb. 2014, Maechling 2017).

Setting

The Clark Fork River, surrounding residential streets, and Mt Sentinel define the UM setting. Historic resources and respect for the built heritage on UM create a feeling of enclosure and consistency on campus. This is particularly true of the landscape setting in the historic district, which is also the State of Montana Arboretum. As the State Arboretum, there is an emphasis on North American habitat and forest types. This is also a large opportunity for learning, where the setting is a “set” for active and for silent performances. The setting represents continuity with history, when occupied by people, or when in recess. Early maps of the city of Missoula (1914) show only 3 “green spaces”, Greenough Park, the city cemetery and the UM campus. Historically, the UM campus can be called a setting of buildings and diverse open spaces. The largest open space is the Oval, which sets the tone for the surrounding buildings. Other significant open spaces include the courtyards for various residential clusters, Memorial Row, the Mounds, the “allee” from the Oval to Social Science, and now the interpretive space for the Arboretum, just north of Main Hall.

Materials

Major materials on the UM campus (a Latin word for "field") include stone, brick, wood, glass, concrete, terra cotta, masonry block and asphalt. The predominant materials in the historic district are brick and plants; plants because turf, trees and plantings provide interest, as well as opportunity for learning, controllable microclimate for physical comfort and carbon capture. A conscious choice for brick as the dominant material has become de facto policy for the academic and residential campus core. Prominent exception to this material use is the Payne Family Native American Center on the oval. Consultation with Montana’s tribal nations resulted in selection of red colored composite blocks, with native timber and red stone elements.

Workmanship

Generally speaking, workmanship on buildings is good, and representative of the periods of construction. There is a high level of complexity in the workmanship of Main Hall, but the masonry is equally crafted in the LA Building. The subtle geometry of the Fine Arts (Student Union) building is no less skilled than the masonry in the façade of the Music Building. One flaw in workmanship is the construction of the brick and mortar surface of the Oval. The bricks were reclaimed from Missoula city streets, but historically brick paving used no mortar.

Feeling

The UM Missoula campus tells its story through its physical development, its architecture and through its landscape. One can see its development over the last hundred and twenty years in both its spatial definition and its architecture. It is always important to remember that each

building was a contemporary building when it was built; an expression of its time. Most visitors probably do not know the difference between neo-classical (Rankin) and Richardsonian Romanesque (Main) design elements, but they do recognize the formality and permanence, the seriousness and purpose of each building. Diverse open spaces encourage the maximum number of impromptu encounters with other students, with faculty, visitors, works of art, books, and as well as for solitude.

Association

Lux et Veritas (light and truth) is the campus motto, which also happens to be the motto for Yale. It is not clear if Yale was an early model for the campus, though each campus has a sense of place, and green spaces as the context for architecture and for learning. As an open space campus in an urban context, the historic core and district represent a continuity from its beginning in 1897-99 with Main Hall to the modern movement as expressed by Music (1953) and Liberal Arts (1954).

UM MONTANA TECH, BUTTE, 24SB0354

UM Montana Tech, also known as The Montana College of Mineral Science and Technology, is a neighborhood district within the larger Butte-Anaconda Historic District, a National Historic Landmark. The historic core of Tech retains a high level of integrity, and receives a high level of care, if not a high level of capital from the state of Montana. The following is from the landmark nomination to the National Register of Historic Places, in 2008:

The Montana College of Mineral Science and Technology, reflecting the primary role of industrial education to the NHL district, retains a high level of integrity within its historic core. A mature campus setting is well preserved, where courtyards, conifers and brick buildings create a contemplative atmosphere for study. A number of buildings have been added around the core that do not contribute but the historic campus design and buildings form the center and dominate the complex. They are a strong symbol of the abiding ties of this college to the advancement of deep mining, and its importance to the Butte-Anaconda Historic District throughout the period of significance.

Location

Since its designation in 1897 as the Montana State School of Mines, Montana Tech began with one building, Main Hall, and classes began in 1900. It has since grown to four campus sites, the original (North) campus was less than 4 acres of land and contains a number of original contributing buildings to the Montana Tech historic district, a contributing element in the Butte Anaconda National Historic Landmark. Main Hall, Engineering, Museum and the Petroleum (Health Sciences) Building are located in this part of the historic district, and all are contributing buildings to the district.

Design

The Montana Tech campus first building, Main Hall was designed by John C. Paulson, Montana's first State Architect, and the designer of Old Main at UMW, and the State Capital, among many prominent Montana buildings. The architecture of Main Hall and the other early 20th century structures reflect American university "Renaissance" revival styles, with elevated stone foundations, brick clad main floors, details at the cornice and steep hipped, tiled or shingled roof planes.

24SB1042, Petroleum

The Petroleum Building dates from 1953-4, and was designed by John Link, son and successor to the famous and prolific Montana architect John G. Link of Link and Haire. While not fully

embracing post-war “international style”, it still is a bridge building between the “revival” styles of the first buildings, and the modern trending buildings of the 20’s and 30’s, including the brick clad Minerals Museum.

Setting

Historic resources and respect for the built heritage on Montana Tech create a feeling of enclosure and consistency on campus. This is particularly true of the urban setting on the hill in the historic district, at the end of Park Ave. The Petroleum Building, Main Hall, Minerals Museum and Engineering buildings exhibit the historic evolution of the campus, and form the core of this very urban campus.

Materials

Major materials on the MT Tech campus include stone, brick, wood, concrete, terra cotta, masonry block and asphalt. The dominant surface materials in the core are brick and terracotta, and the core exhibits the materials from Tech’s initiation in Main Hall 1897 to the 1954 Petroleum Building.

Workmanship

UM and MT Tech facilities staff have worked hard with the reduced resources they have to care for their heritage structures. Butte has a culture that supports historic preservation, both in government and in its citizens. Tech has begun a preservation technology program in its academic program. It is hoped that this will help fill the need for experienced preservation trades and professional people. Tuck pointing and cleaning continue to preserve the integrity of the masonry details in the core. Nonetheless, the fate of the Museum Building and Main Hall, both needing to restore structure health and surface treatment, await increased funding.

Feeling

In particular, the feeling one retains with the historic core, including Main, Museum and Engineering is one of continuity, and enclosure. Butte is an urban city, and MT Tech is an urban campus, at least in its historic core. Park Street is a “main” street in Uptown, and Tech sits at the end of Park on a hill, visible from all around, with Main Hall a particular landmark.

Association

Mining and industry is a big Butte story. Most people outside Montana, and many Montanans do not know the importance of Butte, and Anaconda, in electrifying the US, and much of Europe through copper mining and smelting. But the story begins with precious metals as well. The Tech campus is a neighborhood listed as contributing to the larger Butte Anaconda National Historic Landmark. The historic core retains the association with industry and minerals, with Main Hall (1896-99), Mill Building (1908), Engineering (1910), Metallurgy Building (1927), Minerals Museum (1939) and Petroleum (Health Sciences, 1954) all representing the continuity of the connection with minerals and industry in Butte. This association remains a strong identity element, stated through architectural style evolution from late 19th century to the post war period. They also express the changing role of mineral industry development, from hard rock mining to petroleum (including natural gas) development in Montana.

DALY MANSION, RIVERSIDE – 24RA0241

Riverside, known also as The Daly Mansion, is the family home of the Marcus Daly Family, outside Hamilton, in Ravalli County. Famous Irish immigrant, and “Copper Baron” Marcus

Daly, acquired the home site from the Chaffin family, and over 22,000 acres surrounding it, to form the Bitter Root Stock Farm, in the 1890's. Riverside itself was designed by Missoula Architect A.J. Gibson, for Mrs. Marcus (Margaret) Daly, and completed in 1910 after Marcus Daly's death in 1900. The Daly Mansion Preservation Trust manages and maintains Riverside for the state, and opens it to the public seasonally, and for scheduled events. The University of Montana Facilities Services Department oversees Riverside with support from the Montana Historical Society.

Location

Riverside, or the Daly Mansion as it is regionally known, now sits on 46 acres that was once the headquarters of the 22,000 acre Bitter Root Stock Farm, acquired and assembled by 19th century copper baron (Butte and Anaconda) Marcus Daly, who also founded the town of Hamilton. The location was originally the farm center of the Chaffin family, a long time Bitterroot family from early homesteads. The Chaffins built a Queen Anne revival style house on the Riverside site.

Design

The design is much the same as it was when it was completed in 1910. Riverside was designed by regionally well respected and prominent architect A.J. Gibson of Missoula (Ravalli County Courthouse, Missoula County Courthouse, Bass Mansion, Original 5 UM Missoula buildings, etc.). Margaret (Mrs. Marcus) Daly guided the design of the building and the site after the death of her husband in 1900. It was home in the summer for the Daly family, initially including 4 children, until her death at Riverside in 1941. At 24,000 square feet, and 2 ½ stories when completed, the "house" was said to be the largest residence in the state of Montana (at least pre 2010). The design has neo-classical and Georgian revival elements, principally at entryways and in the dormers on the third floor, but in general is simple in form, and reserved in surface treatment. Subdued in design, when compared to the mansions Daly was accustomed to at her friends on the east coast, it has few arches, no quoins or delicate trim. The partnership between the UM, the Montana Historical Society and the Daly Mansion Preservation Trust has retained the integrity of the mansion's simple forms.

Setting

The site is said to be the only residential site designed by a professional landscape architect in western Montana at the turn of the last century. The setting, now approximately 46 acres, retains its landscape integrity on site, and in its surroundings, which are now in other private ownerships. This is due to the maintenance of the setting on site, and the retention of agriculture and open space function and characteristics off site. New elements, plant gardens, parking and a maintenance and restroom structure have been added to accommodate visitors for public events. The auxiliary structures, shingled play house, greenhouse, servants building, pool (the "plunge") tennis court, are all carefully sited to be accessible, but subordinate to Riverside. The colors set the buildings lightly into the open landscape with its punctuation of tree trunks and full canopy. The design is spare and informal. A single axis is formed by the entry allée of maple trees, which continues through the main floor hallway to the rear porch and steps to the terraces to the west. A cross axis leads from the central hallway to the "plunge" (pool). From the NR nomination:

Designed by the prominent Missoula architect, A.J. Gibson, for Mrs. Margaret Daly, widow of copper magnate Marcus Daly, the mansion was completed in August, 1910. Sited on a slight rise overlooking the Bitter Root Valley and the Bitter Root Mountains to the west, the mansion stands as the center of the 28,000 acre Daly-owned Bitter Root Stock Farm. In addition to the main house, a playhouse, a laundry and servants building,

greenhouse, swimming pool with change houses, a tennis court, and miscellaneous out-buildings are included within the nominated boundaries.

Materials

While the exterior treatment of Riverside is subdued, for a very large mansion in Montana, the interior is lavish, expressive of the enormous wealth of the Daly family, and Margaret Daly's acquired taste from the east coast. Riverside is clad in Hebron (N.D.) "Champaign" colored brick and white trim wood elements, from columns and pediments to dentils and windows. Materials were likely the best available, locally and by rail. Hebron brick, scalloped shingles (for the playhouse), porch balusters, doors and glass. Designers from Baltimore provided interior design and specified materials likely not locally available: French wallpaper, silk, wood trim, mahogany doors, etc. Other than some appliance upgrades and plumbing, electrical and heating improvements, the UM/Trust partnership retains its original interior appearance, as resources permit.

Workmanship

Workers for the Daly Mansion were likely the best available, locally and where necessary from away. The masonry cladding on the mansion is a very tight mortar set, and the Hebron brick is a good weather resistant brick, in place today as it was in 1910. A \$100,000 grant from the 2015 legislative session has enabled the UM to oversee rehabilitation/restoration efforts on the exterior, as well as interior improvements.

Feeling

The feeling retained by preservation efforts on the 46 acre Riverside site is one of wealth, but not necessarily of opulence, until one enters the mansion. The scale of the site, the open plan for its structures and the larger open space context, retain a sense of the time and distance back to the beginnings of the last century. One is not hurried about on the grounds, which are open to the public from May through October, in addition to special events. Interior tours interpret the historic period, as well as the history of the Daly family, and the collection. The interior retains Margaret Daly's personal assemblage of art, furnishings and decorative design of the late 19th and first part of the 20th centuries. The Victorian feeling is retained, even though the Victorian era literally ended one year after Marcus Daly died.

Association

The Daly Mansion was begun by Marcus and Margaret Daly, however the present condition, established by the completion of Riverside in 1910, is more about Margaret than Marcus. The huge importance of Marcus is mostly about Anaconda and Butte, and the enormous influence of copper production that literally "electrified" America. Riverside today is less about the Stock Farm and Daly's thoroughbred stables, or his establishment of Hamilton as a growing town, and more about an expression of a wealthy family's expansive summer residence. Interpretive materials on the preservation trust's website, signage and brochures, and in the tours, emphasize the wealth and impact on the Bitterroot Valley, and the style and influence of Margaret on Riverside. This is unique in Montana

FORT MISSOULA, 24MO0266

Fort Missoula has a long and storied place in Missoula history, and in WW II history. Originally formed in 1877 as a response to perceived threats from native tribes, over time it became home to military families (the fort cemetery is populated with the tombstones of many children), "Buffalo Soldiers" (including the bicycle corps), and later, The Civilian Conservation Corps, and the Department of Justice Alien Detention Center, during WW II. It is now home to a number of

education, non-profit, government and public service organizations, medical facilities and a large open city and county public park. UM owns a segment of the Historic Fort Historic District, as well as a large area of riparian woodlands across the river that has no legal access and with no heritage structures. Within the historic district, UM's ownership includes five structures and an important contributing site, the Alien Detention Center (ADC) barracks site. UM manages the structures, and the Historical Museum at Fort Missoula co-manages and provides historical interpretation for the Fort Missoula Historic District. The City of Missoula has zoning review and approval authority over the historic district through historic district overlay zoning regulations, which is enforced on private and non-profit property activity.

Location

The location along the Bitterroot River southwest of the original Missoula city limits, served a number of purposes: accessible space to grow, a target range, defensible space (the river bend) and adequate space for the citizenry to assemble should there be hostility from tribes to the south and southwest. Today the location serves the Missoula and Bitterroot valleys as a public resource, with access from 3 sides.

Design

Fort Missoula was designed as an "open" fort, no walls or gates, no earthworks or visible armaments, in contrast to many of the military forts in the frontier west that were intended to be defensible stations for military and settlers. Originally more of a camp than a regimented layout, it was redesigned around 1910, with buildings like the Quartermaster's Stables, with its cloud parapets, reflecting a "mission" design style and pattern from military architecture of Fort Huachuca in the Southwest and the Presidio in San Francisco. UM heritage structures at Fort Missoula include the Quartermaster's Stables (1910-12), two non-commissioned officer (NCO) duplexes (1910-12), and two former jail cell buildings (1944-45). The stables and duplexes reflect the "mission style" with white stucco and red tile roofs. The cell block buildings, which were used for US military criminal discipline, have no referential style, were built of concrete masonry blocks, and have had additions constructed by UM that make them non-contributing buildings in the historic district. In terms of integrity, the stables and duplexes have retained their original design and materials, the cell blocks have not.

Setting

Fort Missoula has had many fluctuations in use and populations, and in structures. Over time the setting has remained open and accessible, though as the ADC geared up, access was restricted, and a new access, the CCC road, was created and the CCC disembarked. As a setting, the fort strived to meet an open space design informed by the "city beautiful" movement. Wide boulevards, trees and shrubs, lawn areas and sidewalks framed the buildings. From the nomination (Hall, 2009):

These tokens of improvements, including the open interior views, delineated and cultivated lawns and street trees, and widened boulevards, helped craft a distinctive cultural landscape at Fort Missoula. As with the Presidio in San Francisco, Fort Missoula became both a park and a small military community within the larger and continually growing urban community of Missoula (Benton-Short 1998:39).

While most of the earlier structures are gone from the UM portion of the Fort, the setting, including all of the slab foundations of the ADC barracks, mess hall, guard towers, is intact.

Materials

The stables are concrete, with wood trusses, roof framing and window frames, stucco cladding and red asphalt faux tile roof (originally clay tile). Metal doors have replaced wood doors in original openings. The NCO duplexes are original: wood frame, stucco cladding and tile roofs. Wooden porches on the west (entry) side, and plywood window coverings close up the now vacant buildings. Toxic materials have been analyzed, and present as-to-date unwarranted costs for rehabilitation. The cell blocks are concrete masonry, with wood, composite and metal additions for new roofs and added storage space.

Workmanship

Workmanship on the stables and duplexes are original. The stables have been rehabilitated, the duplexes are vacant and have been stabilized. The cell blocks have been minimally adapted for storage uses.

Feeling

The overall feeling of the UM site, with barracks slabs, is open, spare and isolated. The stables is the only bright element at this site, but there is no real sense of human activity. People walk their dogs here.

Association

There is minimal interpretation of the site itself, and minimal interpretation of the stables and the ADC barracks site. No interpretation on site for the duplexes explaining the function of the buildings is present. Unless one is aware of the history of the fort, or of the ADC, it is hard to associate the site and its structures, which do not relate to each other physically, and sit isolated within each's individual setting. This is particularly so for the ADC barracks. Known to many as an "internment camp", this was no internment camp, it was a prison. Arrested in US coastal communities and relocated to remote Missoula, Japanese nationals, and some Italians and Germans, all men, were detained here as enemy aliens, and forced to defend themselves in loyalty hearings without the benefit of counsel or other civil rights.

UMWESTERN, 24BE0805, 24BE1433

UMWESTERN (UMW) was founded in 1893 as the Montana State Normal School, in Dillon, one of four Montana public universities established, but not funded, by the 1893 legislature. Funding was authorized and construction was completed on Old Main in 1897. Originally established as a training school for teachers, it is now a multi-disciplinary university with a focus in an innovative program called Experience One (X1) where students take one *class* at a time for a block of time. At this time UMW has two heritage properties, Main Hall (24BE0805, Old Main) and Mathews Hall (24BE1433).

Location

UMW is located in the southeast quadrant of the city of Dillon, population approximately 4,250. Dillon is a regional agriculture center, formed as a city when the Union Pacific railroad was in construction to link Salt Lake City and the southwest to Butte and the Northern Pacific Railway. Dillon was originally called Terminus, because the railroad ran out of construction money (temporarily), and the town was the result. When designated it was at the edge of the small town of Dillon. It is now surrounded on the northeast and west by residential neighborhoods.

Design

The UMW campus is 20 acres, much smaller than UM Missoula or MT Tech. Old Main and Mathews are at the core of the historic campus, separated by Roe Hall. Old Main was designed by John C. Paulson, architect of Main Hall, MT Tech, the State Capital, and many other prominent buildings across the state. The original structure was termed “Queen Anne” revival, but with gothic arches, Romanesque details and Paulson was the first State Architect.

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 2016-2017 the cost of utilities, custodial, administrative, etc. calculated \$2.5842 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) the University of Montana has made efforts to improve the status and condition of state owned heritage properties: 5 sites and 8 buildings on the Missoula campus and 2 buildings on UM-Western campus.

UM Main Campus (24MO0471)

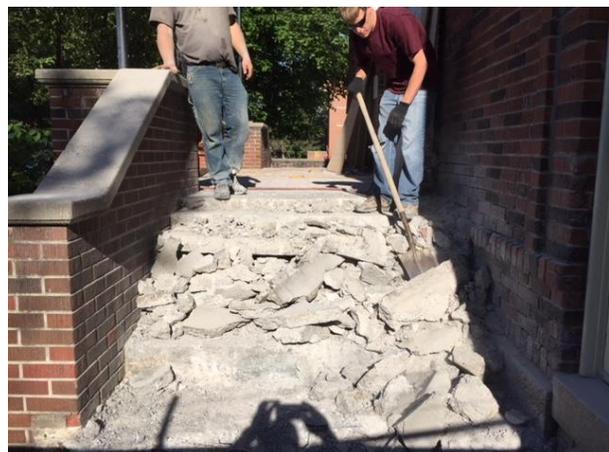
Chemistry Building: A major HVAC remodel managed by State A/E was performed to improve the fume hood exhaust system and rooftop fans for better air-flow out of the fume hoods. This project was completed in 2017 and cost \$668,000. There was also miscellaneous gutter repairs done worth \$4,000.

Curry Health Center: a sizable re-carpeting project worth \$50,000 occurred in 2017 that replaced about 60% of the basement carpet that had worn out. IT network & cabling upgrades also were done in 2016 worth \$85,000. The SE corner of Curry was remodeled & asbestos abated worth \$20,000.

Elrod Hall: the south brick entry stairs were in bad shape and leaking. Water was ponding due to lack of cross-slope. The brick stairs were removed and replaced with concrete stairs with brick inserts at the landings and handrails per code. The work was done by Reynolds Construction and designed by UM Campus Architect. SHPO was consulted on this project and approved the design. Project cost \$29,000.



Picture 2: Elrod Hall steps: before – showing cracks in steps



Picture 3: Elrod Steps: demolition work being done.



Picture 4: Elrod Hall steps: after. Upper landing



Picture 5: Elrod steps: new concrete steps & handrails

Liberal Arts Building (24MO0471): \$2,200,000 have gone towards Phase 2 of maintenance and classroom enhancements in the South-central classroom portion the building that was designed by CommaQ Architects and constructed by Talcott Construction in October 2017. In consultation with SHPO, this project included the removal of plaster over rigid insulation board that covered the original windows within the rooms remodeled, and the replacement of those windows on the South-central portion of the building facing the Oval to recreate the look of a continuous ribbon of windows. The lecture hall 011 in the basement was also remodeled with the original plywood seats being replaced with new upholstered seats with better leg-room. The south windows were replaced with new storefront insulated windows that let in daylight to this basement lecture hall. A new curtain wall entrance was cut into the brick façade to allow entry directly off the Oval as well as student study lounges at each floor level. Funding for this came from a private donor & the academic wing of LA Building was named Dennis and Gretchen Eck Hall by the Board of Regents in September 2017 in honor of the donors. This follows on \$1,500,000 worth of classroom and audio-visual technology upgrades done in Phase 1 that was completed in August 2016, also from private donor funds.

A Phase 3 remodel worth \$2,100,000 to remodel classrooms & bathrooms facing the Oval is being planned by CommaQ Architects with approval by SHPO (Pete Brown Dec. 2017). This phase will be built out during summer 2018. The same private donor is funding Phase 3. A Phase 4 remodel worth \$2,000,000 for summer of 2019 would complete remodel work of classrooms facing the Oval. So, after summer of 2019, all the Oval façade of Liberal Arts will have new windows and the classrooms behind them fully refurbished with modern technology.



Picture 6: Liberal Arts: before Phase 2 remodel



Picture 7: Liberal Arts: new entryway off the Oval



Picture 8: Liberal Arts: new 2nd floor student lounge

McGill Hall: an interior remodel for research faculty occurred in 015 worth \$87,000 and completed in April 2017. This involved building a new ADA accessible bathroom with showers. Work was done by Reynolds Construction from plans by UM Campus Architect. Room 236 was also remodeled by Reynolds Construction for \$22,000 in summer 2017.

Natural Sciences Building (Botany Bld.): lab 117 was remodeled for a research faculty and completed in January 2018 by Sirius Construction for \$75,000 from plans by UM Campus Architect.

Natural Sciences Annex (Botany Annex): room 104 housed obsolete incubator chambers that were removed and the space cleaned up, walls & window frames painted, new carpet & light fixtures installed for offices for faculty. Work completed in January 2017 by Reynolds Construction for \$32,100. Room 106B was also cleaned out of obsolete lab casework, the interior brick walls & window frames painted, new carpet & light fixtures installed for faculty, graduate students & visiting scholars. Work completed by D. Lower Construction in March 2016 for \$30,000.

Social Science: the north building's flat roof was replaced by Summit Roofing in August 2016 from plans done by State A/E office at a cost of \$131,000.

Fort Missoula, Field Research Station (24MO0266): a new research fenced cage was completed in January 2018. The design and scale is similar to the avian cages on the east side of the building. Cost of the project was \$120,000. An interior research lab was created in room 141 for \$45,000.

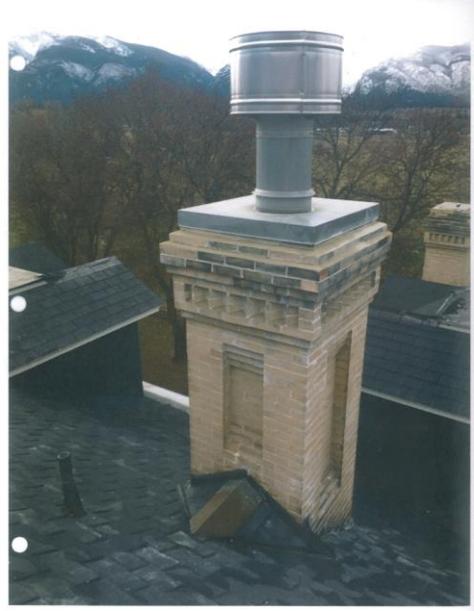
Daly Mansion (24RA0241): Daly Mansion Grant activities and improvements are in partnership with the Daly Mansion Preservation Trust and the Montana Historical Society. \$17,100: the Daly mansion formal Dining Room porch deck railings & balusters were refurbished and painted. The deck sanded and painted. The Kitchen porch concrete steps were demolished and replaced with new concrete steps and painted railings. Work completed by Reynolds Construction in 2017. \$25,000: the Daly Mansion West Trophy Room Porch was refurbished by selective demolition of the supporting canopy, decking and defective floor structure. The structure was rebuilt, new VG fir decking installed, deck balusters, columns reset and anchored, deck trim and fascia restored and painted. Work completed by Reynolds Construction in June 2017 following plans from Jim McDonald of A&E Architects.

\$23,700: miscellaneous roofing repairs done on the Mansion roof consisting of gutter and valley cleaning, replacing built-in gutter lining from tar membrane to TPO membrane and correcting slopes to drain positively. Trophy room gutters refurbished and slopes corrected. Brick chimney tuck-pointed and repaired. Work completed by Reynolds Construction in March 2017.

\$24,700: the Daly Mansion high roof fascia was restored and painted, including all dormer roof fascia's and painting dormer windows. Work completed in August 2016 and done by Reynolds Construction.



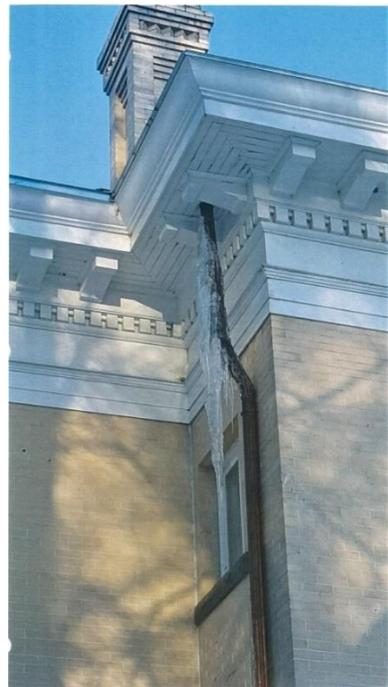
Picture 9: Daly Mansion: brick chimney being repaired



Picture 10: Brick chimney after repairs



Picture 11: High roof trim & fascia before repair showing damage.



Picture 12: Before repair: Leaking gutters & downspouts



Picture 13: Daly Mansion high roof fascia repaired & painted.



Picture 14: Daly Mansion roof & dormers repaired &



Picture 15: Roof trim being repaired & painted



Picture 16: Porch balusters repaired, anchored &

UM-Western: Main Hall (24BE0805) Mathews Hall and Main Hall are the two buildings on the University of Montana Campus that are listed as heritage properties. **Appendix 2** lists potential heritage properties located on the UMW campus that are greater than 50 years old, but remain unevaluated and unlisted.

a) **Mathews Hall** (Smithsonian #24BE1433): Mathews Hall was the first women's dormitory built in 1902 and the first of several additions in 1906 and 1918. The first major remodel occurred in 1921. Architect G.H. Carsley designed the addition which included the current kitchen, the Lewis & Clark room and dining facility. The entire residence hall portions of the building were reconstructed in 1935 and there have been a number of remodels and upgrades to the building in 1958, 1965, 1983, 1992, 1993-95, 1996, 1998 mostly for fire alarm codes and compliance. A major restroom remodel project began in the winter of 2017, and is scheduled to be completed in May 2018. This project will completely remodel and re-pipe the restrooms and shower rooms in the West and Center wings of the building. Mathews Hall is in need of the following preservation maintenance items:

- Remodel interior dorm space.
- Insulate exterior walls and attic to meet current codes.

- Replace windows and entry doors.
- Replace heating equipment.
- Replace outdated electrical wiring.

The status of Mathews Hall is **watch** and the condition is **fair**.

- b) **Main Hall Complex** (Smithsonian #24BE0805): Main Hall is a complex of four buildings with the original building being constructed in 1896, with major additions in 1907, 1924, and 1951. Main Hall was list listed to the National Register of Historical Places in 1979.

The 1896 building was the first building on the University of Montana Western campus, then known as Montana State Normal School. The building, which was originally utilized as administration and classroom spaces, has largely continued a similar space use. 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 containing hand crafted decorative plaster, a three story marble staircase, and more office space. The final addition to the Main Hall Complex was built in 1951, and houses a large auditorium.

Main Hall has recently undergone a series of renovations beginning in 2009 and completed in August of 2016. UMW 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 of the remodel was completed in the summer of 2016. The third phase of the Main Hall renovation addressed 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 upgraded the mechanical, electrical, life safety code, and structural concerns within the existing building. Much of the historic, ornamental plaster was uncovered and restored using period appropriate materials and styles. Original light fixtures, mechanical grilles, and floor finishes will be rehabbed and reinstalled. The total renovation of the Main Hall complex has cost about \$15 million.

The status of Main Hall is **satisfactory** and condition is **excellent**. The priority rank is 1.



Picture 17: Restoration work at Main hall



Picture 18: Decorative plaster restored at Main Hall



Picture 19: Decorative plaster, medallions & grilles restored.



Picture 20: Restoration of decorative plaster, trim & friezes.

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;

- Brantly Hall: foundation leaks at the south-east end of the basement had caused interior plaster damage. A contractor was hired in fall 2017 to dig along the foundation wall down to the footings so a new water-proof membrane could be attached against the concrete wall & then backfilled. This cost \$15,000.
- Craig Hall: heating controls were upgraded by Johnson Controls worth \$20,000 and steam valves repaired worth \$7,000. Also, 16 showers whose ceramic tile walls & floors were deteriorating were coated with Stonehard seamless epoxy at a cost of \$12,000.
- Duniway Hall: \$25,000 new TPO roof membrane was overlaid over the existing roof. \$8,000 for 8 showers seamless epoxy coated over deteriorating ceramic tiles.

- Elrod Hall: \$6,000 north porch was repaired. The roof downspout had broken loose under the porch and had eaten through brick supporting walls. The downspout and walls were repaired.
- Forestry Building: an office wall was built for \$3,500.
- Forestry Greenhouse: a walk-in cooler box was installed for a researcher in one of the rooms in the head house for \$37,000.
- Heating Plant: \$20,000 the feed water pump was rebuilt & balanced as routine maintenance work by Tetrad. \$15,000 the steam co-gen turbine generator was rebuilt by 4G's Plumbing & Heating.
- Knowles Hall: \$7,200 wireless network routers added.
- Lommasson Center: miscellaneous repair work for broken sewer pipes, replacing carpet, fixing entry doors, partial roof repairs for a total of \$40,500.
- Social Science: Anthropology room 036 is being upgraded with a humidifier, secure door locks and seals to protect their archival materials. Cost \$22,000. The 4th floor Computer Science floor was upgraded for student stations with power, data and carpet replacement.
- University (Main) Hall (24MO0471) \$10,000 Interior stairway and bannister refinish done in-house following a plaster ceiling failure and collapse in the stairwells.

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

Daly Mansion Grant activities and improvements are in partnership with the Daly Mansion Preservation Trust and the Montana Historical Society.

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

Main Hall is in need of the following preservation maintenance items:

- Repair of stone window sills at grade level in the 1907 building.
- Application of exterior brick treatment on 1896 and 1907 building.
- Address water leaks in roof between the 1896 and 1907 building.

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. 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 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.

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. However, UM's recent and current financial and manpower hardships have put a strain on keeping up with maintenance efforts that can be funded and performed in-house.

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 in 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
24MO0471	UM-Missoula Campus Historic District	NR Listed
	The Oval	C
	Mount Sentinel	C
	Memorial Row	C
	The “M” Trail and “M”	C
	University Hall – Main Hall	C
	Math Building (Women’s Hall)	C
	Jeanette Rankin Hall (Library/Law School/Psychology)	C
	Botany Building (Natural Sciences)	C
	Social Science Building (Library)	C
	Forestry Building (Pinchot Hall)	C
	Schreiber Gymnasium	C
	Heating Plant	C
	Fine Arts Building (Student Union/Auditorium)	C
	Stone Hall (Old Journalism)	C
	Cont. Educ. Bldg/ International Center (Women’s Club/Art Museum, Alumni Center)	C C
	Chemistry-Pharmacy Building	C
	Botany Lab/Greenhouse	C
	Phyllis J. Washington Education Center	C
	School of Forestry Memorial Greenhouse	C
	Music Building	C
	Liberal Arts Building	C
	McGill Hall	C
	Curry Health Center	C
	Berry Tremper House (O’Connor Center Rocky Mountain West)	C
	Emma B. Lommasson Center	C
	Brantly Hall	C
	Elrod Hall	C
	Corbin Hall	C
	Turner Hall	C
	Craig Hall	C
	Duniway Hall	C
	North Corbin Hall	C
	Knowles Hall	C
	Miller Hall	NC
	Native American Studies	NC
	Urey Lecture Halls	NC
24MO0303	UM-Missoula: Clarence R. Prescott House	NR Listed

24MO0266	UM-Missoula: Fort Missoula Historic District	NR Listed
	West Cell Block (T-156)	NC
	East Cell Block (T-157)	NC
	Quartermaster Stables	C
	NCO Quarters (T-14/16)	C
24RA0241	UM-Missoula: Daly Mansion, Hamilton	NR Listed
24SB0354	UM-MT Tech campus (part of Butte NHL, West Side HD)	NHL
	Main Hall	C
	Metalurgy Building (Chemistry and Biology Building)	C
	Mill Building	C
	Engineering Building	C
	Gym Building (Science and Engineering Building)	
	Residence Halls (Prospector Hall)	C
	President's Residence (Chancellor's Residence)	C
	Minerals Museum (Original Library)	C
24SB1042	UM-MT Tech: Petroleum Building	NR Listed
24BE0805	UM-Western: Old Main (MT State Normal School)	NR Listed
24BE1433	UM-Western: Mathews Hall	NR Listed

NHL = National Historic Landmark

NR Listed = National Register of Historic Places

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

Appendix 2: Undocumented/ Unevaluated Potential Heritage Properties Outside Historic Districts

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	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

* In B A NHL, not a part of this report

Appendix 3A: UM Heritage Property Assessment

Site Number	Bldg. No.	Property Name	Property Integrity	Property Status	Property Condition	Priority Ranking
UM-Missoula Campus Historic District						
24MO0471	N/A	The Oval	Good	Satisfactory	Good	3
24MO0471	N/A	Mount Sentinel	Good	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	Excellent	Satisfactory	Good	2
24MO0471	003	Math Building (Women’s Hall)	Good	Satisfactory	Good	2
24MO0471	004	Jeanette Rankin Hall (Library/Law School/Psychology)	Good	Satisfactory	Fair	1
24MO0471	005	Botany Building (Natural Sciences)	Good	Satisfactory	Good	2
24MO0471	006	Social Science Building (Library)	Good	Satisfactory	Fair	2
24MO0471	007	Forestry Building (Pinchot Hall)	Good	Satisfactory	Good	2
24MO0471	008	Schreiber Gymnasium	Good	Satisfactory	Good	2
24MO0471	009	Heating Plant	Fair	Satisfactory	Good	4
24MO0471	011	Fine Arts Building (Student Union/Auditorium)	Good	Satisfactory	Good	2
24MO0471	012	Journalism Building (Stone Hall)	Good	Satisfactory	Good	3
24MO0471	013	Cont. Educ. Bldg/ International Center (Women’s Club/Art Museum, Alumni Center)	Good	Satisfactory	Good	3
24MO0471	014	Chemistry-Pharmacy Building	Good	Satisfactory	Good	4
24MO0471	015	Botany Lab/Greenhouse (Natural Science Annex)	Good	Satisfactory	Fair	1
24MO0471	016	Phyllis J. Washington Education Center	Fair	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	Good	Satisfactory	Good	4
24MO0471	98	Urey Lecture Halls Hall	N.A.	Satisfactory	Good	5
24MO0471	100	Brantly Hall	Good	Satisfactory	Good	2
24MO0471	101	Elrod Hall	Good	Satisfactory	Good	2
24MO0471	102	Corbin Hall	Good	Satisfactory	Good	2
24MO0471	103	Turner Hall	Good	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
24MO0471	108	Miller Hall	N.A.	Satisfactory	Good	5

24MO0303	702	Clarence R. Prescott House	Excellent	Satisfactory	Excellent	4
UM-Missoula: Fort Missoula Historic District						
24MO0266	400	West Cell Block (T-156)	Poor	Satisfactory	Fair	2
24MO0266	401	East Cell Block (T-157)	Poor	Satisfactory	Fair	2
24MO0266	402	Quartermaster Stables	Good	Satisfactory	Fair	3
24MO0266	403	NCO Quarters (T-14)	Good	Watch	Poor	1
24MO0266	404	NCO Quarters (T-16)	Good	Watch	Poor	1
UM-Missoula: Daly Mansion, Hamilton						
24RA0241	910	Daly Mansion, Hamilton	Excellent	Watch	Good	1
UM-MT Tech Campus (part of Butte NHL, West Side HD)						
24SB0354		Main Hall	Good	Threatened	Fair	1
24SB0354		Metalurgy Building (Chemistry and Biology Building)	Good	Satisfactory	Good	1
24SB0354		Mill Building	Good	Satisfactory	Excellent	5
24SB0354		Engineering Building	Good	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)	Good	Endangered	Fair	2
24SB1042		Petroleum Building (Health Science Building)	Good	Satisfactory	Excellent	5
UM-Western Campus						
24BE0805		Old Main (MT State Normal School)	Excellent	Satisfactory	Excellent	1
24BE1433		Mathews Hall	Excellent	Satisfactory	Fair	1

Appendix 3B: UM Heritage Property Integrity

Site Number	Name	Loc.	Design	Setting	Mat.	Workmanship	Feel	Assoc.	Integrity
UM-Missoula Historic District									
24MO0471	The Oval	1	1	1	3	3	2	1	Good
24MO0471	Mount Sentinel	1	1	1	1	1	1	1	Good
24MO0471	Memorial Row	1	3	1	3	3	1	1	Good
24MO0471	The “M” Trail and “M”	1	1	1	2	2	1	1	Good
24MO0471	University Hall – Main Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Math Building (Women’s Hall)	1	3	1	3	3	2	3	Good
24MO0471	Jeanette Rankin Hall (Library/Law School/Psychology)	1	1	1	1	1	1	1	Excellent
24MO0471	Botany Building (Natural Sciences)	1	2	1	3	3	1	1	Good
24MO0471	Social Science Building (Library)	1	4	1	4	2	2	2	Good
24MO0471	Forestry Building (Pinchot Hall)	1	1	1	1	1	1	1	Excellent
24MO0471	Schreiber Gymnasium	1	1	3	2	2	2	1	Good
24MO0471	Heating Plant	1	3	3	2	2	2	2	Good
24MO0471	Fine Arts Building (Student Union/Auditorium)	1	1	1	1	2	1	1	Excellent
24MO0471	Journalism Building (Stone Hall)	1	1	1	2	1	1	1	Excellent
24MO0471	Cont. Educ. Bldg/ International Center	1	1	1	2	2	2	2	Good
24MO0472	(Women’s Club/Art Museum, Alumni Center)								
24MO0471	Chemistry-Pharmacy Building	1	1	2	2	2	2	2	Good
24MO0471	Botany Lab/Greenhouse (Natural Science Annex)	1	2	2	2	2	2	2	Good
24MO0471	Phyllis J. Washington Education Center	1	2	3	3	3	3	3	Fair
24MO0471	School of Forestry Memorial Greenhouse	1	2	2	2	2	2	2	Good
24MO0471	Music Building	1	1	1	1	1	1	1	Excellent
24MO0471	Liberal Arts Building	1	2	2	2	2	2	2	Good
24MO0471	McGill Hall	1	2	2	2	2	1	2	Good
24MO0471	Curry Health Center	2	2	3	2	2	2	2	Fair
24MO0471	Berry Tremper House (O’Connor Center Rocky Mountain West)	1	1	1	1	1	1	1	Excellent
24MO0471	Emma B. Lommasson Center	2	2	2	2	2	2	2	Fair

24MO0471	Brantly Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Elrod Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Corbin Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Turner Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Craig Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Duniway Hall	1	1	1	1	1	1	1	Excellent
24MO0471	North Corbin Hall	1	2	2	2	1	1	1	Good
24MO0471	Knowles Hall	1	1	1	1	1	1	1	Excellent
24MO0471	Miller Hall	1	1	3	3	1	1	1	fair
24MO0303	Clarence R. Prescott House	1	3	1	1	1	1	1	Excellent
UM-Missoula: Fort Missoula Historic District									
24MO0266	West Cell Block (T-156)	2	2	3	3	3	3	3	Fair
24MO0266	East Cell Block (T-157)	2	2	3	3	3	3	3	Fair
24MO0266	Quartermaster Stables	1	2	2	1	1	1	1	Good
24MO0266	NCO Quarters (T-14)	1	1	2	1	1	1	1	Good
24MO0266	NCO Quarters (T-16)	1	1	2	1	1	1	1	Good
UM-Missoula: Daly Mansion, Hamilton									
24RA0241	Daly Mansion, Hamilton	1	1	2	1	1	1	1	Excellent
UM-MT Tech Campus (part of Butte Anaconda NHL)									
24SB0354	Main Hall	1	1	2	1	1	1	1	Good
24SB0354	Main Hall	1	1	2	1	1	1	1	Good
24SB0354	Main Hall	1	1	2	1	1	1	1	Good
24SB0354	Main Hall	1	1	2	1	1	1	1	Good
24SB0354	Main Hall	1	1	2	1	1	1	1	Good
24SB1042	Petroleum/Health	1	1	2	1	1	1	1	Good
UM-Western Campus									
24BE0805	Old Main	1	1	1	1	1	1	1	Excellent
24BE1433	Mathews	1	1	1	1	1	1	1	Excellent

Ranking 1=Best 5=Failure

Integrity summary from the University of Montana Historic District Addendum and Boundary Increase -- 24MO0471, 2010, H. Rafael Chacon, Carlie McGill:

INTEGRITY SUMMARY

The contributing resources comprising the University of Montana Addendum and Boundary Increase area reflect the appearance and character of an evolving twentieth century university. While several contributing buildings display additions and several noncontributing (generally due to recent construction) buildings occur within the district area, they are an integral part of the university campus area, relating to the growth of the campus over time, and considered non-intrusive.

While Craig Hall, the Liberal Arts Building, Lommasson Center, McGill Hall, and the Curry Health Center all display additions, the additions are generally compatible in scale, and sympathetic in the use of materials with the original portions of the buildings. While displaying compatible and sympathetic additions, they do not attempt to replicate the original buildings allowing for a recognizable progression of construction. Character defining features of the original buildings (such as entrances) are retained;

the additions destroyed none of the historic materials that characterized the building's original construction. In each case, the construction of the additions was necessary to allow the building to continue to serve their original function; the physical demands placed on the buildings had outgrown the size of the buildings themselves. In all cases, the buildings retain sufficient integrity to impart their original design and use within the educational setting. While the Phyllis J. Washington Education Center, Lommasson Center, McGill Hall, and the Curry Health Center all have fairly recently constructed additions, the Craig Hall extension and the Liberal Arts Building addition occurred in 1955 and 1962, respectively.

Craig Hall, Knowles Hall, and the Music Building reveal a remarkably high degree of integrity in their interiors, often retaining the original finishes and furnishings in superb states of maintenance. North Corbin, and Duniway Halls have had characteristic remodels in the interior, but no major alterations. Memorial Row and the "M" Trail/"M" also retain a high degree of integrity in spite of minor alterations and intrusions. Maechling comment: due to ongoing new construction in 2017 of a second large addition, which surrounds the original Business/Education building, the Phyllis J. Washington Education Center has lost historic integrity due to a change in setting, materials, feeling and association. While the design of the additions can be termed compatible with the original building, the loss of landscape setting and diminution due to massing render integrity to fair.

Appendix 4: UM/Contractor Response to State Review Board Comments, May 2016

The 2016 report contains the following:

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.

Response

The University of Montana still intends to consult with the State Historic Preservation Office (SHPO) to conduct historic architectural surveys. As stated elsewhere in this report, no new survey work is budgeted or scheduled at present. The University of Montana Historic district was updated and amended in 2010, with a boundary increase. The Fort Missoula Historic District was also amended, updated and the boundary was increased in 2008. No new site forms, Smithsonian numbers or nomination documents were required by the SHPO as part of this report. Buildings built in 1966 and 1967, like Miller Hall, were added to the list of buildings now 50 years or older. Consultation with SHPO will be required for any alterations to all of these buildings, but no new documentation, site forms or determinations of eligibility are part of this report. Amendments to existing historic districts are not required at this time.

In its May 9, 2016, letter, the State Historic Preservation Review “Board observed the following components of your agency's report that warrant commentary or need clarification:”

1. Your report identifies 64 unevaluated historic properties in the University of Montana system, i.e. properties > 50 years old. We encourage you to establish a schedule to evaluate them, especially those on the Butte and Dillon campuses.

Response

Neither the UM, MT Tech, nor UMW has an historic preservation professional on staff and relies on the SHPO staff, volunteer faculty and staff, and occasionally contracts with local professionals, for historic preservation assistance. Most listed heritage properties have been evaluated for integrity: list and statement attached. UM Missoula historic district was researched, evaluated and a boundary increase was accepted by the National Register in 2010, funded through the Missoula Historic Preservation Office. Yes, there are many buildings under management by the UM that have not been inventoried and evaluated for consideration as heritage properties or to be included in National Register nominations. Montana Tech is included in the Butte Anaconda National Historic District, a National Landmark updated in 2008. MT Tech historic core has retained its integrity, in location, design, setting, materials, feeling and association. UMW has a number of buildings on campus that could be inventoried and evaluated. At present there is no schedule for a district study for either UM, Tech or UMW. There are no funds budgeted for surveys or available through the SHPO, a past source of funding for district study and creation, at present. Other sources for outside funding could be pursued as topics for academic inquiry.

2. While we understand that you have your own ranking to prioritize building funds, there is little apparent correlation between the reported heritage property condition and UM's prioritized maintenance needs. Preservation work should focus on properties in poor condition and those that you have identified as threatened or endangered. Endangered historically significant properties at Montana Tech (Engineering Hall; Museum Building) should be identified as such in the Long Range Building Plan and addressed in the prioritized list of maintenance needs as well.

Response

The Long Range Building Plan for the University system uses the following ranking criteria:

1. Health and Life/Safety
2. Major Maintenance of Building/Utility Systems
3. Code Compliance
4. Operational Efficiency/Savings
5. Adaptive Renovation
6. New Construction

The 2017 legislative session approved only Life Safety & Deferred Maintenance for \$3,000,000 funding for all campuses across the entire MUS system to address major maintenance and code deficiencies that pose health and/or safety risks to students and staff. This fund was divided equally between UM & MSU systems, so UM, MT Tech. and Western shared \$1,500,000 for deferred maintenance needs. This is hardly sufficient to take care of regular maintenance needs let alone historic property needs. For the next LRBP cycle, 2020-2021, UM has requested a major remodel of Music Building, Western for Block Hall and Mt. Tech for the Math & Computer Science Bld.

Properties identified as poor, like the NCO Quarters at Fort Missoula have been previously addressed: no change, integrity remains good. Properties identified as endangered or threatened, like the Museum Building and Engineering Hall at Tech require additional funding for major maintenance and adaptive renovation to upgrade their status. The integrity of these buildings remains good. The integrity of Old Main and Mathews, at UMW, and the Daly Mansion remain excellent. The Daly Mansion did receive a grant through the 2017 LRBP for maintenance and improvements of \$100,000. The appropriation provided a grant to Montana Historical Society to allow UM-Missoula/Preservation Trust to make improvements at the Daly Mansion. It is useful to note that a building can need structural or surface treatment improvements but retains its integrity based on Secretary of Interior criteria.

3. UM's consultation with SHPO regarding the Liberal Science's (Arts) building renovation within the Missoula campus National Register district, while belated, led to a successful preservation effort. We look forward to your report of such future collaborative efforts with earlier involvement of SHPO on building projects.

Response

Consultation with the SHPO and with the Missoula historic preservation office have continued and Phase 3 work under design for Liberal Arts has already been approved by SHPO (Pete Brown). When Phase 4 is ready for review in late 2018, SHPO will be kept informed and consulted for review and approval.

4. The University of Montana is proposing multiple window and tile roof replacement projects on state heritage properties in the future. These clearly require consultation with SHPO under the Antiquities Act.

Response

The University of Montana will consult with the State Historic Preservation Office prior to window and tile roof replacement on state heritage properties. Notice and consultation should happen at the early planning stage, prior to the preparation of bid documents. The SHPO has said it can respond quickly on a case by case basis (Brown, 2017). Currently, we only have Rankin Hall re-roof to be done in summer of 2018 via LRBP deferred maintenance funds. There is limited funding available so many large maintenance type replacement projects will not get funded in the immediate future.

END OF 2016-2017 HERITAGE PROPERTIES BIENNIAL REPORT

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	UM Facilities Condition Inventory 1	Prioritized Maintenance & Stewardship Needs
UM-Missoula Campus Historic District											
24MO0471	N/A	The Oval	1895	N/A					\$0.00	N/A	
24MO0471	N/A	Mount Sentinel	N/A	N/A					\$0.00	N/A	
24MO0471	N/A	Memorial Row	1919	N/A					\$0.00	N/A	
24MO0471	N/A	The "M" Trail and "M"	1909	N/A					\$0.00	N/A	
24MO0471	001	University Hall - Main Hall	1898	32,843	\$84,872.88			\$57,252	\$142,125.13	33.30%	Replace wood frame windows. Tuck-point and seal exterior brick
24MO0471	003	Mathematics (Women's Hall)	1903	21,668	\$55,994.45			\$22,599	\$78,593.05	28.90%	Replace wood frame windows. Tuck-point and seal exterior brick
24MO0471	004	Jeanette Rankin Hall (Library/Law School/ Psychology)	1909	16,532	\$42,721.99			\$19,771	\$62,492.74	43.50%	Replace wood frame windows. Tuck-point and seal exterior brick. Replace roof.
24MO0471	005	Botany Building (Natural Sciences)	1919	23,100	\$59,695.02	\$62,100		\$18,108	\$139,902.77	26.80%	Tuck-point and seal exterior brick.
24MO0471	006	Social Science (Library)	1923	95,246	\$246,134.71	\$199,432		\$99,323	\$544,889.55	23.40%	Replace wood frame windows, seal and tuck-point exterior brick. Replace roof on original bldg.
24MO0471	007	Forestry Building (Pinchot Hall)	1921	23,310	\$60,237.70	\$44,755		\$41,962	\$146,954.20	16.70%	Replace wood frame windows. Seal and tuck-point exterior brick. Replace roof.
24MO0471	008	Schreiber Gymnasium	1922	43,085	\$111,340.26	\$32,720		\$21,397	\$165,456.76	24.50%	Replace metal frame windows. Seal and tuck-point exterior brick and terra cotta.
24MO0471	009	Heating Plant	1923	10,160	\$26,255.47	\$37,445		\$12,549	\$76,249.21	24.70%	Replace metal frame windows. Seal and tuck-point exterior brick.
24MO0471	011	Fine Arts (Student Union/Auditorium)	1935	63,375	\$163,773.68	\$5,560		\$68,461	\$237,794.20	29.90%	Replace wood frame windows.
24MO0471	012	Stone Hall (Old Journalism)	1937	28,916	\$74,724.73	\$25,875		\$42,888	\$143,487.98	23.60%	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	\$17,709.52			\$12,324	\$30,033.77	13.70%	Replace wood frame windows.
24MO0471	014	Chemistry - Pharmacy Building	1938	54,184	\$140,022.29	\$671,888		\$93,960.62	\$905,870.91	5.20%	
24MO0471	015	Botany Lab Greenhouse (Natural Sciences Annex)	1938	4,890	\$12,636.74	\$74,900		\$5,098.25	\$92,634.99	19.90%	Replace wood frame windows.
24MO0471	016	Phyllis J. Washington Education Center	1950	69,661	\$180,017.96	\$50,000		\$33,171	\$263,188.95	20.20%	Seal and tuckpoint exterior brick. Repair exterior terra cotta.
24MO0471	017	School of Forestry Memorial Greenhouse	1951	2,750	\$7,106.55	\$49,500		\$2,320	\$58,926.05	19.60%	
24MO0471	018	Music Building	1953	37,180	\$96,080.56			\$19,646	\$115,726.06	34.20%	Replace exterior doors.
24MO0471	020	Liberal Arts Building	1954	100,713	\$260,262.53	\$3,307,782		\$78,111	\$3,646,155.93	15.40%	Replace roof.
24MO0471	021	McGill Hall	1953	67,079	\$173,345.55	\$109,000		\$47,254	\$329,599.73	21.00%	Replace roof.

24MO0471	022	Curry Health Center	1956	56,061	\$144,872.84	\$183,821		\$49,307	\$378,001.30	N/A	
24MO0471	036	Berry Tremper House (O'Connor Center Rocky Mountain West)	1955	3,149	\$8,137.65				\$8,137.65	11.70%	Replace exterior windows.
24MO0471	90	Emma B. Lommasson Center	1955	110,669	\$285,990.83	\$240,525		\$71,987.14	\$598,502.97	N/A	
24MO0471	100	Brantly Hall	1923	38,935	\$100,615.83	\$17,278		\$38,017	\$155,910.57	38.90%	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	101	Elrod Hall	1923	34,547	\$89,276.36	\$35,950		\$855	\$126,080.86	N/A	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	102	Corbin Hall	1927	23,190	\$59,927.60			\$38,094	\$98,021.35	26.90%	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	103	Turner Hall	1938	35,620	\$92,049.20	\$18,000		\$832	\$110,881.20	N/A	Replace tile roof, and exterior wood-frame windows. Seal and tuck-point exterior brick.
24MO0471	104	Craig Hall	1953	71,666	\$185,199.28	\$39,014		\$1,910	\$226,123.38	N/A	
24MO0471	105	Duniway Hall	1956	37,216	\$96,173.59	\$32,992		\$596	\$129,761.09	N/A	
24MO0471	106	North Corbin Hall	1956	14,858	\$38,396.04			\$5,477	\$43,873.04	27.30%	Seal and tuck-point exterior brick.
24MO0471	107	Knowles Hall	1963	63,360	\$163,734.91	\$7,200		\$1,636	\$172,570.93	N/A	
24MO0303	702	Clarence R. Prescott House	1898	5,707	\$14,748.03			\$2,796	\$17,544.03	10.70%	Exterior needs painted and roof needs to be replaced
UM-Missoula: Fort Missoula Historic District											
24MO0266	400	West Cell Block	1945	12,731	\$32,899.45			\$121	\$33,020.45	20.30%	
24MO0266	401	East Cell Block	1945	12,687	\$32,785.75			\$325	\$33,110.75	11.50%	
24MO0266	402	Quartermaster Stables	1944	17,986	\$46,479.42			\$6,789	\$53,268.42	6.80%	
24MO0266	403	NCO Quarters T-14	1944	3,515	\$9,083.46				\$9,083.46	69.40%	Building is uninhabitable and requires a complete restoration. Toxic building materials are widespread.
24MO0266	404	NCO Quarters T-16	1944	3,515	\$9,083.46				\$9,083.46	69.40%	Building is uninhabitable and requires a complete restoration. Toxic building materials are widespread.
UM-Missoula: Daly Mansion, Hamilton											
24RA0241	910	Mansion	1886	24,000	\$62,020.80	\$115,380.00			\$177,400.80	N/A	
24RA0241	913	Greenhouse/Potting Shed	1890	1,000	\$2,584.20				\$2,584.20	N/A	
24RA0241	914	Ice House	1890	130	\$335.95				\$335.95	N/A	
24RA0241	915	Laundry Building	1890	2,200	\$5,685.24				\$5,685.24	N/A	
24RA0241	916	Playhouse(3/4 size)	1890	525	\$1,356.71				\$1,356.71	N/A	
UM-MT Tech Campus (part of Butte NHL, West Side HD)											
24SB0354		Main Hall	1987	38,083					\$0.00		
24SB0354		Metalurgy Building (Chemistry and Biology Building)	1927	44,676					\$0.00		

24SB0354		Mill Building	1908	16,812					\$0.00		
24SB0354		Engineering Building	1910	13,413					\$0.00		
24SB0354		Gym Building (Science and Engineering Building)	1925	34,899					\$0.00		
24SB0354		Residence Halls (Prospector Hall)	1935	53,911					\$0.00		
24SB0354		President's Residence (Chancellor's Residence)	1936	5,077					\$0.00		
24SB0354		Minerals Museum (Original Library)	1939	36,394					\$0.00		
24SB1042		Petroleum Building (Health Science Building)	1953	21,946					\$0.00		
UM-Western Campus											
24BE0805		Old Main (MT State Normal School)	1896	84,696		\$15,000,000		\$43,575	\$15,043,575.00	41.00%	Tuck-point and seal building.
24BE1433		Matthews Hall	1919	69,651				\$35,801	\$35,801.00	37.20%	Replace windows and entry doors.
TOTALS				1,274,812		\$3,294,369		\$0	\$994,310		\$24,649,795.77

1 - The University of Montana has an established cycle of auditing all buildings and through established metrics determines a Facilities Condition Inventory (FCI). Percentages rank: 0-4 as GOOD; 5-9 as FAIR; and over 10 as POOR.

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

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

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).

**THE UNIVERSITY OF MONTANA
PLANNING AND CONSTRUCTION OFFICE
HISTORIC PROJECT REVIEW REQUEST FORM**

This form describes a project that includes qualifying work on a contributing building and/or the district itself within the Historic District.

The University of Montana Contact Person – Jameel Chaudhry, Campus Architect

State A&E or UM Project Number _____ Telephone Number 406-243-6061

Signature _____ Date of Transmittal _____

Property Name _____

Property Address _____

City _____ State _____ Zip _____

Summary Description _____

Estimated Starting Date _____ Completion Date _____ Estimated Cost of Project _____

Photographs of existing conditions (Descriptions and listings) _____

Schematic approval package (Descriptions and listings) _____

Information on federal financial or regulatory assistance involved in project _____

OVER

Preservation Office Contact Person* _____ Project Number _____

SHPO Contact Person _____ Project Number _____

Preservation Office Comments** _____

Preservation Office Approval _____ Date _____

* This Preservation Office Staff is assigned the project for review and approval. Please indicate and return a copy to Planning and Construction for our records. Also if the Preservation Office wishes further discussion before approval please indicate in the comment section.

** If the project is minor in scope and the Preservation Office wishes to approve without further discussion this section can be used for comment and approval. Significant projects will require review and approval of the schematic design and bid package documents.