

State Agency Biennial Report on State-owned Heritage Properties

University of Montana 2022-2023



University of Montana - Missoula Campus 1955

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TABLE OF CONTENTS

Executive Summary	3
University of Montana Heritage Properties	4
UM-Missoula	4
UM-Western	17
Montana Technological University - Butte	19
Fort Missoula Historic District	21
Daly Mansion (Riverside)	25
Agency Compliance	27
Appendices	
Appendix A: Heritage Properties List, Condition, Status, Priority	
Appendix B: Unevaluated/Undocumented Potential Properties	
Appendix C: Stewardship Effort and Costs	
Attachments	
Attachment 1: New Heritage Property Form – C.H. Clapp Building	

EXECUTIVE SUMMARY

This report is in compliance with the Montana Code Annotated Title 22, Chapter 3, Part 4 regarding the stewardship of antiquities throughout the state of Montana, more specifically *MCA 22-3-424* which outlines the duties of state agencies. This responsibility is to identify and preserve heritage properties owned by the state and to provide to the preservation review board a status and condition report and accounting of stewardship efforts of said properties the first Tuesday in February of every even-numbered year.

The University of Montana, as a state agency, is responsible for the stewardship of heritage properties on three college campuses – UM Missoula, UM Western in Dillon, Montana Technological University in Butte – as well as satellite properties within the Fort Missoula Historic District and at the Daly Mansion (Riverside) in Hamilton. These are properties that both the University of Montana and the State Historic Preservation Office agree upon. Some efforts toward “identifying undiscovered, undocumented, or unevaluated potential heritage properties” were made during this period and are included in this report.

A detailed report on the status and condition of every resource is not provided unless it is new, has been altered in a major way, or there is something of note to report. There is one new property added to the UM-Missoula list – the C.H. Clapp Building. There were no properties considered to be lost or failing in this reporting cycle but there were a few affected by major changes, namely partial demolition. Appendix A contains a table of condition and status of each property.

During the most recent legislative session, approximately \$42 million was approved for major projects on the UM-Missoula campus, \$38 million for the Montana Tech campus, and \$3.6 for the UM-Western campus. This includes monies provided for heritage properties only.

Several heritage properties that fall under the stewardship responsibility of the University of Montana are still in need of being recorded and added to the heritage properties list but the resources to do so have not been available. These are listed in Appendix B. Others are in desperate need of rehabilitation and repairs. Currently, the management units for all the properties maintain and repair resources on an “as needed” basis under the guidance of Facilities Services at the Missoula campus unless a private donation provides funds for specific purposes. At times, this maintenance can be made more challenging by the need for more comprehensive needs, such as asbestos abatement. A table of stewardship effort and costs available at the time of this report can also be found in Appendix C.

The layout of this report is a little different from years past to make it more concise and organized. Each University of Montana campus or site has a single section with summary. Subsections for individual properties with information to be reported on this cycle address the status and condition, stewardship efforts, and maintenance or preservation concerns of that property.

UNIVERSITY OF MONTANA HERITAGE PROPERTIES

The University of Montana is responsible for the stewardship of over 100 heritage properties located at the UM campus in Missoula, UM Western in Dillon, Montana Technological University in Butte, the Fort Missoula Historic District in Missoula, and the Daly Mansion (Riverside) in Hamilton. A full description of University of Montana managed heritage resources can be found in previous biennial heritage property reports and will not be repeated in this report.

Numerous projects and work orders for several properties were reviewed with Facilities Services on the university campus. If work pertinent to interior or exterior preservation of the property occurred in the 2022-2023 cycle, it is discussed below. It is also noted properties which have received interior improvements during this period including but not limited to painting, basic repairs for health and safety, ADA compliance, and infrastructure upgrades (mechanical, plumbing, electrical).

UM MISSOULA

Summary

As a top tier “R1” research institution, the University of Montana at Missoula has a diverse and global student body with just over 10,000 students as of fall 2023 enrollment. Of the 106 buildings spread across the 220 acre campus nestled against the base of Mount Sentinel and along the south bank of the Clark Fork River, over 60 of those are architecturally or historically unique. It also includes properties off-campus in the nearby neighborhoods. Most of these buildings contribute to the current University of Montana Historic District (24MO0471), some are yet to be evaluated, and a few are non-contributing. There is one individually listed building, the Clarence Prescott House (24MO0303) on campus. The President’s Residence at 1325 Gerald Street just west of campus, while not individually listed on the National Register, is a primary contributing element for the separate University Area Historic District. It has not been evaluated as a UM heritage stewardship property. South Campus includes various sports fields, the golf course, and multiple off-campus student, staff, and faculty housing developments. UM-Missoula also has satellites such as the Lubrecht Experimental Forest, a 28,000 acre outdoor classroom/laboratory and the Flathead Lake Biological Station, an ecological research and educational center in Yellow Bay.

Overall, the heritage properties owned and managed by the University of Montana are satisfactory and in good or fair condition. There are a few properties that have experienced a great amount of change, including partial demolition during this reporting cycle. There are no failed properties to report during this cycle.

University (Main) Hall

Designed by architect A.J. Gibson and built in 1898, it was UM’s first campus building. It primarily houses administrative offices, including the Offices of the President and Provost. Main Hall received approximately \$68,000 in office renovations this cycle. University Main

Hall continues to be listed as **satisfactory** status and in **good** condition.



From Archives & Special Collections, Mansfield Library, The University of Montana-Missoula



Main Hall 1903 (left). Source: Montana National Register Sign Program, "University Hall," *Historic Montana*.
Main Hall 2021 (right). Source: umt.edu

UM Oval

The Oval is a contributing element to the University Historical District and has experienced various restoration efforts over the past few years. While no significant work was completed on the Oval during this reporting cycle it should be noted that it is being used more frequently than in years past. More events are held throughout the school year. Adirondack chairs and gas firepits have been placed in areas across the landscape for

year-round use. Historically, there was ice skating on the Oval in winter. A small man-made ice rink has been created for this purpose to bring back that tradition.



Ice skating on the UM Oval in 1962.
Source: UM Archives & Special Collections, UM 94.1436



Ice rink on the UM Oval February 2024. Photo: Nikki Manning.

Due to failing brick the walkways were replaced in 2020 with brick stamped colored concrete. Unfortunately, the UM *Lux et Veritas* sidewalk medallion in the center of the Oval has still not been replaced. Overall, it has a **satisfactory** status and is in **good** condition.



Jeanette Rankin Hall

Built approximately ten years after University Hall, it was also designed by famous architect A.J. Gibson. The building which served as the first library on campus was named after the first U.S. Congresswoman, Jeannette Rankin from Missoula. This property is in desperate need of updates particularly for ADA accessibility. The necessary updates are complicated by the unusual floor plans in the building of which altering would impact the historical integrity. This property is in **fair** condition and has been on the **watch** list for quite some time and continues to be as plans are discussed for future renovations for which \$6 million authority only has been granted.

Berry Tremper House (Old Native American Studies Building)

Built in 1918 and contributing to the UM Historic District, it is the last house remaining of what used to be a 600 block of University Ave on the east side of Arthur. There was consultation with the SHPO in 2022 regarding the removal and relocation of this building to clear space for the new Montana Museum of Art and Culture but ultimately a space was chosen at the north end of campus near the Adams Center. It remains in **good** condition but with all of the construction in that area and an attempt to remove it already it should be moved to **watch** status.

Clarence R. Prescott House

Sold to the University in 1955, the home was originally built by Clarence Prescott Sr. in 1897. The Folk Victorian house and orchards were on the land near the base of Mt. Sentinel prior to the University of Montana moving in.



Prescott House and Orchards c. 1911 (left) Kenneth D. Swan Photographs and Audio Tapes, 1911-1969, MSS 345, Archives and Special Collections - Maureen and Mike Mansfield Library and c. 2020 (right) The Montana National Register Sign Program, "Prescott House," Historic Montana

The Prescott House is in **good** condition. However, there should be some concern that it is not utilized often enough as it once was and was added to the **watch** list for this reason. While non-use would seem to be a preservation practice, preservation professionals would advise that a building deteriorates even faster with non-use.

Fine Arts Building

Originally constructed as the Student Union in 1935 after lengthy discussions about the need for one with then president of the university Charles H. Clapp and the state legislature. It was repurposed as the Fine Arts building in 1955 when the student population had outgrown the space. A roof replacement is in the planning stages as part of a \$2.42 million re-roofing project involving a few buildings. The Fine Arts Building has at some point received an unfortunate coat of paint on the door trim and connected detail that has almost a light fluorescent green tint (especially when the sun shines on it) and that does not match the more historic beige.



Original drawing for the Student Union building. designed by Missoula architect C.J. Forbis in 1934.



The Fine Arts Building in February 2024. Photos: Nikki Manning.

The Fine Arts Building is also slated to receive a new roof in the coming year or two and funds for this have already been approved from the state legislature. That status is **satisfactory**, and the condition is **good**.

Memorial Row

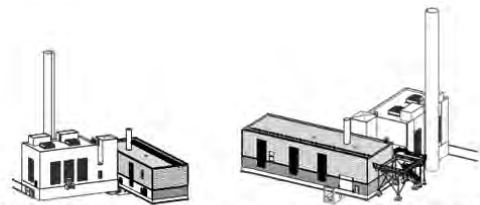
Established in 1919, this landscape was setup to honor the effort of those connected to UM who died serving in World War I. Originally 32 Ponderosa Pines were planted each with a name plaque for each person at the base of each tree. Some of the plaques were buried or lost over time and in 2010 duplicated and secured to a large boulder at the north end of the row. The Row has received some updated benches and planters during this reporting period as part of the Montana Museum of Art and Culture new construction at the north end of the row. The status is **satisfactory**, and the condition is **good**.

Heating Plant

The heating plant was built in 1921 and during this reporting period a new Combined Heat and Power (CHP) facility was built adjacent to the east side of the existing building at a cost of \$19.5 million. The goal of this facility is to create less reliance on off-campus energy infrastructure. It will improve steam production and allow the university to generate electrical power for on-campus use.



South Façade of existing heating plant and west façade of new CHP. February, 2024.



South Façade of existing heating plant and west façade of new CHP (left) and east façade of new CHP (right). Source: Facilities Services Projects Update website.



Existing heating plant and new Combined Heat and Power Facility, February 2024. Photos: Nikki Manning.

No significant work occurred in the heating plant during this construction. Assuming there were no extreme alterations made during the construction of the CHP, it is still being utilized as part of the system, so the status is **satisfactory**, and the condition is **good**.

Knowles Hall

Knowles Hall was built in 1963 in the “international modern” style and at one time was identical to Miller Hall to the southwest built in 1965. Miller has gone through significant changes since then, including the addition of two stories. While the changes to Miller Hall impacted the historical integrity of that structure, renovations to Knowles Hall during this reporting period maintained the historical integrity and style. The \$14 million renovation to the dormitory took approximately one year to complete. Knowles Hall is one of the campus’ oldest dormitories and is named for Elise Knowles who was part of the first graduating class at UM in 1898. Not only did the building receive a much needed upgrade to the look of the interior and furniture, but enclosed balconies have also been added, as well as laundry facilities on each floor. The building’s exterior was affected very minimally thus maintaining the historic architectural features. Since Knowles Hall houses the Davidson Honors College Living Learning Community, a community kitchen and classroom space has been added to the first floor. The status is **satisfactory**, and the condition is **good**.

Emma B. Lommasson Center and Craig Hall

Originally called the “The Lodge” the Lommasson Center was built in 1955 after the post war population boom that necessitated a new and bigger student union and dining service on campus. The building has already been renovated and added onto multiple times over the years. Just to the east of Lommasson, Craig Hall was built as a men’s dormitory in 1953 with an addition in 1955. The university is currently constructing a new state of the art dining facility that will include gathering and meeting spaces in addition to the dining hall. Architect rendition and floor plan can be seen below.



Drawings from Facilities Services Projects Update website.



Craig Hall demolition and site of new dining facility. Source: MTN News.

For this new construction, the east third of Lommasson Center and about a quarter of Craig Hall on the north side of the dormitory were demolished. The open ends of each building were “enclosed with a frame of metal studs and rigid insulation covered with a metal panel system.” Student services located in Lommasson Center were moved to Aber Hall. The office renovations to Lommasson Center

totaled \$36,000 and the corner store \$790,000. The status of both buildings is tentatively **satisfactory** – the historic integrity of Lommasson was impacted more than Craig Hall but if a full inventory/evaluation is ever completed at UM, they should be included in a re-evaluation. Condition is **good**.



East side of Emma B. Lommasson Center (right) where it was demolished and sealed. Portion of new dining facility (left), February 2024. Due to construction footprint and fencing it was not possible to get a current picture of Craig Hall. Photo: Nikki Manning

Social Sciences Building

Designed by architects McIver & Cohagen and built in 1921, the Social Sciences Building was originally constructed as a new library for the campus when the first library in Rankin Hall outgrew its space. While the addition to the north in 1955 greatly affected the Renaissance revival aspect of the original building, it is located on the rear of the building which cannot be seen from the front. In 1979, the building was converted to house social science departments Anthropology and Sociology, Computer Science, and Information Technology Offices.



University Library date unknown (pre-1970s) (left). Courtesy Mansfield Archives and Special Collections.
Social Sciences Building, February 2024 (right). Photo: Nikki Manning

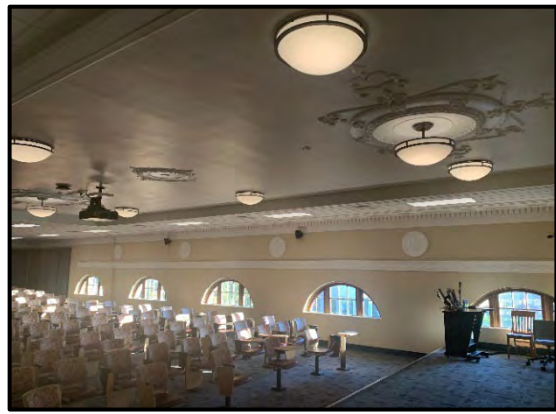


University Library reading room date unknown (c. 1950s).
Photo by R.H. McKay courtesy Mansfield Archives and Special Collections.

The original reading room of the library was part of the massive conversion from library to academic departments. It was basically cut into various squares including being converted into two separate floors. Some of the original details of the reading room are still visible in the current classrooms, particularly in the windows, trim, ceiling and wall medallions, and the intricate detail around the ceiling lights on the third floor.



Third floor classroom 2023 (left) and 2024 (right). Photos: Facilities Management.



Third floor classroom 2023 (left) and 2024 (right). Photos: Facilities Management.

The very top of the original reading room windows can be seen in the third floor classrooms and continue down into the second floor as seen below.



Second floor classroom, 2024. Photo: Facilities Management

In the past year a new elevator was installed at a cost of \$450,000 and several classrooms on the second and third floors of this building were renovated within the past year. The cost of these renovations was \$740,000. Because most of the work on this building has been interior, the status could be considered **satisfactory**, and the condition is **good**.

McGill Hall

Built in 1953, this building was the first building on campus meant specifically for “women’s activities.” It was designed by architect Gehres D. Weed of Kalispell. Originally called The Women’s Center, it was renamed in 1984 after Dr. Caroline McGill. During this reporting cycle it had a \$70,000 HVAC replacement. The status is **satisfactory**, and the condition is **good**.

Stone Hall

Designed by architects R.C. Hugenin & Norman Dekay out of Butte and Helena, the 1937 structure was built as a Public Works Administration building. It originally housed the Journalism Department and is also known as the “Old Journalism Building.” It is currently occupied by Forestry, Geography, and the Southwest Asian Studies departments. The east entrance historical feature was removed in the 1980s and a major renovation was completed in 2007 when the new departments moved in. Stone Hall is scheduled to receive a new roof and asbestos abatement this summer at a cost of \$1.37 million. The status is **satisfactory**, and the condition is **good**.

Turner Hall

This building was originally a women’s dormitory when built in 1937. It was designed through a partnership between Great Falls architect, J. von Taylingen and Missoula architect, H.E. Kirkemo, successor of A.J. Gibson. It is still actively used as a dorm. The



historic art deco Dell Brown room with large fireplace, upscale furniture, and a piano can be used for small gatherings and dinners as well as comfortable meeting space. This room received an upgrade at a cost of \$250,000 during this reporting period. The status is **satisfactory**, and the condition is **good**.

Dell Brown Room in Turner Hall.
Source: <https://www.umt.edu/ces/venues/dell-brown.php>

Math Building

The Math Building, one of the university’s first buildings (originally a women’s dorm), received a \$25,000 floor replacement in the hall. A roof replacement is in the planning stages as part of a \$2.42 million re-roofing project involving a few buildings. The status is **satisfactory**, and the condition is **good**.

Music Building

Built in 1953, the building has a slightly unusual shape from the ground but from the air is designed to look like a grand piano. The structure is built for acoustic efficiency. Authority was given by the state legislature to renovate rooms 001 and 218 and this work took place during this reporting cycle. The renovation was funded primarily through \$2.3 million in private donations. A roof replacement is in the planning stages as part of a \$2.42 million re-roofing project involving a few buildings. The status is **satisfactory**, and the condition is **good**.

International Center

Another 1937 Public Works Administration project designed by R.C. Hugenin & Norman Dekay out of Butte and Helena (like Stone Hall) it has been used by the Continuing Education department, as an art museum, alumni center, and Women's Center. The status is **satisfactory**, and the condition is **good**.

However, the brick piers at the front entrance are cracking, crumbling in some areas, and bulging in others. Plans are complete for pier repair and a new ADA ramp. The university is seeking a funding source for this.



International Center west entrance and brick pier damage, February 2024. Photos: Nikki Manning

Mansfield Library

The current university library has not been evaluated for inclusion in the stewardship list yet but probably should be in future since it was built in 1973 and is now 51 years old. It appears on the list in Appendix B of buildings that have not yet been recorded but have hit the fifty year mark. During the 2022-2023 cycle the library received a new roof at a cost of \$1.23 million. The status is **unknown** since it has yet to be evaluated and recorded, and the condition is **good**.

Aber Hall

Aber Hall, built in 1967, is also not currently on the list and has not been recorded or evaluated yet. It has always served as a co-ed dormitory and after renovations within the past two years now also houses the offices displaced from the Lommasson partial demolition. The offices are located on floors 1-6 and the rest of the floors remain as dormitory space. These floors were not part of the renovation but are being included in discussions for future renovation. The status is **unknown** since it has yet to be evaluated and recorded, and the condition is **good** overall with the renovated floors being slightly better than the upper dormitory floors.

Charles H. Clapp Building (New Property for List in 2024)

The Charles H. Clapp building has not yet been officially added to the state-owned heritage properties list for the Montana University System in Missoula. As of 2024, this single building resource is fifty-two years old and was evaluated for this reporting cycle. The state individual heritage property data form can be found as Attachment 1 of this report. The Clapp Building has potential to be a contributing building in the University of Montana Campus Historic District (24MO0471) if it were expanded. It is not individually listed on the National Register and does not have its own trinomial.



Charles H. Clapp Building, February 2024. Photo: Nikki Manning

The four-story Charles H. Clapp building was constructed between 1969-1971. Designed by the Great Falls firm Knight & Co., this post-modern interpretation bears a resemblance in some of its architectural features to the Charles M. Russell High School in Great Falls. The \$3.15 million building project was funded through a little over \$1 million in federal funds in addition to approximately \$2 million in state funds. PEW Construction in Missoula served as the general contractor and builder. Completed in late summer 1971, it was formally dedicated during Homecoming weekend in October with a keynote

dedication address given by Dr. D. L. Blackstone Jr. from the Department of Geology at the University of Wyoming. Blackstone studied geology under Charles Clapp at the University of Montana, receiving his master's degree in 1934. Originally opened as the Science Complex, the 99,700 square foot building housed the Geology and Physics departments, as well as parts of the Chemistry and Forestry departments. In 2024, it is still currently used for laboratories and for students studying physics, astronomy, geology, biology, forestry, and other STEM (Science, Technology, Engineering, and Mathematics) fields.

Charles Horace Clapp, University of Montana's fifth president (1921-1935), was born in Boston, Massachusetts and received both his Bachelor of Science (1905) and his Ph.D. (1910) in Geological Sciences from Massachusetts Institute of Technology. After some additional education at Harvard University, he went on to teach at the School of Mines in Butte becoming the president of that school in 1918 and the University of Montana in 1921. In his first years as president the university experienced a "building boom" under his direction. Many of the current landmark buildings that are part of the University of Montana Historic District were built during this time - Elrod Hall, the Social Science Building (originally the university library), and Shreiber Gym in 1921, the Heating Plant and Forestry Building in 1922, and Brantley Hall in 1923. The College of Arts and Sciences and School of Religion were established during his presidency as well. Between his presidency at the University of Montana and his many contributions in the field of geological sciences, particularly work accomplished in Montana, it is no surprise a building would one day bear his name.

The historical integrity of this structure is mixed. Despite many interior issues the building has suffered over the years that would place it in the fair category, the exterior maintains good integrity as it meets the seven aspects of historic integrity recognized by the National Park Service. The building retains its historic identity and defining post-modern architectural features in terms of its variety of shapes and materials and combination of various architectural styles and motifs.

Critical renovations are needed to address a myriad of issues that affect campus community health and safety. While asbestos removal was completed in 2006-2007 on the 3rd and 4th floors, the basement, 1st, and 2nd floors still require abatement. There is a list of mechanical, electrical, and plumbing issues, fixtures that need updated or replaced, and the building elevator is in dire need of replacement. Multiple updates are needed to bring the building into ADA compliance. There are currently conversations taking place with faculty and staff about temporary or permanent relocation to prepare for a major renovation. \$27 million was authorized by the state legislature and the university has committed \$10 million. With the extensive renovations planned this building would be on the **watch** list. The condition is **fair/poor**.

UM WESTERN

Summary

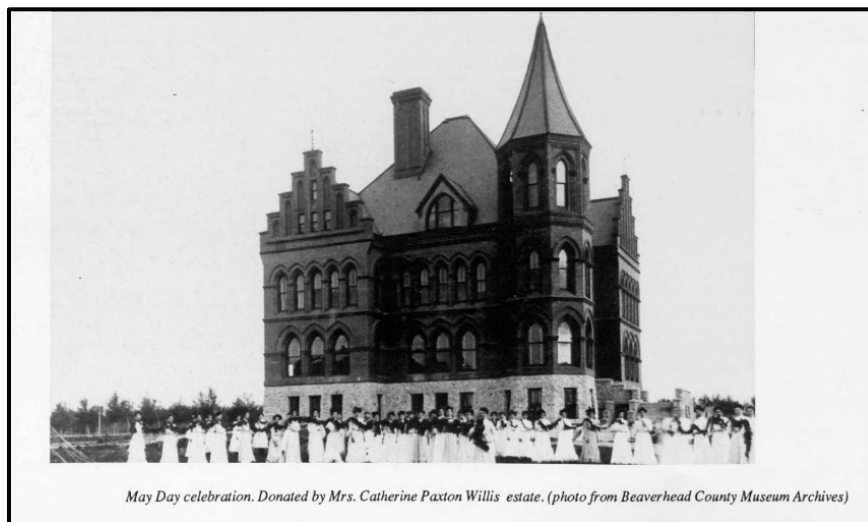
Founded in 1893 as the Montana State Normal School to train teachers, this small university in the rural setting of Dillon, Montana had a total undergraduate enrollment of 1,424 students for fall 2022. It continues to produce the highest number of graduates from its Elementary Education and Teaching program compared to other majors offered on this campus.

Michael Brown, Director of Facility Services, could not be reached for this status and condition report, however, his detailed project updates on the UM-Western website were quite useful to provide an update for this report cycle.

There are two prominent buildings on the UMW campus which are individually listed on the National Register. Status and condition vary between the two, but both clearly maintain excellent historic integrity.

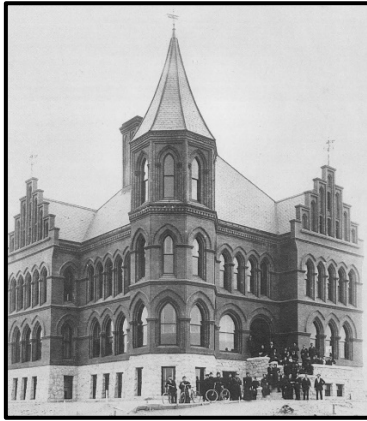
Main Hall (24BE0805)

The original building of the Normal School built 1895-1896 is the most prominent building on campus with its Romanesque arches and other distinguishing architectural features designed by John C. Paulsen who was at the time state architect. Additions were made at least three times but in the same architectural style as the original. The first large addition occurred in 1907. The library wing was added in 1924 and the auditorium in 1951. Each of the additions are historic on their own merits. Main Hall also sustained some damage during a 2005 earthquake and some upgrades and renovations were completed in 2016 to mitigate that damage.



During this reporting period, several buildings on the UM-Western campus received an interior and exterior LED lighting upgrade. Main Hall did not have this upgrade due to its historical nature limiting this type of upgrade. The building did have electronic infrastructure installed to support a new electronic card swipe system. Again, the

historical nature of the building made it more complicated than others, but wiring was run to all the doors, hardware was installed, and the system was operational for spring semester in January 2023. The 2022 stewardship listed the building as **satisfactory** status and **excellent** condition and there is no reason to suspect that has changed.



UM-Western Main Hall, date unknown (left) and again in 2023 (right). Source: umwestern.edu

Mathews Hall (24BE1433)

Mathews Hall was built in 1902 as a women's dormitory. It was designed by G.H. Carsley and included a kitchen and dining hall. Two additions were made in 1906 and 1918. The residence portion of the building was completely reconstructed in 1935 and there have been many remodels and reconstructions over the years.

The 2022 stewardship listed the building as **satisfactory** status and **fair** condition which was a slight improvement from years past when listed in watch status. It is unclear whether any major work had been completed during this reporting cycle beyond routine maintenance and care.



UM-Western Mathews Hall. Source: umwestern.edu/student-life

There are several other buildings on the UM-Western campus that are in need of recording/evaluation and to be added to the heritage properties list for the University of Montana. See Appendix B. The 2022 stewardship report states, "UM Western/State A&E did contract to complete a property record for the Block Hall renovation project, as well as

for the Chancellor’s House and Engineer’s House.” This was to be reported on in this cycle, but it is unclear whether that was ever completed.

There are at least two resources from that “to be recorded” list that had substantial work during the 2022-2023 cycle.

Heating Plant (1926)

During the 67th Legislative Session in 2021, \$2.4 million was approved for renovation and upgrades to the heating plant through HB 5 Long-Range Building Appropriations. Work commenced in Spring 2022 and the old biomass boiler and furnace was removed.

Concrete pours were made to repurpose the wood chip feed building for the placement of the new deaerator and surge tanks. Utility and sewer lines were excavated and exposed west of the plant. Windows in the building were removed and replaced (type unknown at this time). The mechanical and infrastructure components were installed as well as the new boiler. The project was completed in December 2022.

Block Hall

Whether or not the evaluation and property record were completed prior to renovation for Block Hall as discussed in the 2022 report, upgrades occurred to accommodate the growing science programs and bring the building up to modern safety and air quality codes during the 2022-2023 cycle. \$7.2 million from the state Long-Range Building Bonding Program and \$4.8 million came from the American Rescue Plan Act in 2021. An additional \$3.6 million has been approved for further renovations that are in planning stages.

After requests for quotes were sent out and architectural firms were interviewed, the state A&E Engineering Division, UMW stakeholders, the Block Hall Renovation Committee, and Dowling Architects from Helena had a series of meetings and planning sessions to discuss project scope, timeline, and details. Dowling Architects was chosen due to their extensive lab renovation experience. A laser as-built model and layout of the building was created, and an asbestos survey conducted. Existing mechanical, electrical, and plumbing infrastructure was documented to develop specifications for replacement. As of the most recent update in February 2023, the architects had completed the first round of schematic drawings reflecting the new layout that would involve repurposing the basement level into academic space. A new elevator is expected to be added on the north end of the building. Having not being able to get in touch with Michael Brown in Facilities at UM-Western, it is unknown what the status of the project is as of February 2024.

MONTANA TECH

The campus of Montana Tech is part of the greater Butte, MT National Historic Landmark. Montana Tech opened in 1900 as the Montana State School of Mines with one building, now **Main Hall**. It was built in 1896-1897 and has an interesting feature with the faces of five men who were influential in their fields: Benjamin Franklin (Physics), Thomas Hunt (Geology),

Moritz Gaetzschman (Minerology), John Percy (Metalurgy), and Alexander Holley (Engineering). These reflected the original degrees offered at the school – mining engineering and electrical engineering.



In addition to the prominent Main Hall is the **Petroleum Building** (24SB1042), now called the Health Science Building, designed by John Link, successor to the famous architectural firm Link & Haire. It is an example of the post-WW2 international style and individually listed on the National Register.

In communications with Layne Sessions, Director of Physical Facilities, he states that the only major work conducted on any of these buildings during this reporting period was the replacement of the steam supply and condensate return piping to some of the buildings at a cost of approximately \$2.5 million. \$455,000 has been approved for various masonry repairs around campus and \$1.2 million for restroom renovations. These projects have not started yet.

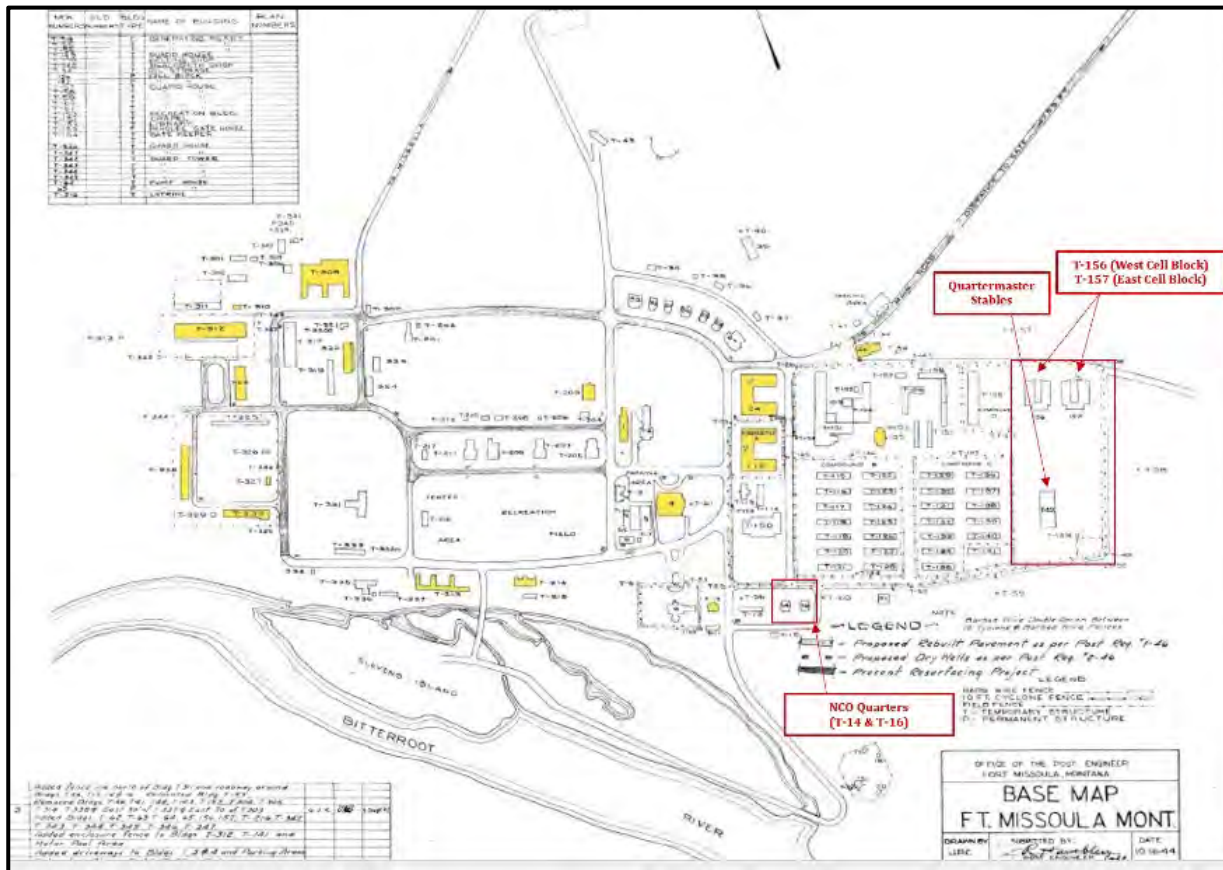


Montana Tech Engineering Building. Source: Historic Montana.

Nothing was replaced in terms of the internal distribution pipes in the actual buildings. He categorized all the buildings as in **good** condition and none of the properties are endangered or threatened. The 2022 stewardship report says, “Main Hall, Engineering and the Museum building at MT Tech remain in the “watch or threatened” status.” However, they have received funds (~\$38 million) from the state legislature to do major renovation to Main Hall and Engineering Hall over the next 2-6 years so it would be prudent to leave these on the **watch** list.

FORT MISSOULA HISTORIC DISTRICT

Heritage resources within the Fort Missoula Historic District that fall under the stewardship of the University of Montana serve as offices, laboratories, and storage facilities for multiple entities from the UM Missoula campus. The Quartermaster Stables, built during the second



construction phase at the Fort from 1900-1912, is modernized enough to be a functional laboratory and office space for the Division of Biological Sciences, as well as animal housing. The NCO Quarters (Buildings T-14 & T-16) were also built during this time just east of the Post Hospital and are not currently in use. The fourth period of construction at the Fort included World War II internment camp buildings and immediately following the war in 1946,

two buildings were constructed as cell blocks for a medium security Army prison camp for American soldiers convicted of criminal activity. The West Cell Block (Building T-156) now contains active research laboratories for the Department of Geosciences. It also serves as storage space for Geosciences, and the Departments of Wildlife Biology and Ecology. The East Cell Block (Building T-157) is managed by the UM School of Theater and Dance and serves primarily as storage.

Quartermaster Stables

The original Fort Missoula stables and corral were built in the northwest corner of the Fort, located near the Bitterroot River. During World War I the building was used to train

truck mechanics. In 1998 it was remodeled for avian research, and in 2009 it was remodeled to include offices and meeting space. The stable building is surrounded by 150 acres of open fields, and includes aviaries, laboratories and greenhouses.



Fort Missoula Stables, c. 1945. Source: Ernestine Jette Collection Historical Museum at Fort Missoula.

There have been no major changes or threats to the stables during this cycle. The overall condition of the building is **good**. The entire building has modern heating, plumbing, and electricity that is in great functioning condition. Additional funding and support were provided by UM Facilities Services for basic maintenance, janitorial services, heating, plumbing, electrical, sewage, landscaping, and snow removal.

This building is currently used regularly as laboratory, office, and animal housing space for the Division of Biological Sciences. Per communication with the site director, Bret Tobalske, the split rail fence that runs along the west side of the property was replaced with \$16,500 private foundation funds from the Drolinger Family Charitable Trust and administered through the UM Foundation. This fence also abuts West Cell Block T-156. The carpeting on the ground floor of the building was removed and the floor renovated. The carpet was replaced by polyaspartic flake, a patterned form of epoxy coating, at a cost of \$13,055.



West elevation of stable building (left). North elevation (right), February 4, 2024. Photos: Nikki Manning

West Cell Block T-156

This concrete structure was built immediately after World War II as a U.S. Army prison for soldiers convicted of various crimes. There has been no major work conducted on this building except for the shared fence with the Quartermaster Stables. The building is in **fair** condition. The east side of the building has active research labs managed by the

Department of Geosciences at UM. This side of the building also has heating, plumbing, and electricity. The rest of the building is currently used for storage by the Departments of Geosciences, Wildlife Biology, and Ecology. Currently, the most pressing preservation need for the building is some minor wood rot in wooden soffits on the east exterior eaves of the building.



North elevation T-156, February 4, 2024. Photos: Nikki Manning

East Cell Block T-157

This concrete structure is like T-156 except there has been some remodel of the roof area (not in this reporting cycle) and the interior has not been modernized like T-156. This building is used by the UM School of Theater and Dance for storage. The cell layout inside has not been modified so each cell is used to organize the items in storage. The department is careful to use only temporary storage platforms, shelves, etc.



North elevation T-157 (left). West elevation T-157, February 4, 2024. Source: Nikki Manning

No work has been done to this structure during this cycle and is in **fair to poor** condition. Almost all the windows are broken, some worse than others. There has been discussion about taping insulation to the walls to cover the windows to at least keep out the weather, animals, and insects. There is often an ice dam at the front garage door in the winter causing damage to the concrete pad around the door and allowing water to seep inside.



Selection of windows of T-157, February 4, 2024. Photos: Nikki Manning



Garage door entrance of T-157 on north elevation, February 4, 2024. Photo: Nikki Manning

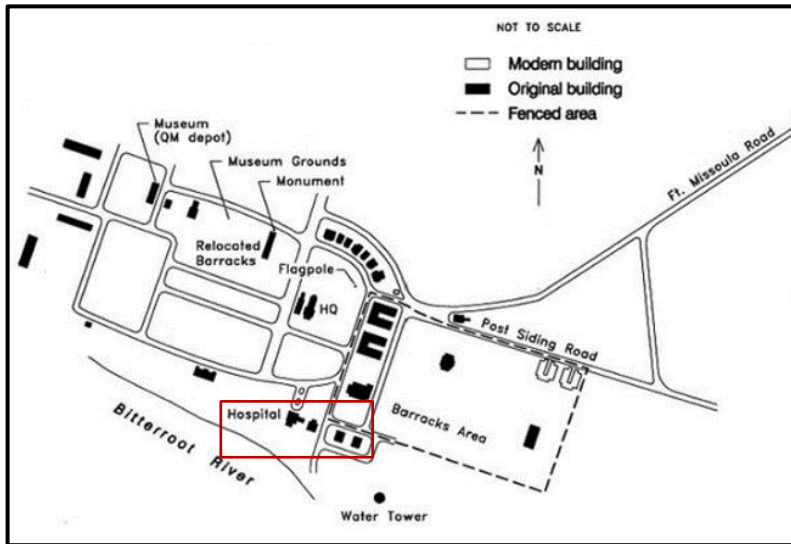
Non-Commissioned Officers' Quarters T-14/T-16

These two houses were built c. 1910 during the second period of construction at Fort Missoula. These structures and others during this time were built to the east and south of the original fort along with the reorientation of the parade grounds.



NCO Quarters T-14 (left) and T-16 (right), February 4, 2024. Photos: Nikki Manning

No work has been conducted on the buildings in a while, let alone during this reporting cycle. The 2016 stewardship report mentioned that it was “uninhabitable when acquired by the University of Montana” but that the historic integrity was intact. As seen in the photos, all windows and doors are boarded up and no one has been inside for a while and the buildings remain in poor condition. Wood is sagging in some areas, but the structures are believed to be solid. It would need to be evaluated. Significant lead and asbestos abatement would be required. Estimates for renovation acquired by Bret Tobalske in 2010 were in the range of \$450,000-\$500,000.



These buildings have transitioned from “watch” to “threatened” status not only for reasons already stated but at the time of this report it is likely the Old Post Hospital (1911) which is just to the west of the NCO Quarters will likely be demolished for the construction of a massive high-end condominium complex. While the Old Post Hospital is not University of Montana property, this demolition and development could affect these two

buildings significantly. Such a large-scale demolition and construction project could undermine the structural integrity of the houses since it is already tenuous. The changes due to the development will impact the location, feeling, and setting for historical integrity. During and after construction this area will also become a highly trafficked area by construction crews, then residents and the public taking advantage of the restaurants and businesses expected to be part of the complex. Several main roads will need to be built for access.

DALY MANSION, RIVERSIDE



The Daly Mansion (24RA0241) in Hamilton was once the family home of copper baron Marcus Daly. In the 1890s it was surrounded by 22,000 acres of stock farmland. The mansion itself was designed by famous Missoula architect A.J. Gibson. The Daly Mansion buildings consist of the mansion, greenhouse, icehouse, laundry building, and playhouses. Daly Mansion was abandoned from 1941-1986 before the Daly Mansion Preservation Trust took on the restoration project.

The daily on-site management of the site is overseen by the Daly Mansion Preservation Trust with guidance from the UM Facilities Services office and the Montana Historical Society. The Trust opens the mansion grounds to the public seasonally and for both public and private scheduled events and does an exemplary job taking care of the site. The integrity is **excellent**, status is **satisfactory**, and the condition is **excellent**.



Stewardship Efforts

Water Line Replacement

The Daly Mansion Preservation Trust is in the process of a public fundraising campaign to replace the water line on the grounds. The current water line is over a hundred years old and being crucial to the mansion's operations it urgently needs replacing. Through a Montana Historical Preservation Grant, they have already procured \$100,000 but they need to raise an additional \$20,000 to match this grant. Not only will it support the water supply replacement but the continued restoration of the mansion's third floor.

Mansion Furniture

In 1986 all the furniture at the Mansion was auctioned from the abandoned property. After restoration and re-opening the site to the public, people that purchased items at the auction have donated many of the items back. There is an on-going effort requesting people who may have original furniture from this auction to consider returning it to tell the Daly Mansion story more accurately.

AGENCY COMPLIANCE

According to the Montana Code Annotated, “state agencies, including the Montana university system” are required to either adopt rules for identification and preservation of heritage properties in consultation with SHPO (22-2-424), or comply with Administrative Rules as set by the SHPO (ARM 10-121-901 to 916) to consider heritage properties that may be impacted, altered, or lost by actions of the state agency.

It should be noted that according to the Montana SHPO Administrative Rules (ARM 10-121-901 to 916) the university as a state agency has the responsibility to identify heritage properties regardless of if they meet the criteria for listing on the National Register of Historic Places. If any state owned property is to be impacted by activity and it has not yet been identified or evaluated there should be a procedure in place following the SHPO Administrative Rules to provide SHPO with a description and current condition of the resource like the provided state-owned heritage property form used for the stewardship biennial report. This includes cases in which new buildings will be adjacent to older, heritage resources. This gives SHPO the opportunity to in turn provide the agency with any information that has already been recorded for the resource. A process should also be in place to then inventory, record, and collect data regarding the resource prior to the commencement of work that will affect the resource.

As it has been stated in past biennial reports, the University of Montana does not have a cultural resource or historic preservation professional on staff. Facilities Services rely on the Missoula historic preservation officer, when possible, contractors, and volunteers for preservation advice and consultation on a case by case basis. An effort to write and enact a programmatic agreement between UM and the SHPO that would help streamline the process of consultation when a project that affects a stewardship property comes up stalled within the past few years. It is encouraged that this agreement be put back on the table for discussion. Due to lack of staffing and resources, consultation does not happen as often as it should, and the programmatic agreement would go a long way to remedy that.

Currently, “identification efforts for undiscovered, undocumented, or under evaluated potential heritage properties” does not occur on a regular basis. During this reporting cycle one property (Clapp Building – UM Missoula Campus) was minimally evaluated for addition to the list of heritage properties due to coming of age (>50 years). There was not enough time or resources to do a full documentation. With the major renovation project coming up for the Clapp Building it is recommended that more complete documentation be completed prior to commencement of demolition/construction.

Based on conversations with Facility Services and SHPO during the process of writing this report, the consensus is that a full inventory of heritage properties that have not been identified or have been identified but not evaluated across all satellite sites and campuses under UM stewardship should occur. In the process, buildings that have been recorded in the past should be updated. This could involve the updating of multiple National Register

listed properties and National Register Historic Districts. A project of this magnitude would require hiring a full-time preservation professional and/or the involvement of potential classes and field schools to recruit student help.

The purpose of these rules regarding care of state owned therefore publicly owned properties is to encourage public participation in the responsible stewardship of their local heritage. Educating people about the history and heritage associated with resources such as state owned property encourages an understanding and stewardship attitude, thus aiding in the preservation of those resources. Often this can lead to the donation of time, materials, and funds toward that endeavor. It also provides more opportunity for grants and other state or federal funds to be secured. As an R1 university that gives high priority to research, it might be prudent to invest in a historic preservation coordinator who can conduct the necessary inventories, remove unnecessary barriers to the cost-effective management of historic properties, provide public outreach opportunities, create partnerships within the local community and state, and procure funds for preservation.

There are currently over twenty properties on and near the UM-Missoula campus that have not been recorded or evaluated for the heritage properties list. This list has been confirmed by Damon Murdo in the SHPO office for this report cycle. It may be that several should not be on the list due to loss of integrity, but the properties are over fifty years old and should be evaluated for inclusion determination. There are at least 24 additional potentially eligible properties at the Flathead Lake Biological Station in Yellow Bay and in the Lubrecht Forest that are over fifty years old. A complete list can be found in Appendix B.

There are at least 17 properties on the UM-Western campus and 9 at Montana Tech in Butte that have not been evaluated but are eligible based on age. This list can also be found in Appendix B.

Heritage Property Condition and Status

UM-Missoula

Property Name	Historic Integrity	Status	Condition	Priority
Brantly Hall	Good	Satisfactory	Good	4
Charles H. Clapp Building	Good	Watch	Fair	1
Chemistry Building	Good	Satisfactory	Good	4
Corbin Hall	Good	Satisfactory	Good	3
Craig Hall	Good	Satisfactory	Good	3
Curry Health	Good	Satisfactory	Good	5
Duniway Hall	Good	Satisfactory	Good	4
Elrod Hall	Good	Satisfactory	Good	4
Fine Arts Building	Good	Satisfactory	Good	2
Forestry Building	Good	Satisfactory	Good	4
Forestry Memorial Greenhouse	Good	Satisfactory	Fair	3
Heating Plant	Fair/Good	Satisfactory	Good	5
International Center	Good	Satisfactory	Good	3
Jeannette Rankin Hall	Good	Watch	Fair	1
Knowles Hall	Good	Satisfactory	Good	5
Liberal Arts	Fair/Good	Watch	Good	2
Lommasson Center	Good	Satisfactory	Good	4
Math Building	Good	Satisfactory	Good	2
McGill Hall	Good	Satisfactory	Good	2
Music Building	Good	Satisfactory	Good	3
Natural Sciences Annex	Good	Satisfactory	Fair	1
Natural Sciences Building	Good	Satisfactory	Good	2
North Corbin Hall	Good	Satisfactory	Good	5
Berry Tremper House	Good	Watch	Good	3
Phyllis Washington Education Center	Fair	Satisfactory	Good	4
Prescott House	Good	Watch	Good	2
Schreiber Gym	Good	Satisfactory	Good	2
Social Sciences Building	Good	Satisfactory	Good	2
The Oval	Good	Satisfactory	Good	3
Mount Sentinel	Good	Satisfactory	Good	4
M Trail	Good	Satisfactory	Good	4
Memorial Row	Good	Satisfactory	Good	4
Stone Hall (Old Journalism)	Good	Satisfactory	Good	3
Turner Hall	Good	Satisfactory	Good	4
University Main Hall	Good	Satisfactory	Good	2

Heritage Property Condition and Status

UM-Western

Property Name	Historic Integrity	Status	Condition	Priority
Old Main (MT State Normal School)	Excellent	Satisfactory	Excellent	1
Mathews Hall	Excellent	Satisfactory	Fair	1

Heritage Property Condition and Status

Montana Tech

Property Name	Historic Integrity	Status	Condition	Priority
Main Hall	Good	Watch	Fair	1
Metalurgy Building (Chemistry and Biology)	Good	Satisfactory	Good	3
Mill Building	Good	Satisfactory	Excellent	5
Engineering Building	Good	Watch	Fair	2
Gym Building (Science and Engineering)	Unknown	Unknown	Good	3
Residence Halls (Prospector Hall)	Unknown	Satisfactory	Excellent	5
President's Residence (Chancellor's)	Unknown	Watch	Good	4
Minerals Museum	Good	Watch	Good	3
Petroleum Building (Natural Science Building)	Good	Satisfactory	Excellent	5

Heritage Property Condition and Status

Fort Missoula Historic District

Property Name	Historic Integrity	Status	Condition	Priority
Quartermaster Stables	Good	Satisfactory	Good	4
West Cell Block T-156	Good	Satisfactory	Fair	3
East Cell Block T-157	Good	Watch	Poor	2
NCO Quarters T-14	Good	Threatened	Poor	1
NCO Quarters T-15	Good	Threatened	Poor	1

Heritage Property Condition and Status

Daly Mansion (Riverside)

Property Name	Historic Integrity	Status	Condition	Priority
Daly Mansion	Excellent	Satisfactory	Excellent	1

Unevaluated/Undocumented Potential Properties

UM-Missoula

Location	Property Name	Property Date
Missoula	Jesse Hall	1967
Missoula	Aber Hall	1967
Missoula	Health Sciences Building	1961
Missoula	Law Building	1967
Missoula	Mansfield Library	1973
Missoula	Miller Hall	1965
Missoula	Motor Vehicle Shop	1963
Missoula	Physical Plant (Facility Services)	1967
Missoula	Student Rec Center	1957
Missoula	University Center	1968
Missoula	Vehicle Storage	1965
Missoula	Veterans Ed and Transition	1970
Missoula	Warehouse #24	1955
Missoula	Warehouse #25	1955
Missoula	1325 Gerald Street	1928
Missoula	609 S. 6th Street E.	1960
Missoula	625 S.6th Street E.	1945
Missoula	664 S. 6th Street E.	1937
Missoula	Craighead Apartment	1957
Missoula	Elliott Village	1956
Missoula	Golf Course Clubhouse	1963
Missoula	Sisson Apartment	1957
Yellow Bay	Director's Guest House	1947
Yellow Bay	Director's Garage	1951
Yellow Bay	Shop & Pump House	1951
Yellow Bay	Boat House	1951
Yellow Bay	Fire House	1951
Yellow Bay	Zoology Building	1949
Yellow Bay	Ecology Building	1947
Yellow Bay	Supply Warehouse	1949
Lubrecht Forest	Kitchen/Mess Hall	1955
Lubrecht Forest	Recreation Hall	1955
Lubrecht Forest	Cabin 1	1955
Lubrecht Forest	Cabin 2	1955
Lubrecht Forest	Cabin 3	1955
Lubrecht Forest	Cabin 4	1955

Unevaluated/Undocumented Potential Properties UM-Missoula continued

Location	Property Name	Property Date
Lubrecht Forest	Cabin 5	1955
Lubrecht Forest	Cabin 6	1955
Lubrecht Forest	Cabin 7	1955
Lubrecht Forest	Tool Shed	1955
Lubrecht Forest	Boxcar 11	1957
Lubrecht Forest	Boxcar 12	1959
Lubrecht Forest	Boxcar 13	1959
Lubrecht Forest	Boxcar 14	1959
Lubrecht Forest	Uncle Bob's	1954
Lubrecht Forest	Vehicle Storage	1963

Unevaluated/Undocumented Potential Properties UM-Western

Location	Property Name	Property Date
Dillon	Business & Technology Building	1924
Dillon	South Campus Housing	1954
Dillon	Jordon Hall	1958
Dillon	Davis Hall	1959
Dillon	Grand House	1927
Dillon	Roe House	1911
Dillon	Curry House	1947
Dillon	Engineers House	1925
Dillon	Heating Plant	1926
Dillon	Bridenstine House	1941
Dillon	Kurtz House	1943
Dillon	Emerick Art Studio	1951
Dillon	Chancellor's House	1957
Dillon	Married Student Housing	1958
Dillon	Osborne House	1954
Dillon	Student Union	1958
Dillon	Block Hall	1969

Unevaluated/Undocumented Potential Properties Montana Tech

Location	Property Name	Property Date
Butte	Physical Plant	1948
Butte	Student Union	1960
Butte	Motor Pool Garage	1950
Butte	Lexington Apartment	1950
Butte	Missoula North Apartment	1950
Butte	Missoula South Apartment	1950
Butte	Leonard Field	1931
Butte	HIRL North	1938
Butte	HIRL South	1939

Property Stewardship Efforts and Costs

Location	Property Name	Major Renovations/New Construction	Routine Maintenance				2022-2023 Total
			Minor Renovations	Building Repairs	Preventative Maintenance	Maintenance Total	
UM-Missoula	Craig Hall*						
UM-Missoula	Forestry Building	\$ -	\$ 1,385.00	\$ 8,494.15	\$ 1,497.00	\$ 11,376.15	\$ 11,376.15
UM-Missoula	Heating Plant	\$ 19,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 19,500,000.00
UM-Missoula	Jeannette Rankin Hall	\$ -	\$ 300.00	\$ 30,161.16	\$ 1,370.00	\$ 31,831.16	\$ 31,831.16
UM-Missoula	Knowles Hall	\$ 14,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 14,000,000.00
UM-Missoula	Liberal Arts	\$ -	\$ 21,223.08	\$ 27,026.37	\$ 6,934.71	\$ 55,184.16	\$ 55,184.16
UM-Missoula	Lommasson Center	\$ 826,000.00	\$ -	\$ -	\$ -	\$ -	\$ 826,000.00
UM-Missoula	Mansfield Library	\$ 1,230,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,230,000.00
UM-Missoula	Math Building	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
UM-Missoula	McGill Hall	\$ 70,000.00	\$ 8,577.11	\$ 15,890.61	\$ 10,358.22	\$ 34,825.94	\$ 104,825.94
UM-Missoula	Music Building	\$ 2,300,000.00	\$ 3,395.91	\$ 12,429.71	\$ 2,127.00	\$ 17,952.62	\$ 2,317,952.62
UM-Missoula	Social Sciences Building	\$ 1,190,000.00	\$ 12,106.80	\$ 28,333.73	\$ 12,784.00	\$ 53,224.53	\$ 1,243,224.53
UM-Missoula	Stone Hall (Old Journalism)	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000.00
UM-Missoula	Turner Hall	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00
UM-Missoula	University Main Hall	\$ 68,000.00	\$ 49,189.52	\$ 14,984.61	\$ 2,537.00	\$ 66,711.13	\$ 134,711.13
UM-Missoula	Memorial Row***						
UM-Missoula	TOTAL	\$ 40,659,000.00	\$ 96,177.42	\$ 137,320.34	\$ 37,607.93	\$ 271,105.69	\$ 40,930,105.69

Note: Only the properties for which information was available from Facilities is included in the table.

* Craig Hall was renovated as per the report text but the cost was unavailable.

*** The cost for work on Memorial Row as part of the construction of the new Montana Museum of Art and Culture was unavailable.

Location	Property Name	Major Renovations/New Construction	Routine Maintenance				2022-2023 Total
			Minor Renovations	Building Repairs	Preventative Maintenance	Maintenance Total	
UM-Western	Main Hall*						
UM-Western	Heating Plant	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000.00
UM-Western	Block Hall	\$ 12,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000.00
UM-Western	TOTAL	\$ 14,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ 14,400,000.00

Note: Only the properties for which information was available from Facilities is included in the table.

* As per the report text, a card swipe system was installed in Main Hall but the cost was unavailable.

Location	Property Name	Major Renovations/New Construction	Routine Maintenance				2022-2023 Total
			Minor Renovations	Building Repairs	Preventative Maintenance	Maintenance Total	
MT Tech	Masonry repairs (multiple buildings)	\$ 455,000.00	\$ -	\$ -	\$ -	\$ -	\$ 455,000.00
MT Tech	Steam supply pipe replacement (multiple buildings)	\$ 2,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000.00
MT Tech	Restroom renovations (multiple buildings)	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000.00
MT Tech	TOTAL	\$ 4,155,000.00	\$ -	\$ -	\$ -	\$ -	\$ 4,155,000.00

Note: Only the properties for which information was available from Facilities is included in the table.

Location	Property Name	Major Renovations/New Construction	Routine Maintenance				2022-2023 Total
			<i>Minor Renovations</i>	<i>Building Repairs</i>	<i>Preventative Maintenance</i>	Maintenance Total	
Fort Missoula	Quartermaster Stables Fence replacement	\$ -	\$ -	\$ 16,500.00	\$ -	\$ 16,500.00	\$ 16,500.00
Fort Missoula	Quartermaster Stables Carpet replacement	\$ -	\$ -	\$ 13,055.00	\$ -	\$ 13,055.00	\$ 13,055.00
Fort Missoula	TOTAL	\$ -	\$ -	\$ 29,555.00	\$ -	\$ 29,555.00	\$ 29,555.00

Note: Only the properties for which information was available from Director of Quartermaster Stables building is included in the table.