

Senate Bill 3 Heritage Properties, 2011 Reporting Cycle.

University of Montana System

A. Executive Summary:

Of the Heritage Properties required to reported on by Senate Bill 3 for the 2011 reporting cycle, the following properties rise to the top in terms of the amount of restoration and stabilization efforts required on the structures:

1. **UM-Tech at Butte: Main Hall.1897.** Main Hall has the greatest significance to Tech from a historical perspective and is in need of a complete renovation. The building is being maintained for educational purposes; however, major maintenance items are being deferred due to budget constraints.
2. **UM-Western at Dillon: Main Hall 1924 Library Wing.** This structure is listed on the National Register of Historic Places. It was a large attached Library wing connected to the state's first Normal School, and has historic significance based on its own merits.
3. **UM-Tech at Butte: Engineering Hall 1910,** is in similar need of a major retrofit as Main with the additional burden of potential structural failure.
4. **UM-Tech at Butte: Museum Building, 1939,** is not at risk to the degree main Hall or Engineering is, although many building systems are failing which contribute to the historic fabric of the structure.
5. **UM-Tech at Butte,: Prospector Hall, 1935,** is the original residence hall and has been in continual use. Most building systems are original and require replacement or upgrading to protect the building from further deterioration.
6. **UM-Tech at Butte: Chancellor's Residence, 1936,** is in fair condition but requires additional stewardship to insure the integrity of the structure.
7. **UM-Missoula, Ft. Missoula: 1944.** The two Non-Commissioned Officers (NCO) residences, also known as T-14 and T-16 in the Army cataloging system. These structures are boarded up and not fit for human occupation. UM has made efforts to stabilize the envelope to prevent further deterioration but lacks funding to fully restore them for any type of current/future use by the University.
8. **UM-Missoula, Missoula Campus: Rankin Hall, 1909:** requires a roof replacement urgently and needs lots of deferred maintenance work.

A complete summary of all Heritage Properties is listed below for all UM System campuses.

B. The University of Montana, Missoula.

Senate Bill 3 of the 62nd Legislature requires State agencies and the Montana University System to report biennially to the Preservation Review Board on the status and maintenance needs of Agency Heritage Properties. The University of Montana, Missoula has identified twenty (20) heritage properties on the Missoula campus, Five (5) properties at Fort Missoula and one (1) in Hamilton that meet the criteria for reporting for the 2011 cycle. The properties are, in **chronological** order:

- The Oval
- Main Hall
- Math Building
- Rankin Hall
- Botany (Natural Sciences) Building
- Schreiber Gym.
- Social Science
- Forestry (Pinchot Hall)
- Heating Plant
- Brantly Hall
- Elrod Hall
- Corbin Hall
- Stone Hall (Old Journalism)
- Chem-Pharm Building
- Fine Arts
- International Center (Continuing Ed., Art Museum, Alumni Center, Women's Center)
- Turner Hall
- Botany Lab (Natural Sciences Annex) and Greenhouse
- Prescott House
- Mount Sentinel
- Field Research Center at Ft. Missoula
- East Cell Block, Ft. Missoula
- West Cell Block, Ft. Missoula
- NCO Quarters (2) Ft. Missoula
- Daly Mansion, Hamilton

For the next biennium reporting cycle (2013) another fourteen (14) properties will be added to the list above for The University of Montana, Missoula campus.

Of the UM- Fort Missoula properties that are reported on, the two structures that are in the most urgent need of assistance are the two Non-Commissioned Officers (NCO) residences, also known as T-14 and T-16 in the Army cataloging system. These structures are boarded up and not fit for human occupation. UM has made efforts to stabilize the envelope to prevent further deterioration but lacks funding to fully restore them for any type of current/future use by the University.

On the Missoula campus, Rankin Hall requires a roof replacement urgently and Natural Science Annex needs lots of deferred maintenance work.

The State Preservation Board requires a summary of each properties narrative:

1. **The Oval:** 1895. The historic Oval is a prized asset of the University of Montana and features prominently on the campus. Originally designed/proposed by Prof. Frederick Scheuch in 1895 as a plan for the fledgling campus to have buildings facing into the Oval. The Status is **satisfactory**.

The Condition/Integrity is **good** – the Oval shape has been modified somewhat over the decades, but remains very central and historically important to the University. As such, it is well maintained and cared for. A tree re-planting plan is underway for maples & oak trees around the Oval. The Priority Rank is 4.

2. **Main (University) Hall:** 1899. Designed by Missoula architect, A.J Gibson, Main Hall was the first building built on the Missoula campus. Main Hall housed the administrators and teaching classrooms for the fledging university. The Status is **satisfactory** & is actively being used as office space for UM administration & some teaching classrooms. The Condition is **good**. About \$1.3m was spent in 2009 for seismic bracing the clock tower, main façade cleaning & replacement of the roof shingles. UM facilities staff provides routine maintenance of the building. Main Hall needs further exterior brick cleaning, fire sprinklers, MEP upgrades and a new elevator addition for ADA compliance. The Priority Rank is 2.
3. **Math Building:** 1903. Designed by architect A.J Gibson, this building was originally the Women's Dorm, later called Craig Hall. It subsequently housed the Math & Physics departments and now houses only the Math dept. The Status is **satisfactory**. The Condition is **fair**. About \$1.07m was spent on an ADA elevator, office & bathroom addition in 2007. However, the rest of Math building needs roof replacement, exterior brick cleaning, window replacement, fire sprinklers and MEP upgrades. UM facilities staff provides routine maintenance of the building. The Priority Rank is 2.
4. **Rankin Hall:** 1909. Designed by architect A.J Gibson, Rankin Hall was named after the first US congresswoman from Missoula. Rankin Hall was the first Library building on campus, later becoming the Law School in 1923, then the Psychology School in 1961 and presently houses the Environmental Studies and Social Work departments. The Status is **satisfactory**. The Condition is **fair**. UM facilities staff provides routine maintenance of the building. Rankin needs roof replacement urgently, brick cleaning, window replacement, interior floor replacement, fire sprinklers, MEP upgrades and an ADA elevator. The Priority Rank is 1.
5. **Botany (Natural Sciences) Building:** 1919. Designed by Billings architects McIver, Cohagen & Marshall, the Natural Science Bld. follows the Cass Gilbert master plan for location & style. The Status is **satisfactory**. The Condition is **good**. The roof was replaced in 1998, ADA restrooms done in 2000 and exterior windows replaced in 2007. UM facilities staff provides routine maintenance of the building. Botany needs brick cleaning, attic insulation, MEP upgrades and an ADA elevator. The Priority Rank is 2.
6. **Schreiber Gym.:** 1922. Originally called the Men's Gymnasium, the building was renamed Schreiber Gym. in 1986. Designed by architect G.H Carsely of Helena, MT. The original building had a swimming pool in the south annex, which has subsequently had a floor built over the pool and the bleachers converted to offices/storage rooms. The Gym. is being actively used by ROTC, Fine Arts & staff gymnasium. The Status is **satisfactory**. The Condition is **good**. Various interior remodels have occurred over the years; however, the exterior is very much historically intact. The roof was replaced with metal standing seam in 1995. UM facilities staff provides routine maintenance of the building. Schreiber Gym. needs brick cleaning, window replacement, MEP upgrades and an ADA elevator. The Priority Rank is 2.

7. **Social Science:** 1921. Designed by Billings architects Mclver & Cohagen in the Renaissance revival style, the building location follows the Cass Gilbert master plan. First built as the Library to replace the cramped quarters in Rankin Hall. A boxy 1955 addition to the north detracts from its historic elegance. In 1979 it was converted to house the Social Science departments. The building is being actively used by ITO, Sociology, Anthropology and Computer Science. The Status is **satisfactory**. The Condition is **fair**. UM facilities staff provides routine maintenance of the building. Social Science needs roof replacement, brick cleaning, window replacement, ceiling and floor replacement, MEP upgrades and an elevator replacement. The Priority Rank is 2.
8. **Forestry:** 1921. Designed by Missoula architect Ole Bakke in the Renaissance style and located according to the Cass Gilbert master plan. The building is still actively used by Forestry School. The Status is **satisfactory**. The Condition is **good**. UM facilities staff provides routine maintenance of the building. Forestry needs brick cleaning, window replacement, some ceiling and floor replacement, MEP upgrades and an ADA elevator. The Priority Rank is 2.
9. **Heating Plant:** 1921. Designed by engineer Charles Pillsbury of Minneapolis. A water treatment addition was added to the east. The building is actively used as the heating plant. The Status is **satisfactory**. The Condition is **good**. UM facilities staff provides routine maintenance of the building. Heating Plant needs brick cleaning, window maintenance work and MEP upgrades. The Priority Rank is 4.
10. **Brantly Hall:** 1923. Designed by Link & Haire architects of Helena in the Renaissance style, Brantly Hall was built to replace the first Women's Dorm (Math Bld). The structure is actively used as the UM Alumni & Foundation offices. The Status is **satisfactory**. The Condition is **good**. An internal ADA elevator and bathroom remodel was done in 1999. UM facilities staff provides routine maintenance of the building. Brantly needs roof replacement, brick cleaning, window replacement, some ceiling and floor replacement and MEP upgrades. The Priority Rank is 2.
11. **Elrod Hall:** 1921. Designed by Link & Haire architects of Helena in the Renaissance style, Elrod Hall is a copy of Brantly Hall, built as the Men's Dorm. The structure is still actively used as a Men's Dorm. The Status is **satisfactory**. The Condition is **good**. The clay roof tiles were replaced with concrete roof tiles in 2000. Another remodel in 2003 put in sprinkler systems, a trash and laundry chute, communication cabling and bathroom upgrades. UM Residence Life staff provides routine maintenance of the building. Elrod needs brick cleaning, window replacement, some ceiling and floor replacement and MEP upgrades. The Priority Rank is 2.
12. **Corbin hall:** 1927. Designed by architects Ceo A Carsley & C. J. Forbis of Helena in the Renaissance Revival style as a dormitory. The structure is actively used as an office space for various UM departments. The Status is **satisfactory**. The Condition is **good**. An internal ADA elevator and bathroom remodel was done in 1999. UM facilities staff provides routine maintenance of the building. Corbin needs roof replacement, brick cleaning, window replacement, some ceiling and floor replacement and MEP upgrades. The Priority Rank is 2.
13. **Stone Hall (Old Journalism):** 1937. Designed by architects RC Hugenin & Norman Dekay of Butte/Helena as a Public Works Administration (PWA) project. The building actively used by Forestry, Geography and Central Southwest Asian Center. The Status is **satisfactory**. The Condition is **good**. An external ADA elevator addition was done in 1982 and it removed the historical east entrance. A major interior remodel was done in 2007 when Journalism moved out

& Geography moved in to the second floor. UM facilities staff provides routine maintenance of the building. Stone Hall needs attic vermiculite abatement, brick cleaning, window replacement, some ceiling and floor replacement and MEP upgrades. The Priority Rank is 3.

14. **Chem-Pharm. Building:** 1938. Designed by architects RC Hugenin & Norman Dekay of Butte/Helena as a PWA project. The building underwent an extensive state funded \$7.2M remodel in 2005 done by A&E Architects. The building is actively used by Chemistry & Pharmacy. The Status is **satisfactory**. The Condition is **good**. UM facilities staff provides routine maintenance of the building. Chem-Pharm needs some ceiling and floor replacement and plumbing piping replacement. The Priority Rank is 4.
15. **Fine Arts Building:** 1934. Designed by Missoula architect C. J Forbis as the Student Union Building during the Great Depression as a PWA project. The structure is actively used by Fine Arts Dept. A 1998 remodel of the Theater replaced the seating and added restroom facilities. In 2010 the fourth floor was remodeled and ventilation system modernized. The Status is **satisfactory**. The Condition is **good**. UM facilities staff provides routine maintenance of the building. Fine Arts needs exterior window replacement, brick cleaning, some ceiling and floor replacement and MEP upgrades. The existing elevator does not meet ADAAG and needs replacement. The Priority Rank is 2.
16. **International Center:** 1937. Designed by architects RC Hugenin and Norman Dekay of Butte/Helena as a PWA project. The structure is actively being used by International Programs. The Status is **satisfactory**. The Condition is **good**. UM facilities staff provides routine maintenance of the building. International Center needs brick cleaning, window replacement, some ceiling and floor replacement, MEP upgrades and an ADA elevator. The Priority Rank is 2.
17. **Turner Hall:** 1937. Designed by J. von Taylingen architects of Gt. Falls & H E Kirkemo of Missoula, Turner Hall was a Women's Dorm. The structure is in stable condition & actively used as a Dorm. The Status is **satisfactory**. The Condition is **good**. The clay roof tiles were replaced with concrete roof tiles in 1997. Sprinkler systems, a trash and laundry chute, communication cabling and bathroom upgrades were done in 1998. UM Residence Life staff provides routine maintenance of the building. Turner needs brick cleaning, window replacement, more attic insulation, some ceiling and floor replacement and MEP upgrades. The Priority Rank is 2.
18. **Botany Lab (Natural Sciences Annex) and Greenhouse:** 1938. Designed by RC Hugenin & Norman Dekay of Butte/Helena. The structure is actively used for research by Biological Sciences. In 1998, the wood shakes were replaced with copper shingles. A new insulated glass greenhouse replaced the old greenhouse in 2000. The Status is **satisfactory**. The Condition is **fair**. UM facilities staff provides routine maintenance of the building. Nat. Sci. Annex needs brick cleaning, window replacement, ceiling and floor replacement, fume hood replacement, air handlers replaced, attic asbestos abated, attic insulation, MEP upgrades and a sprinkler system. The Priority Rank is 1.
19. **Prescott House:** 1898. The structure is in great condition following a major restoration project done in 2005 by Missoula architect James McDonald. The Status is **satisfactory**. The Condition is **excellent**. UM facilities staff provides routine maintenance of the building. Prescott needs exterior siding paint. The Priority Rank is 4.

20. **Mount Sentinel:** The Status is **satisfactory**. The Condition is **good**. The mountain side serves as the scenic backdrop for the UM campus as well as City of Missoula. It serves as recreation area for city residents and the historic M is a well-known symbol and icon of the Missoula valley. Weed control, soil erosion and un-controlled hiking trails are the major maintenance issue on Mount Sentinel. Wildfires are a serious threat in dry weather. The Priority Rank is 3.
21. **Field Research Station, Ft. Missoula:** 1944. Designed as stables for army horses by the Post Engineer at Ft. Missoula, the University took ownership of the building in 1966. The structure is actively being used by Biological Sciences as a field research station. The Status is **satisfactory**. The Condition is **fair**. A major interior remodel was done in 1998 by MMW architects for avian research. The second floor was remodeled into offices and meeting spaces in 2009. UM facilities staff provides routine maintenance of the building. Field Research needs exterior wall cracks repaired, exterior paint, roof replacement and MEP upgrades. The Priority Rank is 3.
22. **East Cell Block, Ft. Missoula:** 1945. Designed as isolation & solitary cell blocks for US Army incorrigibles in 1945 by the Army Corps of Engineers, Seattle Office; the University took ownership of the buildings in 1966 after the army vacated it. The structure is used for storage by Fine Arts. The Status is **satisfactory**. The Condition is **fair**. A pitched metal roof was added on both sides of the central courtyard, which was also roofed over recently. The roof pitches detract from the original flat roof form of 1945. An interior remodel occurred to add mezzanine storage over half the courtyard. UM facilities staff provides routine maintenance of the building. East Cell Block needs exterior wall cracks repaired, exterior & interior paint, window replacement, light fixture replacement and MEP upgrades. The Priority Rank is 2.
23. **West Cell Block, Ft. Missoula:** 1945. Designed as isolation & solitary cell blocks for US Army incorrigibles in 1945 by the Army Corps of Engineers, Seattle Office; the University took ownership of the buildings in 1966 and used it for primate research. In 2008 Geosciences took over the structure for field research space. The Status is **satisfactory**. The Condition is **fair**. A pitched metal roof was added on both sides of the central courtyard, which was also roofed over recently. The roof pitches detract from the original flat roof form of 1945. A 2008 remodel added pitched roofs on both sides of the courtyard & raised the roof over the courtyard to make it look identical to the East Cell Block. UM facilities staff provides routine maintenance of the building. East Cell Block needs exterior wall cracks repaired, exterior & interior paint, window replacement, light fixture replacement and MEP upgrades. The Priority Rank is 2.
24. **NCO Quarters, Ft. Missoula:** 1944. Designed as residences for non-commissioned officers in the army, the University took ownership of the buildings in 1966. The structures are boarded up & not being used. This situation must be improved as unoccupied buildings deteriorate faster than occupied buildings. The Status is **watch**. The Condition is **poor**. Both structures are identical in condition & integrity. The exterior is stabilized somewhat by university efforts to paint the exterior, caulk wall cracks & make emergency repairs to the roof. The historical value of the structures is still intact, but will take great effort & financial resources (\$430,000 each structure) to restore to a usable condition. The Priority Rank is 1.
25. **Daly Mansion, Hamilton:** 1910. Designed by Missoula architect A.J Gibson for copper king Marcus Daly and his family. The mansion & its grounds (Marcus Daly Memorial Arboretum) is owned by the State of Montana but maintained by the Daly Mansion Preservation Trust since

1987. The Trust raises funds for operations & maintenance of the Mansion. The Status is **watch**. The Condition is **good**. Before the Trust got involved, water had leaked into the Mansion and damaged large amounts of the structure, floors, walls and fixtures. In 2004, Phase 1 of restoration work was begun under the direction of architect James McDonald at a cost of \$1.9M. Once this was completed, several other phases of work were accomplished on the wood floors, interior wallpaper, windows, handicap parking, porches etc. The Ice House and Play House were also worked on. The next phase will work on the east and south porches. Further work is required to the front porch, 2nd & 3rd floor wallpaper, grounds, swimming pool, changing rooms and tennis courts. See Daly Mansion prioritized maintenance list. The Priority Rank is 1.

C. The University of Montana, Western at Dillon.

Senate Bill 3 requires state agencies to “report to the Preservation Review Board on the status and maintenance needs of agency heritage properties.” The University of Montana Western has identified one state building located on the Campus that currently meets the reporting criteria for Senate Bill 3. That property is Main Hall which has recently undergone renovations approved by the 61st and 62nd legislature. Main Hall Complex consists of four buildings constructed in different years - 1896, 1907, 1924 and 1951.

Main Hall is listed in the National Register of Historic Places.

Heritage properties

1A.) UM Western- Main Hall original core structure was built in 1896. This structure is listed on the National Register of Historic Places. It is the primary structure within a single listing comprised as the Main Hall Complex identified by the property number.

Period of July 2010 – current: Numerous non-historic intrusions from previous modifications were removed; primary spaces (corridors, stairs, & assembly hall) were restored in compliance with DOI standards; (2) large office spaces (former classrooms) subdivided with reversible office partitions. Seismic, mechanical, and electrical systems upgraded throughout. (1) Dangerous foundation deficiency corrected. Attic seismically stabilized. The status of the building is **satisfactory** and the condition /integrity is **excellent**. UM Facilities Maintenance services performs regular/routine maintenance on the property. Property-specific preservation maintenance needs include.

1. Application of water repellant to exterior masonry surfaces; face brick is exhibiting surface degradation at selected areas.
2. Assessment of steps, railings, and access to South Entrance (particularly the lower level).
3. Interpretive signage and / or national register plaque (with consideration to exhibiting the building cornerstone).
4. Reconstruction of the decorative classical plaster cartouche that was exhibited in the south

grand stairwell.

On a scale of 1-5, 1 being the highest and 5 being the lowest, the Main Hall 1896 portion of the building is ranked at a 4 on the preservation priority scale.

1B.) UM Western- Main Hall addition 1907. This structure is listed on the National Register of Historic Places. It was the first large addition to the state's first Normal School, and has historic significance based on its own merits. It is included within a single listing comprised as the Main Hall Complex identified by the property number.

Period of July 2010 – current: Selected non-historic intrusions from previous modifications were removed; primary spaces (corridors, stairs, & classrooms) were restored in compliance with DOI standards; the auditorium and former library space were rehabilitated in their 1929 configuration. Seismic, mechanical, and electrical systems were upgraded throughout; the introduction of mechanical ductwork on the lower level of the 4-story facility is an adverse effect that was mitigated with the State Historic Preservation Office. The status of the building is **satisfactory** and the condition /integrity is **excellent**. UM Facilities Maintenance services performs regular/routine maintenance on the property. Property-specific preservation maintenance needs include.

1. Application of water repellant to exterior masonry surfaces; face brick is exhibiting surface degradation at selected areas.
2. Interpretive signage and exhibits (original time clock, oak electrical cabinets, chandelier windlass in auditorium and classroom 209).

On a scale of 1-5, 1 being the highest and 5 being the lowest, the Main Hall 1907 portion of the building is ranked at a 4 on the preservation priority scale.

1C.) UM Western- Library Wing attached in 1924. This structure is listed on the National Register of Historic Places. It was a large attached Library wing connected to the state's first Normal School, and has historic significance based on its own merits. It is included within a single listing identified as the Main Hall Complex identified by the property number.

Period of July 2010 – current: Work on the Library wing during this reporting period was related to rehabilitation and improvements made to other connected wings of the Main Hall complex by a major construction project in 2010-2011; the impact to this specific wing of the complex by the project was less than to other areas. Selected primary spaces (2nd & 3rd floor corridors, primary North entrance, and marble grand staircase) were protected, preserved, or rehabilitated by the identified project in compliance with DOI standards – the remainder of the structure was not addressed but had been adversely impacted by previous changes to the interior architecture; particularly the highly ornate Library reading room.. A third floor connecting corridor was added above the interconnecting corridors at the interface of the various wings of the complex by the 2011-2011 project; the construction of this addition was implemented in collaboration with discussion with the State Historic Preservation Office and in compliance with guidance for incorporating additions to historic properties. An elevator was introduced within this connecting link between wings of the complex to satisfy accessibility requirements mandated by today's building codes. The status of the building is **Endangered** and

the condition /integrity is **poor**. UM Facilities Maintenance services performs regular/routine maintenance on the property. Property-specific preservation maintenance needs include.

1. Restoration of the ornamental plaster Library reading room.
2. Seismic strengthening.
3. Improved fire exiting (eliminate fire escape as a primary exit assembly).
4. Upgrade utility systems.
5. Energy improvements.

On a scale of 1-5, 1 being the highest and 5 being the lowest, the Main Hall 1924 portion of the building is ranked at a 1 on the preservation priority scale.

1D.) Main Hall- Auditorium 1951. This structure is listed on the National Register of Historic Places. It was a large attached Auditorium wing connected to the state's first Normal School in 1951, and has historic significance based on its own merits. It is included within a single listing identified as the Main Hall Complex identified by the above property number.

Period of July 2010 – current: Work on the Auditorium during this reporting period was included with other rehabilitation and improvements made to other connected wings of the Main Hall complex by a major construction project in 2010-2011; the impact from the 2010-2011 project included significant changes to the auditorium structure. Prior to the initiation of the identified project, the auditorium wing was culturally evaluated and was rated as not retaining significant interior historic materials. The original 1951 construction did not complete finishing of the lower level of the building, and the 1951 applied finishes within the upper level auditorium were not able to be determined from extant historic documents. The lower level space had been adapted to various uses over time, and the upper level auditorium decor had been altered; as a consequence there was very little original historic fabric available to preserve or rehabilitate. Actions initiated during the 2010-2011 project that recognize the cultural values of the facility included: the original configuration of the auditorium was retained (with consideration to accessibility), interior applied finishes were selected to be compatible with and sensitive to the art-deco style of architecture, and selected materials (i.e. end standards for the seating) were restored and re-installed. In addition, seismic strengthening was introduced, utility systems were upgraded, and incompatible uses were relocated to other more advantageous locations on campus. Access to the auditorium and building complex was improved by an expansion (addition) at the intersection of the various wings of the complex of structures, and a small masonry addition was incorporated at the side of the auditorium structure to house an ADA lift to access theater seating. The status of the building is **Satisfactory** and the condition /integrity is **Excellent**. UM Facilities Maintenance services performs regular/routine maintenance on the property. Property-specific preservation maintenance needs include.

1. Enclosure of the fire exit stairs from the theater seating area.
2. Improved access to the backstage area of the theater for large objects.
3. Develop policies to prevent adverse impacts to the theater interior by improvisational uses associated with theater productions.

On a scale of 1-5, 1 being the highest and 5 being the lowest, the Main Hall 1951 portion of the building is ranked at a 1 on the preservation priority scale.

D. University of Montana, Tech at Butte:

1. Main Hall has the greatest significance to the Tech from a historical perspective and is in need of a complete renovation. The building is being maintained for educational purposes; however, major maintenance items are being deferred due to budget constraints.
2. Engineering Hall is in similar need of a major retrofit similar to Main with the additional burden of potential structural failure.
3. The Museum Building is not at risk to the degree of Main or Engineering Halls, although, many building systems are failing which contribute to the heritage of Montana Tech.
4. Prospector Hall is the original residence hall and has been in continual use since 1934. Most systems are original and require replacement or upgrading to protect the building.
5. The Chancellor's Residence is in fair condition but additional stewardship is necessary to insure the integrity of the structure.
6. The Science and Engineering Building has seen many modifications since it was built in 1925 that were made without consideration to the historical nature of the building. The safeguarding of the building of the building would be assured with additional upgrades.
7. The Chemistry and Biology Building was refit in 1999 and is in good condition, however, some building systems were untouched. The systems will require upgrades to further protect the building.
8. The Mill Building was refurbished in 1998 and is in good condition. Monitoring and maintenance will guard the Mill from deterioration of the historical structure.
9. The Health Science Building (formerly The Petroleum Building) interior was renovated in 2011 and major systems were replaced. The exterior will require attention in the future to assure the future of the building.

E. Heritage Properties to be Reported in 2013 Cycle:

UM-Missoula has identified the following properties for reporting in the next 2013 cycle as Heritage Properties:

- Phyllis J. Washington Education Center, 1950
- School of Forestry Memorial Greenhouse, 1951
- Craig Hall, 1953
- Duniway Hall, 1956
- North Corbin Hall, 1956
- Liberal Arts Building, 1953
- Music Building, 1953
- McGill Hall, 1953
- Emma B. Lommasson Center, 1955
- Curry Health Center, 1956
- Knowles Hall, 1963
- Berry-Tremper House (O'Connor Center for the Rocky Mountain West), 1918
- Memorial Row, site, 1919
- The "M" and "M Trail", site and structure, 1909

UM – Montana Tech has identified the following properties for reporting in the next 2013 cycle as Heritage Properties:

- Physical Plant Building, 1948
- Student Union Building, 1960
- Motor Pool Garage, 1950
- Lexington, 1950
- Missoula – North, 1950
- Missoula – South, 1950
- Leonard Field, 1930 (approx.)
- H.I.R.L – North, 1938
- H.I.R.L – South, 1938

UM-Western has identified the following properties for reporting in the next 2013 cycle as Heritage Properties:

- Matthews Hall, 1919
- IT/Pool, 1924
- South campus Housing, 1954
- Jordon Hall, 1958
- Davis Hall, 1959
- Grand House, 1927
- Roe House, 1911
- Curry House, 1947
- Engineers House, 1925
- Heating Plant, 1926
- Bridenstine House, 1941
- Kurtz House, 1943
- College Motors, 1951
- Chancellor's House, 1957
- Osbourne House, 1954
- Student Union, 1958

END OF REPORT

Stewardship Effort and Cost Since 2004:

\$ 1,901,702 Heritage Restoration, rehabilitation, preservation activity (SOI Standards)

\$ 177,425 Heritage Research/Documentation project activity.

The Trusts Archive Team is made up of Daly Mansion Volunteers, it consists of four people who meet once a week for approximately two hours at a time. We've calculated the value of this activity since 2004 using \$7.35 per hour (minimum wage) – if our Volunteers were paid. This number also includes any costs associated with this activity.

\$ * Heritage Interpretation/education/awareness project activity

* We cannot associate a true 'cost' with this activity. Since 2004 over 60,583 adults and children have toured the Daly Mansion receiving an awareness of this historic site, learning its history and the history of the Trusts preservation activity. This number does not include those individuals who visited our Arboretum Grounds.

\$ 257,937 Heritage promotion/tourism/marketing project activity:

This represents advertising costs, and costs associated with events promoting the protection and preservation of the Daly Mansion.

\$ 158,516 Heritage preservation/conservation plan development.

This represents tree preservation and restoration costs since 2004. (Included in this number is the value of donated hours from our Arborists.)

\$ 286,748 Regular/routine maintenance.

This number includes house and grounds maintenance. It does not include the hours spent by Volunteers who clean the Daly Mansion on a monthly basis. Nor does it include the Volunteer hours/value spent on grounds.

\$ Monitoring (reported upon)

\$ 209,722 Project designed/redesigned to avoid adverse effect to property's heritage values. Architectural fees

\$ 184,630 Other Heritage stewardship effort/activity (explain)

This number represents gas & electric bills paid since 2003. We receive no funds from the State of Montana or the University to help with this enormous cost. Heat must be provided in the winter to insure the stability of the Daly Mansion.

Stewardship Effort & Cost - Comment:

The restoration, rehabilitation and preservation of the historic Daly Mansion, undertaken by the Daly Mansion Preservation Trust (the Trust), began in 2004. Water penetration into the building over the years had caused damage or loss of the historic fabric of the interior and exterior of the building.

With the guidance of Historic Architect, James R. McDonald, AIA the Trust planned to phase restoration over a 5 to 6 year period, which is reported here.

The Trust began raising restoration funds with a Capital Campaign in 2003. The Trust applied for and received Grants from National Park Service, Department of the Interior - SAVE AMERICA'S TREASURES, the Department of Housing and Urban Development (HUD), and from the State of Montana, Department of Commerce. Plus the Trust received generous donations from numerous individuals, corporations, and foundations.

Phase I of the project began in September 2004. This phase included the removal of the ancient boiler system which had been covered with asbestos for insulation. An efficient state of the art boiler system is now in place. The Trust can now maintain an even temperature through out the winter months. This is very beneficial to the facility's stability. The beginning of the electrical upgrading was started during this phase and continued in Phase II.

Phase II included major renovation work on the interior as follows:

- The baroque ceilings in the Living Room which were almost completely destroyed due to rain damage were completely restored.
- The wall coverings on the main floor and a portion of the second floor were removed and replaced.
- The ceiling plaster throughout the site was repaired and replaced. This included some of the ceilings on the third floor.
- The wooded parquet floors on the first level and the majority of the second level were sanded and refinished.
- The wooden doors, wood trim, and window trim were repaired, replaced and revitalized.
- Painting was finished wherever needed.
- The plumbing was upgraded. We now offer a handicapped rest room inside the Mansion.
- Replacement radiators were found for those not working, and we replaced electric baseboard heat in one major area with working radiators.
- The ancient electrical system was upgraded and replaced throughout the entire site. We can now turn on the entire facility from one location.
- Years of accumulated bat droppings were removed during this phase also, and the roof access to these 'annual visitors' has been secured.
- One of the largest projects in this phase was the installation of an elevator for handicapped access to all floors.

Other phases over the next six years included work on the remaining interior, and some exterior renovation of the Mansion as follows:

- Most of the floors were sanded and varnished. Where necessary, old wood was removed and replaced. This was particularly true in Mrs. Daly's bedroom. The North hallway on the second floor was completed including the wall coverings.

- The sitting room was completed, wallpaper was installed.
- The Sun Porch and Trophy Room were restored.
- The windows in the Mansion have been renovated.
- UVC protective coverings on the outside of 98% of the windows have taken place.
- We were also able to replace the old copper downspouts which had completely deteriorated.
- Handicapped parking and access ramp was installed.
- The North Porch was rebuilt and restored.
- Additionally, we upgraded the security system on each floor as they were completed.

Then began restoration work on the Laundry House structure. Reynolds Construction (our contractor through out our restoration efforts) completed the rehabilitation as follows;

- Site Grading and drainage
- A new superstructure
- A new roof New wall shingles
- Refurbishing and restoring all windows
- Stabilization of whole structure
- Some interior restoration.

Included in this planned stage of structure restoration was the Ice House. The Ice House was lifted by crane off its original foundation. A new foundation was constructed, and the Ice House was lifted and returned to the new foundation and secured. A new roof was completed and wherever possible the original siding was restored and re-used. The structure was painted.

With remaining HUD funds we began work on the Play House. The Trust decided to restore the roof and chimney so the interior would not suffer any more damage from the elements. This work is completed, but the interior of the Play House has not been started.

With the Department of Commerce grant we began restoration on the East (front) porch. The Trust is phasing this project as well. Phase A the South side of the porch is completed. Plus all of decking lumber needed for the remainder of the project was procured. The Trust needs around forty five thousand (\$45,000.) to complete this project, and is in the process of raising funds to do so.

The Trust feels fortunate to have had a restoration Architect and Contractor who have been able to provide us quality work while complying with SOI Standards. We are also grateful to the University of Montana who provided us with construction management during the early phases of this project. Our Contractor has consistently come in under our original estimated budget, thus allowing the Trust to complete far more than originally intended.

However, there remains rehabilitation work needed to complete the interior of the Mansion. The balance of the third floor needs to be finished, the back stairway and north hall, and servant's dining room to mention a few areas.

The exterior also needs rehabilitation work as well, and the Trophy Room and West porches are in need of refurbishing. Work on retaining walls surrounding the Mansion is very necessary.

To: State of Montana Preservation Review Board

RE: Daly Mansion 24RA0241

The historic site, the Daly Mansion and its grounds (the Margaret Daly Memorial Arboretum) is owned by the State of Montana. However since 1987, the Daly Mansion Preservation Trust (a non-profit organization) has been and is currently solely responsible for the finances, operations, restoration, preservation, and maintenance of the Daly Mansion and the Margaret Daly Memorial Arboretum.

Furthermore, the Daly Mansion Preservation Trust is financially independent and incurs all costs for maintenance, restoration, and operations.

Therefore, much of this reporting form has been completed by staff and officers of the Daly Mansion Preservation Trust.

Montana State-Owned Heritage Property Reporting: Daly Mansion
24RA0241

Prioritize Preservation Maintenance Needs (to correct deficiencies identified under condition/integrity).

1. Complete restoration work on the front porch.
2. Restoration and maintenance of the trees in the Daly Arboretum, and old growth tree removal.
3. Fence repairs.
4. Wall paper and plaster restoration in rooms on the second and third floors, and third floor hallway floor restoration.
5. Extensive repair and restoration work needed on south and west rock walls, plus repairs needed to the cement balustrades atop the rock walls.
6. Exterior wood and brick restoration, including painting of all buildings and structures.
7. Restore the second floor porch railings.
8. Restoration work of the Greenhouse and Potting Shed.
9. Restore the first and second floor interior rooms of the Laundry House.
10. Finish restoration work on the Playhouse.
11. Installation of underground sprinkler system.
12. Restoration and maintenance of original Daly botanical gardens.
13. Restore the swimming pool and changing rooms, and tennis court.

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g 24YL0001): 24BE0805 (# obtained from SHPO upon receipt of site form)

Property Name: UM Western – Main Hall [original core structure]

Property Town/Vicinity of: Dillon, Montana (Beaverhead County)

Property Date (Year of Origin/Construction or "Precontact") 1896

State Agency (Choose One): University System

Reporting Cycle Year:2011 (e.g. 2011; 2013; 2015, etc) 2011

Property Type (Choose One): Historic

Property Count (#): ___ District 1 Building(s) ___ Structure(s) ___ Site(s) ___ Object(s)

Status (Choose one): Satisfactory

Comment:

This structure is listed on the National Register of Historic Places. It is the primary structure within a single listing comprised as the Main Hall Complex identified by the above property number. Period of July 2010 – current: Numerous non-historic intrusions from previous modifications were removed; primary spaces (corridors, stairs, & assembly hall) were restored in compliance with DOI standards; (2) large office spaces (former classrooms) subdivided with reversible office partitions. Seismic, mechanical, and electrical systems upgraded throughout. (1) Dangerous foundation deficiency corrected. Attic seismically stabilized.

Condition/Integrity (Choose One): Excellent

Comment:

The building exhibited a high degree of historic integrity prior to the 2010-2011 rehabilitation work. Work completed during the reporting period was done to either protect the existing integrity, or restore it. Significant amounts of interior wall surface received steel plating for seismic resistance; these walls were resurfaced to conceal the seismic assemblies with in-kind materials and historic mouldings and trims were reapplied in their original locations. Seismic ceiling ties resulted in a more visible presence; the solution to incorporating these devices was to cover them with a profile and material sensitive to the original historic character of the building. Where feasible, windows were rehabilitated rather than replaced and non-historic interior aluminum storm windows were removed.

Stewardship Effort and Cost (Enter all that apply in past 2 years)

1	\$	<u>X</u>	Heritage Restoration/Rehabilitation/Preservation project activity (SOI standards)
2	\$	<u>X</u>	Heritage Research/Documentation project activity Site(s)
3	\$	<u>1</u>	Heritage Interpretation/Education/Awareness project activity
4	\$	<u>1</u>	Heritage Promotion/Tourism/Marketing project activity Object(s)
5	\$		Heritage Preservation/Conservation Plan Development
6	\$	<u>X</u>	Regular/routine maintenance
7	\$		Monitoring (reported upon)
8	\$	<u>1</u>	Project designed/redesigned to avoid adverse effect to property's heritage values
9	\$		Other heritage stewardship effort/activity (Explain)

Comment: (by line number):

1. Rehabilitation was part of a more encompassing project venue that included life-safety improvements, accessibility, utility system upgrades, and energy efficiency. However, historic integrity was a primary consideration to the agency and the design professionals participating in the work. Of the expenditures made for the project, approximately 20% of the costs of the project were for direct rehabilitation activities, and preservation / rehabilitation values were applied to the decision making process for all of the work.

2. Before planning was initiated for this project a partial HISTORIC STRUCTURES REPORT was completed to assist the agency and the design professionals with project development. Cost of this report was \$20000.00; this report included (3) adjacent and connected structures as well as the building under consideration for this report.

3. As opportunities have surfaced, the agency has offered historic tours of the facility and has initiated media coverage of project activities and objectives. Tours have included students, community leaders, and the general public. Sponsors for these awareness activities include the Elderhostel program and selected faculty; both administered by the agency.

4. The Elderhostel program at UMW (as noted above) addressed this component of project activity.

8.

a. Design professionals engaged to work on this project included an historic architect meeting the DOI / NPS certification requirements as a historic architect. Cost for this service was approximately 3% of total professional fee costs.

b. Project development was presented to, and reviewed by, the State Historic Preservation Office.

Prioritized Preservation Maintenance Needs (to correct deficiencies identified above under Condition/Integrity)

Rank property need among all agency heritage properties: Rank property need among all agency heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = **4** (1-5)

Comment: List prioritized property-specific preservation maintenance needs

1. Application of water repellant to exterior masonry surfaces; face brick is exhibiting surface degradation at selected areas.

2. Assessment of steps, railings, and access to South Entrance (particularly the lower level).

3. Interpretive signage and / or national register plaque (with consideration to exhibiting the building cornerstone).

4. Reconstruction of the decorative classical plaster cartouche that was exhibited in the south grand stairwell.

Other Comment: None noted

Reported by (Name): Kenneth R. Sievert **Date (MM/DD/YYYY):** 11/11/11

Heritage Property

“Heritage property” means any district, site, building, structure, or object located upon or beneath the earth or under water that is significant in American history, architecture, archaeology, or culture (MCA 22-3-421). Eligibility established through consultation with the State Historic Preservation Office.

Property Count (Adapted from National Register of Historic Places)

District: A group, concentration, linkage or continuity of sites, buildings, structures or objects.

Building: Shelter for human activity (including functionally related unit, such as house/garage)

Structure: Functional construction for purpose other than shelter

Site: Location of significant historical event; historic or prehistoric archaeological resource

Object: Non-building or structure, primarily artistic in nature, relatively small and simple

Status (Adapted from NPS NHL report)

Endangered: serious negative impacts to property historic integrity occurring, or have occurred, and resource condition is worsening.

Threatened: serious negative impacts to property historic integrity have not occurred, but are impending

Watch: negative impacts to historic integrity have the potential to occur

Satisfactory: negative impacts to property historic integrity are unlikely to occur; or potential/impending loss of integrity has been addressed and mitigated in consultation with State Historic Preservation Office.

Unknown: No or inadequate current information

Condition/Integrity

Excellent: Well preserved; routinely maintained and monitored. If building or structure: meets current codes and use needs, while preserving historic integrity.

Good: Stable; generally maintained and/or monitored. If building or structure: minimally meets current codes and use needs, while preserving historic integrity.

Fair: Stable, but largely unmaintained; needs or will soon need preservation treatment. If building or structure: does not meet all current codes or use needs.

Poor: Unstable; unmaintained; in need of preservation treatment. If building or structure: does not meet current codes, health or safety standards or does not meet use needs.

Failed: Demolished; destroyed; resource is gone or lost its heritage values/eligibility

Unknown: No data

Stewardship Effort/Cost

Enter cost for all activities that apply in period of reporting (2 years). If activity, but no calculated/estimated cost available, enter “1”. If no activity, enter “0” or leave blank.

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g 24YL0001): 24BE0805 (# obtained from SHPO upon receipt of site form)
Property Name: UM Western – Main Hall [1907 CLASSROOM ADDITION]
Property Town/Vicinity of: Dillon, Montana (Beaverhead County)
Property Date (Year of Origin/Construction or "Precontact") 1907
State Agency (Choose One): University System
Reporting Cycle Year:2011 (e.g. 2011; 2013; 2015, etc) 2011

Property Type (Choose One): Historic

Property Count (#): ___ District 1 Building(s) ___ Structure(s) _____ Site(s) _____ Object(s)

Status (Choose one): Satisfactory

Comment:

This structure is listed on the National Register of Historic Places. It was the first large addition to the state's first Normal School, and has historic significance based on its own merits. It is included within a single listing comprised as the Main Hall Complex identified by the above property number. Period of July 2010 – current: Selected non-historic intrusions from previous modifications were removed; primary spaces (corridors, stairs, & classrooms) were restored in compliance with DOI standards; the auditorium and former library space were rehabilitated in their 1929 configuration.. Seismic, mechanical, and electrical systems were upgraded throughout; the introduction of mechanical ductwork on the lower level of the 4-story facility is an adverse effect that was mitigated with the State Historic Preservation Office.

Condition/Integrity (Choose One): Excellent

Comment:

The building exhibited a high degree of historic integrity prior to the 2010-2011 rehabilitation work. Work completed during the reporting period was done to either protect the existing integrity, or restore it. Significant amounts of interior wall surface received applied shear walls for seismic resistance; these walls were resurfaced to conceal the seismic assemblies with in-kind materials and historic mouldings and trims were reapplied in their original locations. Seismic ceiling ties resulted in a more visible presence; the solution to incorporating these devices was to cover them with a profile and material sensitive to the original historic character of the building. Where feasible, windows were rehabilitated rather than replaced and non-historic interior aluminum storm windows were removed.

Stewardship Effort and Cost (Enter all that apply in past 2 years)

1	\$	<u>X</u>	Heritage Restoration/Rehabilitation/Preservation project activity (SOI standards)
2	\$	<u>X</u>	Heritage Research/Documentation project activity Site(s)
3	\$	<u>1</u>	Heritage Interpretation/Education/Awareness project activity
4	\$	<u>1</u>	Heritage Promotion/Tourism/Marketing project activity Object(s)
5	\$		Heritage Preservation/Conservation Plan Development
6	\$	<u>1</u>	Regular/routine maintenance
7	\$		Monitoring (reported upon)
8	\$	<u>X</u>	Project designed/redesigned to avoid adverse effect to property's heritage values
9	\$		Other heritage stewardship effort/activity (Explain)

Comment: (by line number):

1. Rehabilitation was part of a more encompassing project venue that included life-safety improvements, accessibility, utility system upgrades, and energy efficiency. However, historic integrity was a primary consideration to the agency and the design professionals participating in the work. Of the expenditures made for the project, approximately 15% of the costs of the project were for direct rehabilitation activities, and preservation / rehabilitation values were applied to the decision making process for all of the work.
2. Before planning was initiated for this project a partial HISTORIC STRUCTURES REPORT was completed to assist the agency and the design professionals with project development. Cost of this report was \$20000.00; this report included (3) adjacent and connected structures as well as the building under consideration for this report.
3. As opportunities have surfaced, the agency has offered historic tours of the facility and has initiated media coverage of project activities and objectives. Tours have included students, community leaders, and the general public. Sponsors for these awareness activities include the Elderhostel program and selected faculty; both administered by the agency.
4. The Elderhostel program at UMW (as noted above) addressed this component of project activity.
8.
 - a. Design professionals engaged to work on this project included an historic architect meeting the DOI / NPS certification requirements as a historic architect. Cost for this service was approximately 3% of total professional fee costs.
 - b. Project development was presented to, and reviewed by, the State Historic Preservation Office.

Prioritized Preservation Maintenance Needs (to correct deficiencies identified above under Condition/Integrity)

Rank property need among all agency heritage properties: Rank property need among all agency heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = **4** (1-5)

Comment: List prioritized property-specific preservation maintenance needs

1. Application of water repellant to exterior masonry surfaces; face brick is exhibiting surface degradation at selected areas.
2. Interpretive signage and exhibits (original time clock, oak electrical cabinets, chandelier windlass in auditorium, and classroom 209).

Other Comment: None noted

Reported by (Name): Kenneth R. Sievert **Date (MM/DD/YYYY):** 11/11/11

Heritage Property

“Heritage property” means any district, site, building, structure, or object located upon or beneath the earth or under water that is significant in American history, architecture, archaeology, or culture (MCA 22-3-421). Eligibility established through consultation with the State Historic Preservation Office.

Property Count (Adapted from National Register of Historic Places)

District: A group, concentration, linkage or continuity of sites, buildings, structures or objects.

Building: Shelter for human activity (including functionally related unit, such as house/garage)

Structure: Functional construction for purpose other than shelter

Site: Location of significant historical event; historic or prehistoric archaeological resource

Object: Non-building or structure, primarily artistic in nature, relatively small and simple

Status (Adapted from NPS NHL report)

Endangered: serious negative impacts to property historic integrity occurring, or have occurred, and resource condition is worsening.

Threatened: serious negative impacts to property historic integrity have not occurred, but are impending

Watch: negative impacts to historic integrity have the potential to occur

Satisfactory: negative impacts to property historic integrity are unlikely to occur; or potential/impending loss of integrity has been addressed and mitigated in consultation with State Historic Preservation Office.

Unknown: No or inadequate current information

Condition/Integrity

Excellent: Well preserved; routinely maintained and monitored. If building or structure: meets current codes and use needs, while preserving historic integrity.

Good: Stable; generally maintained and/or monitored. If building or structure: minimally meets current codes and use needs, while preserving historic integrity.

Fair: Stable, but largely unmaintained; needs or will soon need preservation treatment. If building or structure: does not meet all current codes or use needs.

Poor: Unstable; unmaintained; in need of preservation treatment. If building or structure: does not meet current codes, health or safety standards or does not meet use needs.

Failed: Demolished; destroyed; resource is gone or lost its heritage values/eligibility

Unknown: No data

Stewardship Effort/Cost

Enter cost for all activities that apply in period of reporting (2 years). If activity, but no calculated/estimated cost available, enter “1”. If no activity, enter “0” or leave blank.

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g. 24YL0001): 24BE0805 (# obtained from SHPO upon receipt of site form)

Property Name: UM Western – Main Hall [1924 LIBRARY ADDITION]

Property Town/Vicinity of: Dillon, Montana (Beaverhead County)

Property Date (Year of Origin/Construction or "Precontact") 1924

State Agency (Choose One): University System

Reporting Cycle Year:2011 (e.g. 2011; 2013; 2015, etc) 2011

Property Type (Choose One): Historic

Property Count (#): ___ District 1 Building(s) ___ Structure(s) _____ Site(s) _____ Object(s)

Status (Choose one): Endangered

Comment:

This structure is listed on the National Register of Historic Places. It was a large attached Library wing connected to the state's first Normal School, and has historic significance based on its own merits. It is included within a single listing identified as the Main Hall Complex identified by the above property number.

Period of July 2010 – current: Work on the Library wing during this reporting period was related to rehabilitation and improvements made to other connected wings of the Main Hall complex by a major construction project in 2010-2011; the impact to this specific wing of the complex by the project was less than to other areas. Selected primary spaces (2nd & 3rd floor corridors, primary North entrance, and marble grand staircase) were protected, preserved, or rehabilitated by the identified project in compliance with DOI standards – the remainder of the structure was not addressed but had been adversely impacted by previous changes to the interior architecture; particularly the highly ornate Library reading room.. A third floor connecting corridor was added above the interconnecting corridors at the interface of the various wings of the complex by the 2011-2011 project; the construction of this addition was implemented in collaboration with discussion with the State Historic Preservation Office and in compliance with guidance for incorporating additions to historic properties. An elevator was introduced within this connecting link between wings of the complex to satisfy accessibility requirements mandated by today's building codes.

Condition/Integrity (Choose One): Poor

Comment:

The exterior of the building exhibited a high degree of historic integrity prior to the limited 2010-2011 rehabilitation work done on this wing of the complex, and was not altered by the identified project. The limited interior work completed during the reporting period was done in association with related work to other parts of the complex, and was implemented with the goal of protecting the existing integrity and its associations as noted above. Substantial work remains to be done to the Library wing including life-safety improvements (the fire escape exit is sub-standard), utility system upgrades, seismic stabilization, energy improvements, and rehabilitation of the historic Library space.

Stewardship Effort and Cost (Enter all that apply in past 2 years)

1	\$	<u>X</u>	Heritage Restoration/Rehabilitation/Preservation project activity (SOI standards)
2	\$	<u>X</u>	Heritage Research/Documentation project activity Site(s)
3	\$	<u>1</u>	Heritage Interpretation/Education/Awareness project activity
4	\$	<u>1</u>	Heritage Promotion/Tourism/Marketing project activity Object(s)
5	\$		Heritage Preservation/Conservation Plan Development
6	\$	<u>X</u>	Regular/routine maintenance
7	\$		Monitoring (reported upon)
8	\$	<u>1</u>	Project designed/redesigned to avoid adverse effect to property's heritage values
9	\$		Other heritage stewardship effort/activity (Explain)

Comment: (by line number):

1. Rehabilitation was part of a more encompassing project venue that included life-safety improvements, accessibility, utility system upgrades, and energy efficiency to other wings of the Main Hall Complex.. However, historic integrity was a primary consideration to the agency and the design professionals participating in the work. Of the expenditures made for the project, approximately 20% of the costs of the project were for direct rehabilitation activities, and preservation / rehabilitation values were applied to the decision making process for all aspects of the work.
2. Before planning was initiated for this project a partial HISTORIC STRUCTURES REPORT was completed to assist the agency and the design professionals with project development. Cost of this report was \$20000.00; this report included (3) adjacent and connected structures as well as the building under consideration for this report.
3. As opportunities have surfaced, the agency has offered historic tours of the facility and has initiated media coverage of project activities and objectives. Tours have included students, community leaders, and the general public. Sponsors for these awareness activities include the Elderhostel program and selected faculty; both administered by the agency.
4. The Elderhostel program at UMW (as noted above) addressed this component of project activity.
8.
 - a. Design professionals engaged to work on this project included an historic architect meeting the DOI / NPS certification requirements as a historic architect. Cost for this service was approximately 3% of total professional fee costs.
 - b. Project development was presented to, and reviewed by, the State Historic Preservation Office.

Prioritized Preservation Maintenance Needs (to correct deficiencies identified above under Condition/Integrity)

Rank property need among all agency heritage properties: Rank property need among all agency heritage properties:

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

Comment: List prioritized property-specific preservation maintenance needs

1. *Restoration of the ornamental plaster Library reading room.*
2. *Seismic strengthening.*
3. *Improved fire exiting (eliminate fire escape as a primary exit assembly).*
4. *Upgrade utility systems.*
5. *Energy improvements.*

Other Comment: *None noted*

Reported by (Name): *Kenneth R. Sievert* Date **(MM/DD/YYYY):** *11/11/11*

“Heritage property” means any district, site, building, structure, or object located upon or beneath the earth or under water that is significant in American history, architecture, archaeology, or culture (MCA 22-3-421). Eligibility established through consultation with the State Historic Preservation Office.

Property Count (Adapted from National Register of Historic Places)

District: A group, concentration, linkage or continuity of sites, buildings, structures or objects.

Building: Shelter for human activity (including functionally related unit, such as house/garage)

Structure: Functional construction for purpose other than shelter

Site: Location of significant historical event; historic or prehistoric archaeological resource

Object: Non-building or structure, primarily artistic in nature, relatively small and simple

Status (Adapted from NPS NHL report)

Endangered: serious negative impacts to property historic integrity occurring, or have occurred, and resource condition is worsening.

Threatened: serious negative impacts to property historic integrity have not occurred, but are impending

Watch : negative impacts to historic integrity have the potential to occur

Satisfactory : negative impacts to property historic integrity are unlikely to occur; or potential/impending loss of integrity has been addressed and mitigated in consultation with State Historic Preservation Office.

Unknown: No or inadequate current information

Condition/Integrity

Excellent: Well preserved; routinely maintained and monitored. If building or structure: meets current codes and use needs, while preserving historic integrity.

Good: Stable; generally maintained and/or monitored. If building or structure: minimally meets current codes and use needs, while preserving historic integrity.

Fair: Stable, but largely unmaintained; needs or will soon need preservation treatment. If building or structure: does not meet all current codes or use needs.

Poor: Unstable; unmaintained; in need of preservation treatment. If building or structure: does not meet current codes, health or safety standards or does not meet use needs.

Failed: Demolished; destroyed; resource is gone or lost its heritage values/eligibility

Unknown: No data

Stewardship Effort/Cost

Enter cost for all activities that apply in period of reporting (2 years). If activity, but no calculated/estimated cost available, enter “1”. If no activity, enter “0” or leave blank.

MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

Property Number (e.g. 24YL0001): 24BE0805 (# obtained from SHPO upon receipt of site form)

Property Name: UM Western – Main Hall [1951 AUDITORIUM [

Property Town/Vicinity of: Dillon, Montana (Beaverhead County)

Property Date (Year of Origin/Construction or "Precontact") 1951

State Agency (Choose One): University System

Reporting Cycle Year: 2011 (e.g. 2011; 2013; 2015, etc) 2011

Property Type (Choose One): Historic

Property Count (#): ___ District 1 Building(s) ___ Structure(s) _____ Site(s) _____ Object(s)

Status (Choose one): Satisfactory

Comment:

This structure is listed on the National Register of Historic Places. It was a large attached Auditorium wing connected to the state's first Normal School in 1951, and has historic significance based on its own merits. It is included within a single listing identified as the Main Hall Complex identified by the above property number.

Period of July 2010 – current: Work on the Auditorium during this reporting period was included with other rehabilitation and improvements made to other connected wings of the Main Hall complex by a major construction project in 2010-2011; the impact from the 2010-2011 project included significant changes to the auditorium structure. Prior to the initiation of the identified project, the auditorium wing was culturally evaluated and was rated as not retaining significant interior historic materials. The original 1951 construction did not complete finishing of the lower level of the building, and the 1951 applied finishes within the upper level auditorium were not able to be determined from extant historic documents. The lower level space had been adapted to various uses over time, and the upper level auditorium decor had been altered; as a consequence there was very little original historic fabric available to preserve or rehabilitate. Actions initiated during the 2010-2011 project that recognize the cultural values of the facility included: the original configuration of the auditorium was retained (with consideration to accessibility), interior applied finishes were selected to be compatible with and sensitive to the art-deco style of architecture, and selected materials (i.e. end standards for the seating) were restored and re-installed. In addition, seismic strengthening was introduced, utility systems were upgraded, and incompatible uses were relocated to other more advantageous locations on campus. Access to the auditorium and building complex was improved by an expansion (addition) at the intersection of the various wings of the complex of structures, and a small masonry addition was incorporated at the side of the auditorium structure to house an ADA lift to access theater seating.

Condition/Integrity (Choose One): Excellent

Comment:

The building exterior exhibited (and continues to exhibit) a high degree of historic integrity prior to the 2010-2011 rehabilitation work. Interior work done during 2010-2011 was thorough, addressed numerous requirements mandated by current building codes, and was respectful and harmonious with cultural values represented in this historic structure.

Stewardship Effort and Cost (Enter all that apply in past 2 years)

1	\$	<u>X</u>	Heritage Restoration/Rehabilitation/Preservation project activity (SOI standards)
2	\$	<u>X</u>	Heritage Research/Documentation project activity Site(s)
3	\$	<u>1</u>	Heritage Interpretation/Education/Awareness project activity
4	\$	<u>1</u>	Heritage Promotion/Tourism/Marketing project activity Object(s)
5	\$		Heritage Preservation/Conservation Plan Development
6	\$	<u>1</u>	Regular/routine maintenance
7	\$		Monitoring (reported upon)
8	\$	<u>X</u>	Project designed/redesigned to avoid adverse effect to property's heritage values
9	\$		Other heritage stewardship effort/activity (Explain)

Comment: *(by line number):*

1. *Rehabilitation was part of a more encompassing project venue that included life-safety improvements, accessibility, utility system upgrades, and energy efficiency. However, historic integrity was a primary consideration to the agency and the design professionals participating in the work. Of the expenditures made for the project, approximately 5% of the costs of the project were for direct rehabilitation activities, and preservation / rehabilitation values were applied to the decision making process for all of the work.*
2. *Before planning was initiated for this project a partial HISTORIC STRUCTURES REPORT was completed to assist the agency and the design professionals with project development. Cost of this report was \$20000.00; this report included (3) adjacent and connected structures as well as the building under consideration for this report.*
3. *As opportunities have surfaced, the agency has offered historic tours of the facility and has initiated media coverage of project activities and objectives. Tours have included students, community leaders, and the general public. Sponsors for these awareness activities include the Elderhostel program and selected faculty; both administered by the agency.*
4. *The Elderhostel program at UMW (as noted above) addressed this component of project activity.*
8.
 - a. *Design professionals engaged to work on this project included an historic architect meeting the DOI / NPS certification requirements as a historic architect. Cost for this service was approximately 3% of total professional fee costs.*
 - b. *Project development was presented to, and reviewed by, the State Historic Preservation Office.*

Prioritized Preservation Maintenance Needs (to correct deficiencies identified above under

Condition/Integrity)

Rank property need among all agency heritage properties: Rank property need among all agency heritage properties:

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

Comment: List prioritized property-specific preservation maintenance needs

1. *Enclosure of the fire exit stairs from the theater seating area.*
2. *Improved access to the backstage area of the theater for large objects.*
3. *Develop policies to prevent adverse impacts to the theater interior by improvisational uses associated with theater productions.*

Other Comment: *None noted*

Reported by (Name): *Kenneth R. Sievert* **Date (MM/DD/YYYY):** *11/11/11*

Heritage Property

“Heritage property” means any district, site, building, structure, or object located upon or beneath the earth or under water that is significant in American history, architecture, archaeology, or culture

(MCA 22-3-421). Eligibility established through consultation with the State Historic Preservation Office.

Property Count (Adapted from National Register of Historic Places)

District: A group, concentration, linkage or continuity of sites, buildings, structures or objects.

Building: Shelter for human activity (including functionally related unit, such as house/garage)

Structure: Functional construction for purpose other than shelter

Site: Location of significant historical event; historic or prehistoric archaeological resource

Object: Non-building or structure, primarily artistic in nature, relatively small and simple

Status (Adapted from NPS NHL report)

Endangered: serious negative impacts to property historic integrity occurring, or have occurred, and resource condition is worsening.

Threatened: serious negative impacts to property historic integrity have not occurred, but are impending

Watch: negative impacts to historic integrity have the potential to occur

Satisfactory: negative impacts to property historic integrity are unlikely to occur; or potential/impending loss of integrity has been addressed and mitigated in consultation with State Historic Preservation Office.

Unknown: No or inadequate current information

Condition/Integrity

Excellent: Well preserved; routinely maintained and monitored. If building or structure: meets current codes and use needs, while preserving historic integrity.

Good: Stable; generally maintained and/or monitored. If building or structure: minimally meets current codes and use needs, while preserving historic integrity.

Fair: Stable, but largely unmaintained; needs or will soon need preservation treatment. If building or structure: does not meet all current codes or use needs.

Poor: Unstable; unmaintained; in need of preservation treatment. If building or structure: does not meet current codes, health or safety standards or does not meet use needs.

Failed: Demolished; destroyed; resource is gone or lost its heritage values/eligibility

Unknown: No data

Stewardship Effort/Cost

Enter cost for all activities that apply in period of reporting (2 years). If activity, but no calculated/estimated cost available, enter "1". If no activity, enter "0" or leave blank.