SB3 Report 2020

State Agency Biennial Report on State Owned Heritage Properties

Montana Heritage Commission

Bonanza Inn door hardware restoration – Virginia City, Montana
(2018)

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Prepared For: State Preservation Review Board and Montana State Historic Preservation Office

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Executive Summary

Background:
In 1997, the 55th Montana Legislature established the Montana Heritage Preservation and Development Commission (MHC) to acquire and manage historic properties for the State of Montana. This legislation approved the purchase of Virginia and Nevada Cities comprising 248 buildings, 160 acres of land, and hundreds of thousands of artifacts. These large historic town sites were the first properties managed by the MHC. Since 1997, the Montana Board of Land Commissioners approved two additional acquisitions of historic Reeder's Alley and the Pioneer Cabin in Helena. Reeder's Alley was received through a private donation on November 19, 2001. The Pioneer Cabin at the front of Reeder's Alley was received from a private donation on June 19, 2006.

The Montana legislature authorizes the MHC to care for heritage resources "in a manner that protects the properties and encourages economic independence" (MCA 22-3-1001). Our statutory purpose is to acquire and manage, on behalf of the state, properties that possess outstanding historical value, display exceptional qualities worth preserving, and are genuinely representative of the state's culture and history.

MHC has worked hard to expand the economic and revenue generating uses for our state buildings. MHC is responsible for the management and economic use of these historic properties including; building improvements, structural stabilization, site maintenance, artifact conservation, and protection of diverse historic features. MHC serves as a resource for the public and professionals interested in learning more about Montana history, historic building preservation, archaeology, conservation of artifacts, education, living history, and historic site management.

Historical Significance:
Virginia City is Montana's Territorial Capital (1865-1875). The size, scope, and quality of the historic site helped make Virginia City one of the first National Historic Landmark Districts in Montana (1961). Nevada City is an assemblage of historic buildings, some original to the site, and from across Montana and Yellowstone National Park. Nevada City operates as an outdoor museum and hosts dozens of public educational events, with unique hands-on experiences for visitors of all ages. Reeder's Alley and Pioneer Cabin are the oldest remaining miner's settlements in Helena. These historic sites are significant to Montana and national history as places of western settlement and the formation of Montana society.

Tourism and Business Development:
In 2012-2019 Virginia and Nevada City was ranked as the number one state owned tourist attraction according to the Office of Tourism. The average tourist count is over 500,000 tourists from Memorial Day to Labor Day each year. The Montana Heritage Commission also boasts the 2nd largest Americana artifact site (Next to the Smithsonian) and was featured in the New York Times. The Montana Heritage Commission has over 100 signed volunteers that assist with historical research and help interpret Montana's early years, and especially, the activities of the infamous Montana Vigilantes. The Montana

Heritage Commission leases its buildings to over 42 different concessionaires as well as running several of its own business operations. In 2017 we completed an economic impact report by the Rocky Mountain Economic District which indicated Virginia and Nevada City contribute $74.4 million in economic impact for the state and helps to employ 1086 people.

This report was prepared in response to SB3 State Agency Biennial Report requirements and previous feedback received from the state review board. Specific topics discussed in the report include:

a. A list of the heritage properties managed by the agency.
b. The status and condition of each heritage property.
c. The stewardship efforts in which the agency has engaged to maintain each heritage property and the cost of those activities.
d. A prioritized list of the maintenance and preservation needs for the properties.
e. A record of the agencies' compliance with subsection MCA 22-3-424 (1) and (2)

Over the MHC's 22-year existence our management philosophy has evolved as a greater understanding of the resources under our care has emerged, and economic realities confronted. The scale and diversity of these collections creates many management opportunities and challenges. Accordingly, the MHC strives to achieve the delicate balance of respectful resource stewardship with public access and enjoyment, and economic self-sufficiency. We recognize that there still remains room for improvement, but we are confident that with on-going guidance from the state review board and support from related agencies - we will fulfill our mission.

We respectfully submit this report of our stewardship practices for the past two years as evidence of that commitment and want to express our gratitude to the State Preservation Review Board and the State Historic Preservation Office for their on-going assistance in this endeavor.

Section 1 - Understanding the Resource

The MHC is responsible for a large and complex collection of historic resources comprised of buildings, structures and artifacts at three primary sites - Virginia City, Nevada City, and Reeder's Alley. Many of these 250+ buildings and structures are listed on the National Register of Historic Places as contributing resources within the Virginia City National Historic Landmark District, or as individually listed or eligible resources in Nevada City and Reeder's Alley.

Please refer to the following Summary of Heritage Properties for specific information regarding the MHC's heritage properties, including their condition, use, threat level, and National Register status. For the sake of this report, the MHC wishes to clarify the difference between "heritage properties" (herein defined as cultural resources listed or eligible for the National Register of Historic Places as individual or contributing historic resources) and the numerous properties owned and managed by the MHC that are not National Register listed or eligible, denoted within as "non-heritage properties". In some cases, previous MHC SB3 reports inadvertently combined the two resource types and reported all state-owned properties within Virginia City under the general heading of *heritage properties* - resulting in an inflated resource count.

To guide this analysis, the MHC relied on the 1976 National Register nomination for the Virginia City National Historic Landmark District, the subsequent 1990 Architectural, Historical, and Archaeological Inventory of the Virginia City, Montana (Dames & Moore Report), and individual nominations records for information. Upon closer scrutiny, it appears that of the 125+ heritage properties previously reported by the MHC for the three sites only 94 properties, ranging from outhouses to an Opera House, have actually been listed or determined eligible for the National Register. The remaining 31 properties fall into the general category of ineligibility due lack of historical association with the site, for example the McFarland Curatorial Center, Virginia City Railroad Depot, and the Daylight Village and VC Players cabins. For clarification purposes, the summary table shows the 94 Heritage Properties with the HP prefix while other properties are identified as NHP, or Non-Heritage Properties, and highlighted in yellow. The MHC requests that the list of heritage properties under their administration be updated accordingly.

Due to the need for further research, this list does not include the 116 non-heritage properties located in Nevada City. These properties have been determined by the Montana SHPO as ineligible for the National Register due to their age, relocated nature, and/or the general lack of historic integrity of the site. We anticipate many of these resources will become heritage properties as further time passes and they reach the all-important 50 year age threshold generally required for National Register eligibility. Another important stepping stone to National Register consideration is the creation of historic context statements allowing the significance of these Bovey-era resources to be better understood and appreciated. We support the compilation of this research, and are confident that as professional scholarship coalesces, the significance of the Bovey family's preservation efforts of Virginia and Nevada City will be recognized within the larger national context of the early-20th century heritage tourism/town museum movement. In the meantime, we have our hands full caring for our 94 heritage properties already listed on the National Register.

Summary of Heritage Properties (2020 SB3 Report)

(HP = Heritage Property (National Register-listed) NHP = Non Heritage Property

RECON = Bovey Reconstruction MOVED = Bovey Relocated NEW = Not Original ALTERED = Heavily Modified NS = Not Surveyed, likely moved

Preservation and Maintenance Priorities = Heritage Properties in Threatened or Endangered Status

MHC Building #	Building Date	State-owned Heritage Property	Use	Status	Condition	Priority Preservation needs
HP001 –RECON	1864	Ford Bovey House	MHC rental	Watch	Fair	Drainage issues, exterior wood treatment, concrete re-pointing
NHP002-MOVED	1952	Ford Bovey Cabin	MHC Display	Watch	Fair	Foundation assessment, oil exterior, French drain, maintain daubing
NHP003-NS	Bovey ?	Tack Shed	MHC Displa54877777y	Watch	Fair	New roof, vegetation control
HP004	1900	Bosworth Barn	MHC storage	Watch	Good	Vegetation control
NHP005	1955	Stone Cellar Ruins (Bovey)	MHC Display	N/A	N/A	Bovey constructed this "ruin" structure to hide gas tanks
HP006	**1863**	**Brewery Dugout Cabin**	MHC Display	**Endangered**	**Poor**	**NPS shoring in place, condition monitored, awaiting funding for further stabilization.**
HP007	1867	Ford's Old House	MHC rental	Watch	Fair	Maintain daubing, roof, window & door systems
HP008-RECON	1950	Sim Ferguson Cabin (Bovey)	MHC display	Satisfactory	Good	Full restoration in 2005. Vegetation control needed
HP009	1882	Kissling Cabin	MHC rental	Satisfactory	Good	Full restoration in 2005. Roof material replacement, vegetation
HP010	1875	Thexton/Kitson House	MHC rental	Satisfactory	Good	Modified in 1990s, needs heating upgrade, vegetation control
HP011	1864	Old House	MHC rental	Watch	Fair	None immediate, vegetation control
012		left blank				
013		left blank				
HP014	1875	Aunt Julia's House	MHC Commercial	Satisfactory	Good	Exterior siding replaced; structure repaired; boardwalk repaired 2015
HP015	1875	Aunt Julia's Outhouse	MHC Display	Satisfactory	Good	Vegetation control
HP016 -RECON	1950	Dance & Stuart Store (Bovey)	MHC Display	Satisfactory	Good	Exterior wood treatment 2018, vegetation removal
NHP017-ALTERED	1939	Pitman Gas Station & Shed (Bovey)	MHC Display	Watch	Fair	Vegetation, drainage, repair and treat wood siding, pending
HP018	1869	Cabbage Patch Barn	MHC Display	Watch	Fair	None immediate, vegetation control
HP019	1869	Cabbage Patch Shed	MHC Display	Watch	Poor	Foundation piers, repair exterior timbers, re-grade & drainage,
HP020	1869	**Shed east of barn- Cabbage Patch**	MHC Display	**Threatened**	**Poor**	**Condition monitored, scheduled for repairs 2020-21 period**

HP021	1869	Shed with display- Cabbage Patch	MHC Display	Watch	Fair	Dug for drainage in 2009, needs foundation and drainage, vegetation
HP022	1869	Outhouse- Cabbage Patch	MHC Display	Watch	Fair	Vegetation, eventually: new roof and door preservation, wood treatments
HP023	1863	Kramer Dress Shop Building	MHC Display	Satisfactory	Good	Signature VC building, will need on-going monitoring
HP024	1874	McGovern Barn	MHC Display	Watch	Fair	Walls deflecting, condition monitored, bracing installed 2018
HP025	1869	Tin Clad Shed- Cabbage Patch	MHC Display	Watch	Fair	Vegetation, eventually drainage
HP026	1863	Weston Hotel	MHC Display	Satisfactory	Good	Extensive restoration in 2009
HP027	1863	McGovern Store	MHC Display	Watch	Good	UV window protection for display. Building stabilized in 2008
HP028	1863	McGovern Outhouse	MHC Display	Watch	Fair	None immediate, will need a foundation, vegetation control
HP029	1863	Tobacco Shop	MHC Display	Satisfactory	Good	Drainage issues corrected in 2008
HP030	1863	Jewelry Store	MHC Display	Satisfactory	Good	Drainage issues corrected in 2008, foundation
HP031	1863	Outhouse behind the Jewelry	MHC Display	Satisfactory	Fair	Stabilization completed 2018
HP032	1864	Toy Store	MHC Display	Satisfactory	Good	Exterior wood treatment
HP033	1864	Toy Store Ground Floor	MHC Display	Watch	Fair	Proper foundation, roof replaced
		Outhouse				
HP034	1864	Toy Store 2 Story Outhouse	MHC Display	Watch	Fair	Permanent stabilization, proper foundation, vegetation
HP035-RECON	1948	City Bakery (Bovey)	MHC Commercial	Watch	Poor	Stabilize rear of building, remove, excavate, rebuild concrete wall, conditioned monitored, awaiting funding.
HP036	1863	Kiskadden Barn	MHC Display	Watch	Fair	Roof repairs, vegetation
037		left blank				
HP038-ALTERED	1863	Fairweather Inn	MHC Commercial	Satisfactory	Good	Plumbing repaired; Roof patched; Exterior painted 2015
HP039-ALTERED	1948	Fairweather Inn Annex (Bovey)	MHC Commercial	Satisfactory	Good	Plumbing repaired; Roof patched; Exterior painted 2015
HP040-RECON	1864/1946	Montana Post (Bovey) & Stone Print Shop	MHC Display	Satisfactory	Good	Stabilization of northern wall of Print Shop completed 2015
041		left blank				
HP042	1863-80s	Gilbert Brewery	MHC Commercial	Satisfactory	Good	Received preservation treatments 2011; Structure repaired 2015
HP043	**1864**	**Pottery Shop & Bottling Building**	MHC Display	**Threatened**	**Fair**	**Site clean-up 2019, structural risk from underground springs being investigated 2020**
HP044	**1864**	**Gilbert House**	MHC Display	**Threatened**	**Poor**	**Pending funding proposed for full restoration 2020-21 period**
NHP045-NEW	Bovey (1948-60)	Daylight Village Cabins 1&2		N/A	N/A	Structural risk from Daylight Creek, unusable

NHP046-NEW	Bovey	Daylight Village Cabins 3&4		N/A	N/A	Structural risk from Daylight Creek, unusable
NHP047-NEW	Bovey	Daylight Village Cabins 5&6		N/A	N/A	Structural risk from Daylight Creek, unusable
NHP048-NEW	Bovey	Daylight Village Cabins 7&8		N/A	N/A	Structural risk from Daylight Creek, unusable
NHP049-NEW	Bovey	Daylight Village Cabins 9&10		N/A	N/A	Structural risk from Daylight Creek, unusable
NHP050-NEW	Bovey	Building by Pottery Shop		N/A	N/A	N/A
NHP051-NEW	Bovey	Boiler & Restrooms		N/A	N/A	Electrical plumbing restored
NHP052-NEW	Bovey	Daylight Village Office		N/A	N/A	N/A
NHP053-NEW	Bovey	Building on East End		N/A	N/A	Structural risk from Daylight Creek, unusable
NHP054-NEW	Bovey	West Building No.		N/A	N/A	Electrical plumbing restored
NHP055-NEW	Bovey	Cabins 11-32		N/A	N/A	Electrical plumbing restored
NHP056-NEW	Bovey	East Building No. 33-38		N/A	N/A	Electrical plumbing restored
NHP057-NEW	Bovey	Village Pump	MHC Display	N/A	N/A	Reconstructed by MHC 2019
HP058	1864	Bickford House	MHC-rental	Satisfactory	Fair	Foundation settling and cracking present
HP059-NS	1964-1900	Bickford (small shed, near house)	MHC Display	**Endangered**	**Poor**	**Ruin, needs stabilization and interpretation, under evaluation FY 2020-21 period**
HP060-NS	‘’	Bickford (log barn, ruin)	MHC Display	**Endangered**	**Poor**	**“”**
HP061-NS	‘’	Bickford (chicken house, ruin)	MHC Display	**Endangered**	**Poor**	**“”**
HP062-NS	‘’	Bickford (sheds, ruin)	MHC Display	**Endangered**	**Poor**	**“”**
063		left blank				
064		left blank				
HP065	1864	Content Corner	MHC Commercial	Watch	Good	Received preservation treatments from 2003-2010, mold abatement; Need structure fixed; flooring roof repaired
HP066	1864	Content Corner Root Cellar	MHC Commercial	Watch	Good	Needs roof repaired; interior floor done
HP067-RECON	1948	Ruby Chang's (Bovey)	MHC Commercial	Satisfactory	Good	Basic preservation treatment needed
HP068-RECON	1946	Gypsy Arcade / Variety Store (Bovey)	MHC Display	Satisfactory	Good	Basic preservation treatment needed
069		left blank				
HP070	1863-4	E.L. Smith Store	MHC Display	Satisfactory	Good	Basic preservation treatment needed
HP071	1865	E.L. Smith Icehouse	MHC Display	Watch	Fair	Internal stonework cracked, flooring joists repair
HP072	1863	Wells Fargo Display	MHC Commercial	Satisfactory	Good	Basic preservation treatment needed

HP073-RECON	1948	Assay Office (Bovey)	MHC Display	Watch	Fair	Sagging floor, stonework
HP074	1875	Buford Store (East)	MHC Display	Satisfactory	Good	Repaired flooring/fixed roof/repaired electrical/plumbing 2015-2016, brick repointing needed
HP075	1899	Buford Block (Center)	MHC Commercial	Satisfactory	Good	Repaired flooring/fixed roof/repaired electrical/plumbing 2015-2016, brick repointing needed
HP076	1886	Buford Block (West)	MHC Commercial	Satisfactory	Good	Repaired flooring/fixed roof/repaired electrical/plumbing 2015-2016, brick repointing needed
HP077-RECON	1948	Elling Store (Bovey)	MHC Display	Satisfactory	Good	None needed for now
HP078-RECON	1948	Boots & Shoes (Bovey)	MHC Commercial	Satisfactory	Good	None needed for now
HP079	1865	Photo Shop	MHC Commercial	Satisfactory	Good	None needed for now
HP080	**1883**	**Shingle Shed**	**MHC Display**	**Threatened**	**Poor**	**Wood deterioration, no foundation, drainage, roof stabilization, repairs scheduled 2020-21 period**
HP081	1863	Barber Shop	MHC Display	Watch	Fair	Front porch stabilization, repair siding, wood treatment, foundation & drainage issues
HP082-RECON	1950	Virginia City Trading Company (Bovey)	MHC Commercial	Watch	Good	Gutters, exterior wood treatment
HP083	1865	Prasch Blacksmith Shop	MHC Display	Watch	Fair	Needs permanent stabilization, currently has temporary bracing
HP084	1869	Sauerbier Blacksmith Shop	MHC Display	Satisfactory	Good	Structure reframed in early 2000s, needs interior chimney stabilization, drainage
HP085-RECON	1863/1983	Bale of Hay Saloon (Bovey)	MHC Commercial	Satisfactory	Good	Flooring replaced; Electrical upgraded; interior restored 2018-19
HP086-REPRO	1949	Bale of Hay Connection (Bovey)	MHC Commercial	Satisfactory	Good	Drainage, Decks replaced 2019
HP087	1900	Opera House	MHC Commercial	Satisfactory	Good	Masonry redone; Electrical/Heating fixed/ Flooring replaced 2015
NHP088	1949	Opera House Shop (Bovey)	MHC Commercial	Watch	Fair	Plywood siding in poor condition, foundation cracks
NHP089	1950	Scenery Shed (Bovey)	MHC Commercial	Satisfactory	Good	Vegetation control
HP090	1875	Mutt Dixon House	MHC Commercial	Satisfactory	Good	Vegetation control, foundation, drainage
HP091	**1875**	**Mutt Dixon Shed**	**MHC Commercial**	**Threatened**	**Poor**	**Reset on piers, vegetation, repair exterior wood, repair roof shingles, repairs scheduled 2020-21 period**
092		left blank				
NHP093-MOVED	1964	Virginia City RR Depot (Bovey)	MHC Commercial	Satisfactory	Good	Fixed bathroooms; put in interior roof; painted and replaced flooring 2014-2015
HP094	**1869**	**Green Front "Hotel"**	**MHC Display**	**Threatened**	**Fair**	**Foundation repairs, drainage, exterior wood treatments – pending funding preservation is ongoing**
HP095	1874	Green Front "Café/Restaurant"	MHC Commercial	Satisfactory	Good	Received preservation treatment in 2010-18 period
NHP096-MOVED	1964	RR Motor Car Shed	MHC Display	Watch	Fair	Foundation, drainage
HP097	1885	Little Joe's Cabin	MHC Display	Watch	Fair	Foundation, repair damaged sill logs, drainage
HP098	1885	Little Joe's Outhouse	MHC Display	Watch	Poor	Foundation, drainage, wood treatment, vegetation

HP099-NS	**1863**	**Dry Bean Shed (Bovey)**	**MHC Display**	**Threatened**	**Poor**	**Relocated shell of building, appropriate treatment strategy uncertain**
HP100-MOVED	1981	Fayette Harrington House (Bovey)	MHC Commercial	Satisfactory	Good	Exterior wood treatments, eventual re-grading
NP101-MOVED	1948	VC Player's Bath House (Bovey)	MHC Commercial	Watch	Fair	Existing structure demolished and being reconstructed 2019-20.
NHP102-MOVED	1977	Ruby Cabin (Bovey)	MHC Commercial	Satisfactory	Fair	Exterior preservation treatments underway 2019-20
NHP03-MOVED	“”	School House Cabin (Bovey)	MHC Commercial	Watch	Fair	‘’
NHP104-MOVED	“”	Iron Rod Cabin (Bovey)	MHC Commercial	Watch	Poor	‘’
NHP105-MOVED	“”	Duck Pond Cabin (Bovey)	MHC Commercial	Watch	Fair	‘’
NHP106-MOVED	“”	Axolotl Cabin (Bovey)	MHC Commercial	Watch	Fair	‘’
NHP107-MOVED	1948	Rehearsal Hall (Bovey)	MHC Admin.	Satisfactory	Fair	‘’
NHP108-MOVED	1946	White Building (Bovey)	MHC Display	Satisfactory	Good	Foundation, re-grading
HP109	1946	White Building Outhouse	MHC Display	Satisfactory	Good	Vegetation, eventual foundation
HP110	1866	Bonanza Inn Coal Shed	MHC Display	Satisfactory	Fair	Exterior paint for aesthetics, eventual sill & foundation
HP111	1866	Bonanza Inn	MHC Commercial	Satisfactory	Good	Foundation and drainage eventually
HP112	1875	Nunnery (Bonanza House)	MHC Commercial	Watch	Fair	Paint, foundation, drainage, vegetation
HP113	**1875**	**Minerva Coggswell Cabin**	**MHC Display**	**Threatened**	**Poor**	**Foundation, roof, walls, sill logs, floor framing, drainage, exterior finish, pending funding prioritized for FY 2020-21 period**
HP114	1875	Jack Taylor Cabin	MHC Display	Satisfactory	Good	Full preservation in Summer 2009
HP115	**1864**	**Susan Marr House**	MHC Display	**Endangered**	**Poor**	**Conditioned monitored, requires stabilization, under evaluation for FY 2020-21 period**
HP116	1864	Smitty's Garage	MHC Display	Satisfactory	Fair	Vegetation, drainage, wood treatments
HP117	1864	Smitty's Coal Shed	MHC Display	Satisfactory	Fair	Foundation, wood treatments, drainage
HP118-RECON	1864/1945	Governor Meagher Cabin (Bovey)	MHC Commercial	Satisfactory	Good	New foundation/Roof/In process of new flooring and plumbing 2015-2016
HP119	1876	"Lightening Splitter"/Harding House	MHC Commercial	Watch	Fair	Drainage, vegetation, eventual foundation
HP120	1884	Ron Abbie Cabin	NHC Commercial	Watch	Fair	Foundation, vegetation, exterior wood treatments
HP121	1875	Methodist Church	MHC Display	Satisfactory	Good	Re-secure parging, drainage, interior restoration underway
HP122	1864	Daems Cottages	MHC Commercial	Satisfactory	Good	Full preservation in 2005-06
HP123	1864	Corbett House	MHC Commercial	Satisfactory	Good	Full preservation in 2005-06
HP124	1869	Hickman House	MHC Display	Watch	Poor	Full restoration pending funding FY 2020-21
HP125	1869	Hickman Shed	MHC Display	Watch	Poor	“”
NHP126	1964	Red RR Building (west - Bovey)	MHC Display	Satisfactory	Fair	Foundation repairs
NHP127	1999	McFarland Curatorial Center	MHC Admin	Satisfactory	God	

HP128	1863	Dr. Byam House –Nevada City	MHC Display	Satisfactory	Fair	Needs interior framing; paint and electrical upgrades
HP129	1864	Finney House – Nevada City	MHC Display	Watch	Fair	Need to finish flooring; roof; front right side of foundation
HP130	1874	Reeder's Alley (16 units)	MHC Commercial	Satisfactory	Fair	Cosmetic repairs were completed in 2015; Need new roofs, rain gutters and brick masonry work needed throughout the Alley.
HP131	1880	Stone House Building	MHC Commercial	Satisfactory	Fair	2014-2015 Remodeled the inside with new flooring; electrical; masonry work. Needs new roof; masonry work and drainage system replaced
HP132	1864	Caretakers Cabin	MHC Commercial	Satisfactory	Fair	Needs new plumbing/roof and masonry work on left side.
HP133	1864	Pioneer Cabin	MHC Display	Satisfactory	Good	2015 Made is so the building can be a static exhibit where people can go inside and look through interpretive doors and read interpretive signage.

Heritage Properties (NR-listed) = 94 (88 Virginia City, 2 Nevada City, 4 Reeder's Alley)

Non Heritage Properties (NR ineligible) = 31 Virginia City only, not including 116 Nevada City properties not formally surveyed (research needed to clarify NR eligibility of Bovey legacy properties)

N/A = 8 resource numbers reserved (left blank)

Total number of properties evaluated for this report = 125

STATUS

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

Virginia City Buildings with this status: 6

Brewery Dugout Cabin (HP006), Susan Marr House (HP115) and four Bickford Ranch outbuildings (HP059-62). Note: All these properties have deteriorated to the point of structural failure, presenting unique preservation challenges. The MHC is currently evaluating funding and treatment strategies for the 2020-21 period. Initial findings indicate that these properties have significant interpretive value as stabilized "ruins".

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

Virginia City NHL Buildings with this status: 8

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

Virginia City NHL Buildings with this status: 41

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.

Virginia City NHL Buildings with this status: 70

CONDITION

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

Virginia City NHL Buildings with this status: 1 (curatorial center, constructed 1999)

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

Virginia City NHL Buildings with this status: 68

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.

Virginia City NHL Buildings with this status: 40

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.

Virginia City NHL Buildings with this status: 16

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

Virginia City NHL Buildings with this status: 0

Section 2 – Cultural Resource Management Philosophy and Economic Realities

Since our 2018 SB3 report the MHC has not acquired nor lost any heritage properties. All of our properties, previously surveyed and recorded, are routinely inspected on a regular basis by our preservation staff and monitored for changes in their condition. Minor repairs and corrective actions are implemented by the preservation staff promptly, while major changes, such as replacing a deteriorated sill log, are discussed and scheduled at weekly staff meetings. Ultimately, this information is used to coordinate SHPO consultation efforts and prioritize our preservation and maintenance efforts within each budgetary cycle.

On an annual basis the MHC regularly allocates 60% of its general operation budget of $1.2 million toward maintenance and preservation activities. Revenue sources include, earned income from its operations in Virginia and Nevada City, bed tax allocations, and donations and contributions such as the voluntary portion of the license plate registration fee. In recent years, the MHC has also been fortunate to garner additional funding from the Legislature specifically for larger-scale building preservation and maintenance activities.

In 2017, the Legislature allocated $2.0 million of state revenues for this specific purpose. Refer to Attachment A - Prioritized Maintenance and Preservation Activities (FY 2018 and 2019) Accomplished Tasks for a breakdown of how these funds were invested into the project. In 2019, the Legislature allocated an additional $750,000 of Long Range Planning support. Refer to Attachment B – Prioritized Maintenance and Preservation Activities (FY 2020 and 2021) Active Tasks for a description of how these funds are currently being utilized. In 2021, the MHC proposes to request an additional $2.0 million of funding support from the Legislature. Refer to Attachment C – Prioritized Maintenance and Preservation Activities (FY 2022 and 2023) Proposed Tasks for a description of how we propose to utilize these funds. As indicated, on occasion we have experienced cost overruns requiring budgeted funding to be re-allocated to complete active projects. Once additional funding is identified these postponed projects are then prioritized for completion. A good example of this phenomenon is the Methodist Church Restoration Project, scheduled for completion in 2020-21.

Under the general heading of stewardship our mandate is broad. The MHC is responsible not only for preserving and maintaining these properties, but also providing public educational programming, research access, and ensuring for the basic needs, comfort, and safety of our 500,000 plus annual seasonal visitors to Virginia and Nevada City, and numerous year-round visitors and tenants at our facility in Reeder's Alley.

It's an understatement to claim that our resources are stretched thin. Since 2012, when it became apparent that staff reductions were necessary to better align with our mandate of economic self-sufficiency, we re-organized around a core of six full-time employees, including an Executive

Director (ED), tourism event coordinator, two preservation and maintenance staff members, and two museum staff members. This team is augmented by numerous seasonal employees, contractors, concessionaires, and volunteers to ensure our facilities are well-maintained, professionally staffed, and welcoming. Out of necessity, during the busy summer months we focus primarily on visitor services and minor maintenance repairs, relegating major facility projects, including preservation and maintenance to the off-season. To make best use of the short construction season we routinely schedule projects for the spring or fall to avoid impacting summertime visitation. If we can't avoid the summer season, we try to minimize the inconvenience of an active construction site by incorporating a learning element into the project. Interpretative signage is installed at the site to encourage public awareness and understanding of the project while work proceeds mostly unimpeded by curious onlookers.

Previous feedback received from the state review board asked for more information on "how are the MHC's preservation priorities established and implemented". A harsh reality of our situation is the availability of funding drives many of our preservation and maintenance decisions. As encouraged in our current Strategic Plan (http://montanaheritagecommission.mt.gov), we have inventoried and assessed the condition (Fair to Good), significance (Low to High), cost of the repairs, and revenue-generating potential of all our properties. Based on this overall assessment, each year we identify and prioritize specific projects for preservation and maintenance activities with an equal emphasis on the care of heritage properties and their revenue-generating potential. In some cases, through careful planning we are able to accomplish both objectives, such as recent improvements directed at the Harding House, Meagher Cabin, and the Bonanza Inn in Virginia City. After full restoration these historic properties are now available as vacation rentals throughout the summer season.

Whenever possible we try to direct commercial activity away from buildings of great historic significance due to their often fragile nature, such as the original McGovern Dry Good Store with its fully intact interior furnishings and inventory proudly on display. Within our annual operating budget, each year we attempt to make significant investments in the preservation and maintenance of these premier interpretive properties. At a minimum we try to ensure that heritage properties converted to a commercial, income-producing use also contain a strong interpretative message, whether by signage, photos, and/or artifacts. It's been our experience that the public generally appreciates the creative inclusion of an educational interpretative exhibit within retail or lodging settings.

Over the years we've found that a well-implemented maintenance program minimizes the need for extensive preservation efforts. A good example of this approach; we pay special attention to the care and maintenance of the roofs of our historic buildings. An annual springtime inspection of a roof combined with light maintenance repairs, avoids costly and invasive repairs to the interior. Maintenance efforts are generally directed on an as-needed as the various electrical, plumbing, and structural demands of our outdated building stock dictate. For larger preservation and maintenance projects, we rely heavily on a short-list of local building contractors we have vetted over the years. Through close interaction with our preservation crew, and a well-defined scope of work these professional contractors produce excellent results.

From an operational management perspective, we continue to struggle with the question; are we a museum facility or a heritage tourism attraction. For lack of a clear mandate, we try to satisfy both demands. Our work ranges from providing university-level education and training facilities for historic preservation techniques, high-quality well-researched interpretative exhibits, to ensuring basic visitor services are met, including self-guided interpretative brochures, restrooms, and train rides. To ensure our guests have access to quality lodging, dining, and entertainment facilities, we partner with a host of seasonal concessionaires, many of whom have been with us for 10 plus years. These private entrepreneurs magically transform our seemingly abandoned buildings into a variety of vibrant summertime businesses and attractions that help bring our story to life, and diversify the local economy. An added benefit of these public-private relationships is that many of these concessionaires, with proper instruction from our preservation crew, have proven willing and able to take over the basic maintenance duties of their respective business locations. We recognize the professional needs and demands of maintaining a high-quality museum experience are considerably different than those of a roadside attraction. Accordingly, we do our best to uphold a balance between these often competing interests and maintain professional standards and best practices for the cultural resources under our care.

To assist us in achieving our goals we routinely work with various partners including the Montana SHPO, Montana History Foundation, Montana Preservation Alliance, National Park Service, and Town of Virginia City and numerous other private individuals, groups, and public institutions. Over the last 22-years, these partners have provided a range of supports services to us, including funding, technical advice, and hands-on labor. As part of on-going stewardship efforts we will continue to cultivate and expand these relationships. In response to previous state review board feedback encouraging the MHC to "re-establish the required qualified professionals (historic preservation specialist and staff archeologist) to manage the significant heritage properties under the care of the MHC", we maintain close working relationships with the Town of Virginia City's Historic Preservation Program and various private cultural resource management professionals, including a regional archeological consulting firm. Please refer to the Special Initiatives and Compliance sections of this report for further details.

Due to the demands of the numerous heritage properties already owned and managed by the Montana Heritage Commission, we have been generally reluctant to acquire additional properties unless the property is of great historic historical significance and additional funding sources can be clearly identified. Refer to the Special Initiatives section for an especially current example of this approach. In a "triage-like" manner we tend to focus on protecting what we have versus acquiring more properties. We believe this is the most reasonable and prudent approach to managing such a complex project.

With this understanding of our management philosophy and realities, we are proud to report the following preservation and maintenance accomplishments over the past two years for our 94 heritage properties.

Section 3 - On-going Preservation and Maintenance (P&M) Activities (2018-2019)

Due to staffing reductions over the years, we no longer have the luxury of separate dedicated preservation and maintenance (P&M) crews. Our remaining preservation staff of two full-time employees is routinely tasked with basic maintenance duties. We make use of various professional construction contractors and occasionally volunteers and concessionaires to offset maintenance demands, thereby freeing up the preservation staff for the more time consuming and demanding tasks. In spite of these efficiencies preservation tasks are often overshadowed, or delayed, by the more immediate demands of basic maintenance and health and safety concerns.

For open-air museum resources like Virginia and Nevada City, P&M work is never ending. To retain the "arrested deterioration" appearance of our famous "living-ghost town" setting each task must be viewed through the lens of "doing the least harm". Whether trying to address an ADA access concern on the boardwalk, or reattach a deteriorated element of a building's cornice, each activity requires staff to creatively identify the most sensitive approach possible. Such an approach takes time and considerable experience to achieve the desired outcome of "blending the new with the old" and maintaining the historic integrity of the resource.

A few examples of routine preservation tasks completed by the MHC over the past two years include:

Bonanza Inn – Restoration of divided-lite windows, doors, and door hardware (2018)

Bonanza Inn – Restoration of false front façade trim cap (2018)

Harding House – Restoration of screen door and log chinking (2018)

Bale of Hay Saloon – Restoration of floors (repairing, sanding and refinishing - 2019)

Major preservation work underway…

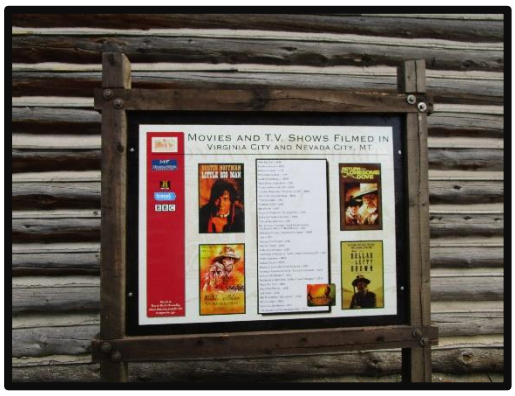
Methodist Church – Window Restoration (Step 1 - remove old sashes and cover openings - 2019)

In a multi-year, joint effort with the Montana Preservation Alliance and the National Park Service to restore the Methodist Church, MHC staff recently oversaw removal of window sashes. After numerous programmatic and budgetary delays, it appears 2020 will be the year that the long awaited Methodist Church Restoration Project will proceed in earnest.

Over the next biennium, as funding allows, the MHC is eager to initiate major restoration activities directed at these important heritage properties:

- Jack Taylor & Minerva Coggswell Cabins (HP113 & 114)
- Hickman House (HP124)
- Gilbert House (HP044)

Interpretation Accomplishments



Beyond the on-going work of the preservation crew, the 2018-19 period saw the creation and installation of dozens of new or repaired interpretive signs throughout Virginia and Nevada City. In collaboration with the Montana Historical Society, the MHC's museum curation staff oversaw the placement of the following signs:

MHC Interpretive Signs 2018

Assay Office (NC)	Dimsdale School (NC)
John Ellingsen	Discovery Park
Gallows Barn (NC)	George Ives Jail (NC)
H.S. Gilbert Brewery Park	Hickman House
Iron Rod Post Office	Linderman Building
Molinari Organ Works	Richards Cabin
Sun River Jail	Twin Bridges School House (NC)
Vigilante Fishing Pond	Gold Discovery
Virginia City Territorial Capitol 1865 - 1875	Movies / Shows Filmed in NC & VC
Vigilantes in Montana	

MHC Interpretive Signs 2019

The Remarkable Riparian – Replaced, sun damage	A Recovering Ecosystem - (River of Gold)
A Scar on the Landscape - (River of Gold)	Grub Stake - (Kiskadden Barn inside)
Road To The Buffalo	Home on the Claim
Sim Ferguson – Replaced, sun damage	Corbett House – Replaced, sun damage
Daems House – Replaced, sun damage	Home Habitat
Fight of the Century and Flour Riots (Aunt Julias) – Replaced, sun damage	

National Register Signs 2018-2019

Sisters of Charity Nunnery - (Bonanza House)	Hickman House
Toole, Leach & Co. Warehouse (Leta Hall - Stonewall)	Methodist Church
Thexton House - (Kisling House)	City Bakery
Samuel Word House - (Ford Bovey House)	Gilbert/Pankey Cabin - (Ron Abbe Cabin)
Montana Picture Gallery	Assay Office
Ten Pin Alley Saloon - Well's Fargo Office Display)	Green Front Boarding House - Replaced due to wrong info
Original Madison County Courthouse - (Bonanza Inn) - Replaced due to wrong info	Daems House
Corbett House	Henderson's Paint Shop - (Charlie Bear's)
Susan Marr House	Virginia City Trading Co.
Frisch / Ferguson Cabin - (Sim Ferguson Cabin)	Elephant Auction House - (Ruby Changs)
Blue Front Variety Store - (Gypsy Arcade)	Raymond House - Player's Bunkhouse
Kohl's / Little Joe's Cabin	Albright Clothing Store - (Cousin's Candy Shop)
Virginia City Gym	F.R. Merk Block - (Pioneer Bar) – Replaced
Gilbert Bottling Plant - (Gilbert Pottery Shop)	VC Café
Hargrave / Vanderbeck House - (Leta Hall's House)	McGovern Barn
Elks Lodge	Harding House - (Lightning Splitter)

Section 4 - Special Stewardship Initiatives (2018-2019 & 2020-2021)

Each biennium we identify a few special projects to pursue and hopefully complete. We choose initiatives that we feel will have a lasting positive impact on our program.

A. Potential Acquisition of Threatened Heritage Properties

In 2017, the MHC was approached by the owners of a privately-held Virginia City property of great historic significance. The building in question, the Stonewall Hall or more commonly, the Dudley Garage, is listed on the National Register for its association with the early activities of the Montana territorial government. Due to its prominent location and significance the owners are willing to donate the building to the MHC to allow for its long term stabilization and preservation. Currently the building is in very poor structural condition, but in keeping with our mission to advocate for the preservation of Montana's significant historic resources, we feel we would be remiss if we did not attempt to protect this rare surviving element of Virginia City and Montana heritage. To that end, we are currently in discussion with the property owners, several preservation groups and Montana legislators to explore whether viable funding sources exist to stabilize, and eventually restore, this unique historic property. To-date the MHC has not committed to accepting the building due to these financial concerns, but through proactive outreach efforts we are hopeful we can rally enough support to preserve this important resource.

B. Proposed Joint Cultural Resource Manager position with MHC, Town of Virginia City, and Madison County

In response to previous recommendations from the state review board to expand our cultural resource management staff (Historic Preservation Specialist), over the past two years we explored the creation of a jointly funded and shared Cultural Resource Manager position for the MHC, Town of Virginia City, and Madison County. Modelled after the existing Historic Preservation Officer agreement and relationship between the Town and the Montana SHPO, we believe access to a communitywide cultural resource professional would be beneficial to the MHC's mission.

As of the drafting of this report, it appears this proposal is on indefinite hold due to complications of managing a shared position amongst multiple government agencies. In the meantime, the MHC will be requesting from the 2021 Legislature an increase in our Bed Tax allocation to allow for additional staff, including a cultural resource manager position.

C. Update Virginia City, Nevada City, Reeder's Alley Heritage Properties List

As discussed previously, over the past two years we researched the MHC's existing list of heritage properties with a specific emphasis on clarifying which resources truly qualify as heritage properties. Accordingly we have identified 94 heritage properties and committed to on-going research of the 150+ non-heritage properties located throughout our three sites, with a special emphasis on Nevada City.

D. Update Nevada City Historic Context Statement

The uncertainty of the historic significance of the Bovey-era buildings and structures in Nevada City, and to a lesser extent Virginia City, creates a variety of management complications for the MHC. Lacking National Register-status these resources are often treated as lesser quality resources of lower priority in terms of preservation and maintenance funding allocations. While the MHC understands the distinction, the general public does not, creating a host of public relationship concerns and the impression that the Nevada City properties are not as important as their counterparts in Virginia City. In response, as the bulk of these properties inch toward the 50-year National Register eligibility mark, the MHC remains committed to supporting the research necessary to allow for their serious consideration for listing, and the protections and funding opportunities such designation provides. To this end, the MHC is in the process of dusting off copies of previous research on this subject, and with the advice of the Montana SHPO, retaining the services of the appropriate cultural resource specialists to compile and submit the necessary documentation in support of eventual National Register status for these properties.

E. Commit to developing preservation strategies to stabilize three endangered heritage properties.

As discussed within, the MHC owns three threatened heritage properties that present management challenges due to advanced deterioration, namely the Brewery Dugout Cabin (HP006), the Susan Marr House (HP115), and the Bickford Ranch outbuildings (HP059-62). These historic properties are significant within the Virginia City National Historic Landmark District. It is unlikely the MHC will ever possess the financial resources to enable their restoration as functional buildings due to major wall and roof system failures. Following appropriate professional documentation and research it appears they offer the unique opportunity to be interpreted and preserved as a "stabilized ruin" sites. Over the next biennium, the MHC commits to developing an appropriate preservation and funding strategy for these sites.

Section 5 - Record of Agency Compliance with Subsections MCA 22-3-424 (1) & (2)

The MHC has developed numerous internal policies, strategies, committees, and relationships with organizations, including the Montana SHPO, Montana Historical Society, and National Park Service, to comply with the Montana State Antiquities Act, and related local, state and federal regulations involving the identification and protection of historic resources. Unlike most other state agencies subject to MCA 22-3-424, for example heritage properties owned by the Department of Corrections, the MHC is solely in the business of preserving the historic resources under its care and management. We take that responsibility seriously, and value the advice and guidance we received from the staff of the Montana SHPO.

We recognize that the dual nature of our mission to protect these valuable heritage resources while also achieving economic self-sufficiency creates challenges, and sometimes conflict for all parties involved. To that end, while we recognize that our Programmatic Agreement with the Montana SHPO has expired, we have learned that it is best to seek input from the Montana SHPO early on during the planning stage of our projects, and to keep the SHPO apprised as the project moves ahead. We respectfully admit that sometimes in the daily rush to make progress, especially on smaller scale projects, we have been remiss in seeking that counsel in advance.

As previously reported, we operate with a small staff augmented with cultural resource professionals on an as-needed consulting basis. Unfortunately, contrary to previous state review board recommendations, we do not foresee the opportunity, without the proposed additional funding, to remedy our current cultural resource management staffing limitations. In the meantime, we ask for your understanding as we rely on creative solutions utilizing our experienced in-house preservation and museum staff, augmented by contracted cultural resource management consultants.

As evidence of that commitment, in addition to numerous short phone conversations and email exchanges over the past two years, the MHC has formally contacted the Montana SHPO on several occasions for consultation regarding larger project involving heritage properties, and ways to mitigate or avoid potential adverse impacts those resources. For example, we initiated contact with the SHPO regarding our plans to rehabilitate the Bickman House and reconstruct the Village Pump building in Virginia City. From those exchanges came the sage advice to forego the proposed renovations of the Bickman House out of concern of adverse impacts to historic fabric. Regarding the Village Pump Reconstruction Project, based on SHPO feedback that this Bovey-era building was not eligible for the National Register, we proceeded to document the building and salvage intact materials, before demolishing and reconstructing the structure. It is now home of our new Visitor Information Center and local gas station.

Outside of the scope of the Montana State Antiquities Act, but we believe representative of our commitment to stewardship in general, we routinely seek the guidance of local community members in Virginia City regarding our projects. The Town of Virginia City is an official Certified Local Government in partnership with the Montana SHPO and National Park Service. Reportedly, the Town administers the most comprehensive municipal-level design review zoning program in

the state. For over 20 years, the Town has reviewed all changes, beyond ordinary maintenance and repair, to the exterior of historic properties, including signage, throughout the community. Accordingly, the MHC routinely submits permit applications for its various projects to the Town for review and comment by the Historic Preservation Officer and the Historic Preservation Advisory Committee, and approval by the Town Council. We regularly incorporate their advice into our projects.

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Attachment: A

NOTE: Elijah was going to update following attachments before submittal

ACCOMPLISHED TASKS

Prioritized Maintenance and Preservation Activities (FY 2018 and 2019)

(per $2.0 million allocation from 2017 Montana Legislature)

	FY 2018 (thru June 2018) First $1.0 million	FY 2019 (thru June 2019) Second $1.0 million
Gilbert House (HP044)	0	$300,000 (including planning, design and construction) 2020 Update: GH project on hold, funding reallocated to complete Village Pump project
Methodist Church (HP121)	0	$300,000 (including planning, design and construction) MC project on hold, funding reallocated to complete Village Pump project
Greenfront Hotel and Cafe (HP094-95)	$25,000 2020 Update: work completed on GF "Café" in 2018.	$50,000 (construction) "Hotel" work on hold, funding reallocated to complete NC cabin project.
Harding House "Lightning Splitter"(HP119)	$50,000 work completed 2018	0
Bickford House (HP058)	$50,000 proposed work discouraged thru SHPO consultation review, funding reallocated to Meagher cabin and Harding House improvements.	0
Hickman House (HP125)	0	$150,000 (including planning, design and construction) HH project on hold, funding reallocated to NC cabin project.
Gracie Smith (HP118) "Thomas Meagher" Cabin	$35,000 (work completed 2018)	0

Village Pump Visitor Center and Transportation Museum (reconstruct existing building)	$300,000 (including planning, design and construction) Phase completed 2018	$100,000 (construction) Project completed 2019
Nevada City Hotel and 16 Cabins (repair foundations, and upgrade electrical and plumbing)	$250,000 (including planning, design and construction) Work on 16 cabins initiated 2018	$390,000 (including planning, design and construction) Work on 16 cabins completed 2019, hotel improvements on hold pending additional funding.
TOTALS	$710,000 invested ($290,000 carryover to year 2)	$1,290,000 invested

Attachment: B

ACTIVE TASKS

Prioritized Maintenance and Preservation Activities (FY 2019 and 2020)

($750,000 allocation from 2019 Montana Legislature)

	FY 2020 (thru June 2020) $250,000 (committed)	FY 2021 (thru June 2021) $500,000 (proposed)
Restore Methodist Church (HP121)	0	$200,000 (including planning, design and construction) to match $200,000 NPS Save America's Treasurers grant
Seasonal housing repairs and improvements throughout Virginia City (exterior repairs to several cabins and reconstruct two bath house facilities)	$250,000 (including planning, design and construction)	$50,000 (including planning, design and construction)
Upgrade fire-fighting equipment and electrical systems throughout Nevada City	0	$250,000 (including planning, design and construction)
TOTALS	$250,000 committed	$500,000 proposed

Attachment: C

PROPOSED TASKS

Prioritized Maintenance and Preservation Activities (FY 2022 and 2023)

(proposed $2.0 million request from 2021 Montana Legislature)

	FY 2022 (thru June 2022) First $1.0 million	FY 2023 (thru June 2023) Second $1.0 million
Restore Gilbert House (HP044) improve site drainage and restore interior and exterior of dwelling	$150,000 (including planning, design and construction)	$200,000 (including planning, design and construction)
Upgrade Nevada City Hotel and Museum (repair foundations, and upgrade electrical and plumbing)	$250,000 (including planning, design and construction)	$300,000 (including planning, design and construction)
Restore Jack Taylor & Minerva Coggswell cabins (HP113-114)	$100,000 (including planning, design and construction)	$150,000 (including planning, design and construction)
Restore Hickman House (HP125)	$100,000 (including planning, design and construction)	$150,000 (including planning, design and construction)
Upgrade fire suppression systems in multiple restaurants (5) in VC & NC	$100,000 (including planning, design and construction)	$150,000 (including planning, design and construction)
Reeder's Alley (replace roofs, upgrade drainage, and repair masonry)	$150,000 (including planning, design and construction)	$200,000 (including planning, design and construction)
TOTALS	$850,000 proposed	$1,150,000 proposed