

**THE MONTANA DEPARTMENT OF  
PUBLIC HEALTH AND HUMAN SERVICES  
FOURTH BIENNIAL REPORT ON HERITAGE  
PROPERTIES, 2016 - 2017**

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*REPORT TO THE MONTANA PRESERVATION REVIEW BOARD*

*REPORT PREPARED BY THERESA RUSH*

*FEBRUARY 2018*

**MONTANA  
DPHHS**

*Healthy People. Healthy Communities.*

**Department of Public Health & Human Services**

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### Executive Summary

The Montana Department of Public Health and Human Services presents this revision of the biennial report to the Montana Preservation Review Board as required by Montana Codes Annotated (MCA) 22-3-424 (4): “an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties.”

MCA 22-3-424 (4) outlines five reporting requirements state agencies must include in their report to the Preservation Board. The statute requires the following:

A. A list of heritage properties managed by the agencies as those properties have been identified pursuant to this section.

B. The status and condition of each heritage property

C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities

D. A prioritized list of the maintenance needs for the properties

E. A Record of the agency’s compliance with subsections MCA 22-3-424 (1) and (2)

In reporting on each of the three properties, we will provide the above information and supporting documents where appropriate.

Lesley M Gilmore, AIA, and CTA's Historic Preservation Services Director has completed the Montana Historic Property recording of twenty-five historic buildings and structures at Warm Springs. The reports have been submitted to SHPO and MSH has recommended to SHPO that they determine eligibility/ineligibility.

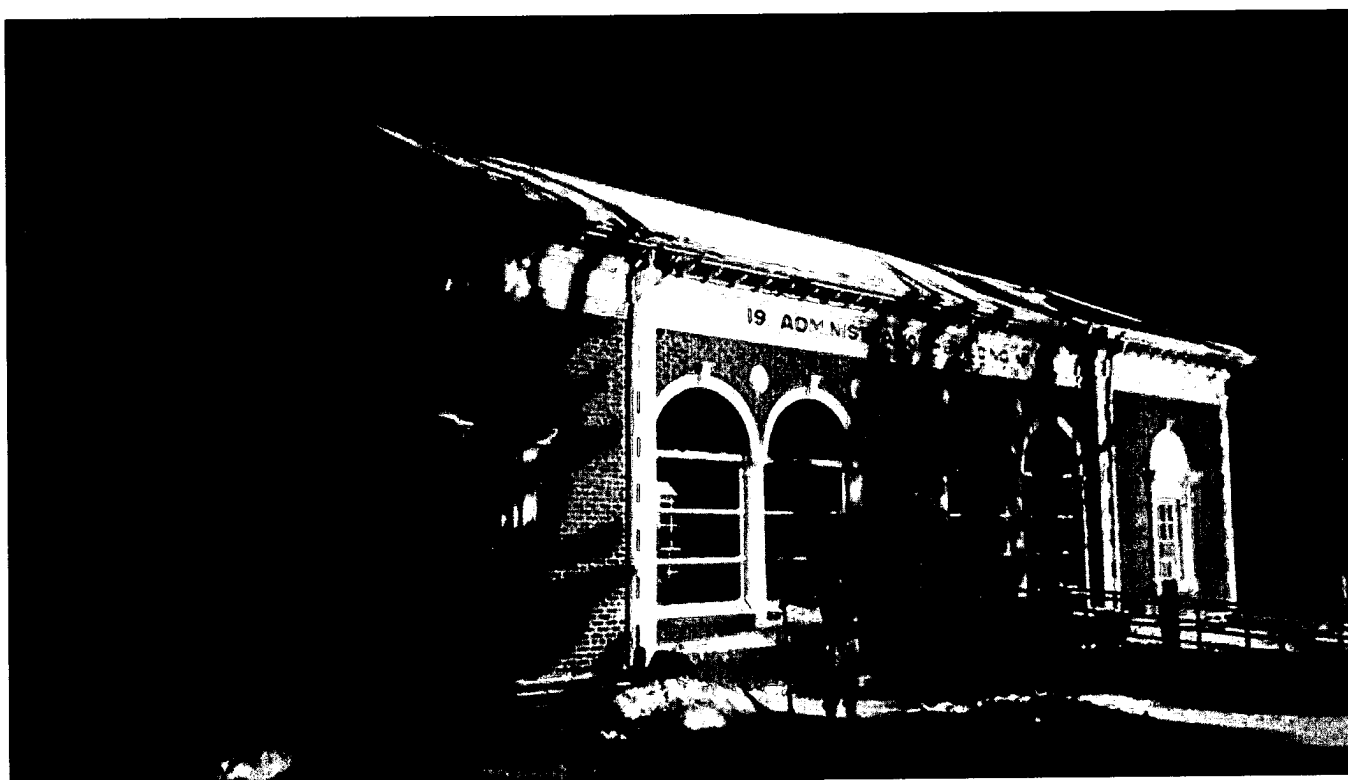
The twenty-five structures are:

1. SHPO CRIS\_24DL0800\_Granary & Feed Mill
2. SHPO CRIS\_24DL0801\_Horse Barn
3. SHPO CRIS\_24DL0802\_Employee's Residences
4. SHPO CRIS\_24DL0803\_Milking Barn & Creamery
5. SHPO CRIS\_24DL0804\_Root House and Granary/Storage Building
6. SHPO CRIS\_24DL0805\_Hog Shed
7. SHPO CRIS\_24DL0806\_Hog Weaner Shed/Hog Shed
8. SHPO CRIS\_24DL0808\_Duplex Residence for Doctors' Quarters,
9. SHPO CRIS\_24DL0809\_Doctors' Residences
10. SHPO CRIS\_24DL0810\_Empoyee Duplex Residence/Staff Housing
11. SHPO CRIS\_24DL0811\_Resident C – Assiistant Superintendent's Cottage/House #35
12. SHPO CRIS\_24DL0812\_Female Receiving Hospital/Administration Annex
13. SHPO CRIS\_24DL0823\_Poultry House/Lumber Storage
14. SHPO CRIS\_24DL0824\_Warehouse/Receiving Warehouse
15. SHPO CRIS\_24DL0825\_Furniture Warehouse/Shed West of Receiving Warehouse
16. SHPO CRIS\_24DL0826\_Maternity and Calf Barn/Carpenter Shop
17. SHPO CRIS\_24DL0827\_Residence G – Doctor's Residence/Staff Housing
18. SHPO CRIS\_24DL0828\_Residence H – Dr. Hogan Cottage/Staff Housing
19. SHPO CRIS\_24DL0829\_Residence M--Dairyman's Cottage/Staff Housing
20. SHPO CRIS\_24DL0834\_Recreation Building/Therapeutic Learning Center
21. SHPO CRIS\_24DL0841\_Fire Station 22
22. SHPO CRIS\_24DL0842\_Main Garage 2
23. SHPO CRIS\_24DL0838\_Building 2
24. SHPO CRIS\_24DL0839\_Building 3
25. SHPO CRIS\_24DL0840\_Building 4

**A. List of the heritage properties managed by the agency**

Heritage sites administered by the Montana Department of Public Health and Human Services include four state-owned heritage properties that fall under our stewardship. Two sites have been listed on the National Register of Historic Places and one site is eligible.

***MT State Hospital – Receiving Hospital 24DL0783***



***Montana State Hospital – Administration Building 24DL0792***

***Montana State Soldiers' (Veterans') Home 24FH0356 Historic District.***

The Montana Soldiers' Home Historic District has been on the Register of Historic Places since April, 1994 (94000385 NRIS) and is located in Columbia Falls, Montana.

***Montana Deaf and Dumb Asylum (Main Hall) 24JF0496***

The Montana Deaf and Dumb Asylum (Main Hall) has been on the Register of Historic Places since May, 1985 (85000994 NRIS) and is located in Boulder, Montana.

### ***B. The status and condition of each heritage property***

The Montana State Hospital Receiving Hospital is considered endangered and in poor condition. In 2008, there was an appropriation of \$4,500,000 to renovate the Receiving Hospital. Consultants told us the project was attainable, but the project would likely result in many years of ongoing costs as the building has numerous challenges including broken sewer lines, a failing heating system, structural flaws and other issues. It was estimated that the project would exceed the appropriation by approximately \$2,500,000. On April 23, 2008 in a meeting attended by Budget Director David Ewer, Director of DPHHS Joan Miles, Director of Correction Mike Ferriter and others present agreed that a significant investment in the Receiving Hospital was not in the best interest of the tax payer at this time when we did not have funding to complete the project. It was decided to abandon all plans for restoration. DPHHS/Addictive & Mental Disorders Division approached the Joint Appropriations Subcommittee on Long-Range Planning for funds to demolish the building in 2016. The Receiving Hospital was demolished beginning 7/2016 and finished up in the spring of 2017.

The Montana State Hospital – Administration Building is considered satisfactory and in good condition.

The Montana State Soldier's (Veterans) Home HD is satisfactory and in good condition. The status of Old Main: Satisfactory; Commandant's House (Hospital, Headquarters Building): Satisfactory; Service Building (Chapel): Satisfactory; Dairy Barn: Satisfactory; Heating Plant: Threatened; Laundry (Carpentry Shop): Satisfactory; Women's' Dorm (Family Home), Root House and Utility Buildings no longer exist. The condition of Old Main: Good; Commandant's House (Hospital, Headquarters Building): Excellent; Service Building (Chapel): Excellent; Dairy Barn: Fair; Heating Plant: Poor; Laundry (Carpentry Shop): Good; Women's' Dorm (Family Home).

The Montana Deaf & Dumb Asylum (Main Hall) is satisfactory and in fair condition. The census at the Montana Developmental Center is currently 21 residents. House Bill 387 was passed in the 2017 legislative session, allowing for the admission of new clients to the ASU facility and effectively keeping MDC open until June 30, 2019. The long-term plan continues to be unclear but residents remaining at MDC are receiving quality care. Of the 21 remaining residents, 5 clients reside in Unit 1, 4 clients reside in Unit 5 and 12 clients reside in the Intensive Behavior Center IBC (formerly Assessment and Stabilization Unit) the "locked-down" unit. Units 2,3,4, and 6 have closed and windows are boarded up.

### ***C. Stewardship efforts and costs***

The Receiving Hospital was demolished beginning 7/2016 and finished up in the spring of 2017.

Montana State Hospital – Administration Building has had \$8,746.00 spent on the installation of additional snow guards above the doors and on the west side.

The Montana Soldiers' Home Historic District: no efforts have been undertaken to improve the status and condition/historic integrity in the past 2 years.

The Montana Deaf & Dumb Asylum (Main Hall): no efforts have been undertaken to improve the status and condition/historic integrity in the past 2 years.

***D. Prioritized list of maintenance needs for the properties***

Montana State Hospital – Administration Building needs continued routine maintenance to keep the property in safe working order. This will continue to be done as needed.

The Montana State Soldiers (Veterans) Home HD needs continued routine maintenance to keep the property in safe working order. This will continue to be done as needed.

The Montana Deaf & Dumb Asylum (Main Hall) has no current needs for maintenance.

***E. Record of compliance with subsections MCA 22-3-424 (1) and (2)***

Montana Mental Health Nursing Care Center in Lewistown is now 66 years old. It was originally called the Montana Center for the Aged and was built on a 40-acre site overlooking the city of Lewistown by the State of Montana. It was first occupied in October of 1952 and directed by the Montana's Department of Institutions. The Center is built with six large wings and a center section that has a kitchen, dining room, lounge, chapel, offices and nursing stations. Today it functions as the Montana Mental Health Nursing Care Center. The facility is a licensed 117-bed long term care facility established for persons who have a mental disorder, require a level of care not available in the community, but who cannot benefit from the intense psychiatric treatment available at the Montana State Hospital. DPHHS is in the process of evaluating this property as a heritage property for the next 2020 cycle.

The Montana Department of Public Health and Human Services has not adopted administrative rules to implement the Montana State Antiquities Act (22-3-424), however it does act in compliance with rules adopted under 22-3-423.

The Montana Department of Public Health and Human Services biggest challenge in identifying, evaluating, and protecting state-owned heritage properties is balancing the needs to preserve heritage properties while meeting the Agency's primary mission which is to improve and protect the health, well-being and self-reliance of all Montanans. DPHHS continues to evaluate its state-owned heritage properties and how critical they are to the operation of the facilities. Of course, all buildings that do not house patients are not as critical as those that do.

## MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

**Property Number** (e.g. 24YL0001): 24DL0783 (Smithsonian Trinomial)

**Property Name:** Receiving Hospital, MT State Hospital

**Property Town/Vicinity of:** Warm Springs

**Property Date** (Year of Origin/Construction or "Precontact): 1959

**State Agency** (Choose One): DPHHS

**Reporting Year:** 2016 (e.g. 2014; 2016; 2018, etc)

**Property Type** (Choose One): Historic

**Property Count (#):** \_\_\_ District 1.00 Building(s) \_\_\_ Structure(s) \_\_\_ Site(s) \_\_\_ Object(s)

### Historic Significance and Property Description:

**Comment:**

The Receiving Hospital at Montana State Hospital at Warm Springs, which is 63,033 square feet in size, is a one-story building with an irregular footprint and both flat and shallow-sloped shed roofs. The building is reinforced concrete with brick veneer on concrete block walls. It has a concrete slab foundation and a built-up roof. The architect was Johannes Van Teylingen of Great Falls.

**Historic Integrity:** (Choose One): Unknown

**Comment (Explain):**

### Use:

**Historic Use:** MONTANA STATE HOSPITAL provides inpatient psychiatric treatment for adults with serious mental illness.

**Current Use:** Storage

**Comment:** (issues, if any, regarding use/functionality)

This was not one of the original buildings on campus. It first closed in 2000 when a new facility opened and all patient services transferred. Because of persistent overcrowding, it was brought back into duty in April 2006 and 20 people moved onto the B ward. A gas leak forced everyone out in 2009.

**Status** (Choose one): Endangered

**Comment:**

The Receiving Hospital was demolished beginning 7/2016 and finished up in the spring of 2017.

**Condition** (Choose One): Failed

**Comment:**

This building has not had heat in it since the spring of 2010 due to gas leaks in the boilers. The outside is deteriorating, as is the roof and the interior. It has structural damage, broken sewer lines, and other significant maintenance issues.

The Receiving Hospital was demolished beginning 7/2016 and finished up in the spring of 2017.

**Stewardship Effort and Cost**\_(Enter all that apply in past 2 years; do not duplicate costs)

If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$\_\_\_ Heritage Property Administration/Operations (property-specific)
- \$\_\_\_ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$\_\_\_ Heritage Preservation/Protection project activity
- \$\_\_\_ Heritage Research/Documentation project activity
- \$\_\_\_ Heritage Interpretation/Education/Awareness project activity
- \$\_\_\_ Heritage Promotion/Tourism/Marketing project activity
- \$\_\_\_ Heritage Preservation/Conservation Plan Development
- \$\_\_\_ Regular/routine maintenance
- \$\_\_\_ Monitoring (documented/reported upon)
- \$\_\_\_ Cost to redesign project to avoid adverse effect to property's heritage values
- \$\_\_\_ Other heritage stewardship effort/activity (Explain)

**Comment:**

In 2008, there was an appropriation of \$4.5 million to renovate the Receiving Hospital. Consultants told us the project was attainable, but the project would likely result in many years of ongoing costs as the building has numerous challenges including broken sewer lines, a failing heating system, structural flaw and other issues. It was estimated that the project would exceed the appropriation by approximately \$2.5 million.

**Prioritized Maintenance & Stewardship Needs**

Rank property for agency priority addressing need among all agency's heritage properties:

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

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

**Other Comment/Continued:**

April 23, 2008 in a meeting attended by Budget Director David Ewer, Director of DPHHS Joan Miles, Director of Correction Mike Ferriter and others present agreed that a significant investment in the Receiving Hospital was not in the best interest of the tax payer at this time when we did not have funding to complete the project. It was decided to abandon all plans for restoration.

DPHHS/Addictive & Mental Disorders Division approached the Joint Appropriations Subcommittee on Long-Range Planning for funds to demolish the building in 2016.

The Receiving Hospital was demolished beginning 7/2016 and finished up in the spring of 2017.

**Reported by (Name):** Tracey Thun/Theresa Rush

**Date (MM/DD/YYYY):** 02/02/2018

Use Submit button to submit completed form to SHPO database. A copy will be saved in your sent folder.



## MONTANA STATE-OWNED HERITAGE PROPERTY REPORTING FORM

**Property Number** (e.g. 24YL0001): 24DL0792 (Smithsonian Trinomial)

**Property Name:** Administration Building

**Property Town/Vicinity of:** Warm Springs

**Property Date** (Year of Origin/Construction or "Precontact): 1919

**State Agency** (Choose One): DPHHS

**Reporting Year:** 2018 (e.g. 2014; 2016; 2018, etc)

**Property Type** (Choose One): Historic

**Property Count (#):** \_\_\_ District 1.00 Building(s) \_\_\_ Structure(s) \_\_\_ Site(s) \_\_\_ Object(s)

### Historic Significance and Property Description:

Comment:

The Administration Building had, and continues to play, a significant role in the daily operations of the Montana State Hospital complex. Being one of the few buildings on campus built immediately after WWI, the Administration Building is one of the most distinctive of all the buildings, promoting the idea of the importance, power, and helpful role of government.

**Historic Integrity:** (Choose One): Excellent

Comment (Explain):

The Administration Building observes all seven categories of integrity--the first six aspects more strongly than the seventh. The building remains in its original location; its original design remains with few alterations and building code implementations; its general setting remains the same; the original materials remain; and the feeling of its original purpose of an administrative building remains strong.

### Use:

**Historic Use:** Business/Office Building

**Current Use:** Offices

Comment: (issues, if any, regarding use/functionality)

Originally serving exclusively as administrative services for the hospital, the building now serves as a second-hand store and a local credit union. In addition a campus post office and archived medical records are also in the building.

**Status** (Choose one): Satisfactory

Comment:

**Condition** (Choose One): Good

Comment:

**Stewardship Effort and Cost**\_(Enter all that apply in past 2 years; do not duplicate costs)

If activity, but no calculated/estimated cost available, enter "+". If no activity, enter "0" or leave blank.

- \$\_\_\_ Heritage Property Administration/Operations (property-specific)
- \$\_\_\_ Heritage Restoration/Rehabilitation/Repair project activity (SOI standards)
- \$\_\_\_ Heritage Preservation/Protection project activity
- \$\_\_\_ Heritage Research/Documentation project activity
- \$\_\_\_ Heritage Interpretation/Education/Awareness project activity
- \$\_\_\_ Heritage Promotion/Tourism/Marketing project activity
- \$\_\_\_ Heritage Preservation/Conservation Plan Development
- \$<sup>58,746.01</sup>\_\_\_ Regular/routine maintenance
- \$\_\_\_ Monitoring (documented/reported upon)
- \$\_\_\_ Cost to redesign project to avoid adverse effect to property's heritage values
- \$\_\_\_ Other heritage stewardship effort/activity (Explain)

**Comment:**

Installation of additional snow guards were put up on the Administration Building above the doors and on the west side by Dave Svejovsky Construction, Inc. per drawing from Jim Whaley.

**Prioritized Maintenance & Stewardship Needs**

Rank property for agency priority addressing need among all agency's heritage properties:

Highest (1 = top 20%) to Lowest (5 = bottom 20%) = 2 (1-5)

Comment: List prioritized property-specific preservation maintenance & stewardship needs -

**Other Comment/Continued:**

**Reported by (Name):** Tracey Thun/Theresa Rush

**Date (MM/DD/YYYY):** 02/02/2018

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