EXHIBIT 4
DATE 3/12/09
HB 645

MONTANA PRESERVATION WORKS PROGRAM

With American Recovery and Reinvestment Act monies, the state of Montana has a tremendous opportunity to address the needs of heritage properties that are central to community identity and at the same time protect the environment, create jobs, revitalize our cities and towns, and increase tourism. These projects are public works in the truest sense. Across Montana, buildings owned by the state, counties, local municipalities, or non-profits cry out for everything from the most basic repair and stabilization to rehabilitation. Preserving our historic buildings will generate skilled labor employment and economic vitality, and a renewed sense of pride and optimism statewide.

The **Montana Preservation Works Program** would provide **$10 million** directly toward historic preservation projects that would quickly and positively impact the economic vitality of Montana's communities.

Montana's Historic Infrastructure: $6.5 million
for direct "bricks and mortar" grants statewide

Montana's Agricultural Heritage: $750,000
for grants to owners of historic barns and agricultural buildings statewide

Montana's County Courthouses: $1.5 million
for courthouse assessment and bricks and mortar grants

Montana Local Preservation: $1 million
to be distributed to the CLGs, Tribal Preservation Offices, and Preserve America communities to sustain their own, small grant programs

Montana State Historic Preservation Office: $250,000
for data upgrades streamlining the granting/consulting process

EXHIBIT 4
DATE 3/12/09
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MPA
MONTANA PRESERVATION ALLIANCE

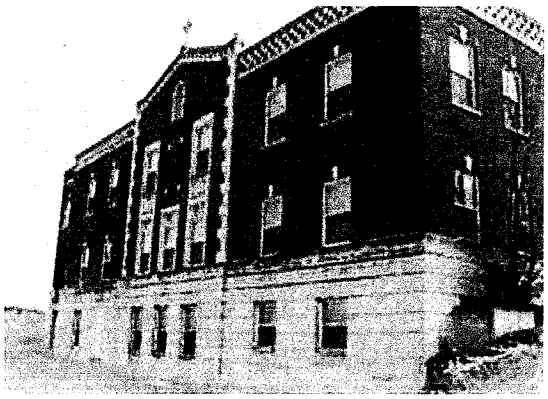
PUBLIC WORKS FOR PUBLIC GOOD:
HISTORIC PRESERVATION PROJECTS IN MONTANA

With the American Recovery and Reinvestment Act monies, the state of Montana has a tremendous opportunity to address the needs of properties that are central to community identity and at the same time, protect the environment, create jobs, revitalize our cities and towns, and increase tourism. These projects represent true public works, as buildings owned by the state, counties, local municipalities, or non-profits cry out for everything from the most basic repair and stabilization to rehabilitation that brings not only well-paying skilled labor employment and economic vitality, but also a renewed sense of pride and optimism statewide. Realizing these completed projects would provide a lasting legacy for Montana.

MONTANA'S COUNTY COURTHOUSES, STATEWIDE
Today, 48 of Montana's 56 county courthouses are historic, and in many counties they are the most prominent buildings. As courthouse uses evolve & technology changes, counties are challenged to step into the 21st century. Many counties recognize that retaining their architectural legacy and a link to local heritage is important to the health of communities. They need help to find creative ways to adapt and to finance projects that will give these stately buildings a new life.
Investment cost: $1,500,000

RIALTO THEATER, DEER LODGE
The theater is owned by a non-profit and would be used for screening of movies, public presentations, and musical and theatrical performances. A significant portion of this National Register listed property burned to the ground in 2006 shortly after the completion of a multi-year, community-led restoration effort. The lobby and terra cotta façade remain intact while the theater space is being reconstructed. Since the fire the theater organization has raised just under $2M with a goal of $3.5M.
Investment cost: $1,500,000

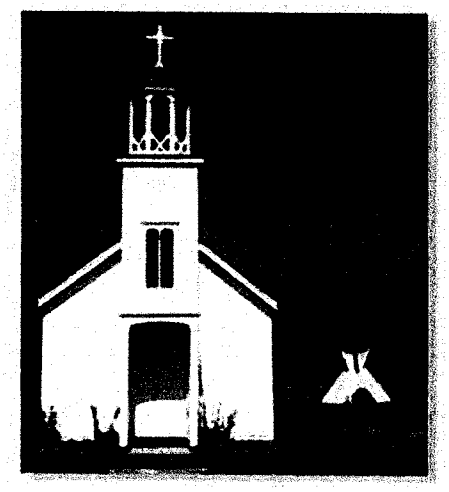
ST. JOSEPH'S HOSPITAL NURSES' BUILDING, LEWISTOWN
The Nurses' Building would be used for elderly housing. The City of Lewistown owns this National Register listed property and has been seeking to convert this vacant building into an 8-unit apartment complex as part of a larger, 24-unit Low Income Housing Tax Credit Project. Major renovation and restoration efforts are required to bring this stately building back into public use.
Investment cost: $1,172,769



BANNACK NATIONAL HISTORIC LANDMARK, BANNACK

The Bannack National Historic Landmark recalls the earliest non-Indian history of Montana. The town was founded in 1862 and became the first territorial capital in 1864. Now a state park, the property consists of over sixty standing structures, many of which are in need of stabilization and improved preservation activities. With proper funding, FWP could restore cabins there to establish a cabin rental program, much like the Forest Service's very successful program.

Investment cost: $500,000



ST. MARY'S MISSION, STEVENSVILLE

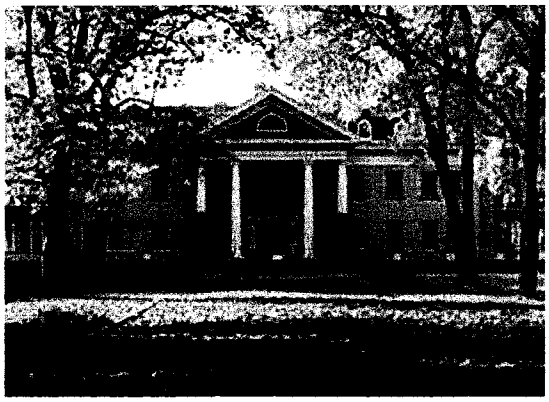
Established in 1841 by Father De Smet, St. Mary's Mission is the first permanent settlement in what was to become Montana. The goal of St. Mary's is to provide and to promote a cross-cultural, transgenerational, educational experience, to strengthen ties with Indian culture, and to improve the local economy through tourism. There are several buildings at the site that are in need of maintenance and repair, including utility upgrades and stabilization.

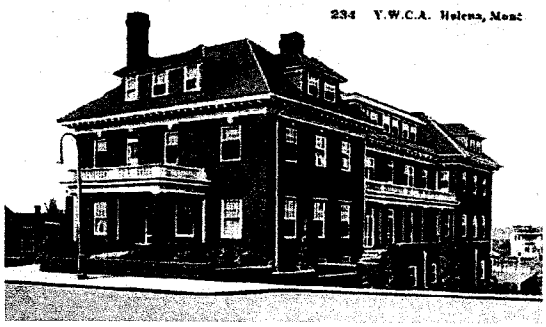
Investment cost: $300,000

DALY MANSION, HAMILTON

The property was the summer home of the Marcus Daly family in the heart of the Bitterroot Valley. The mansion is an intrinsic part of the history of Montana, a key to successful cultural tourism in the area. The state owns the property, which requires ongoing restoration and landscaping projects vital to the continued success of the property.

Investment cost: $500,000



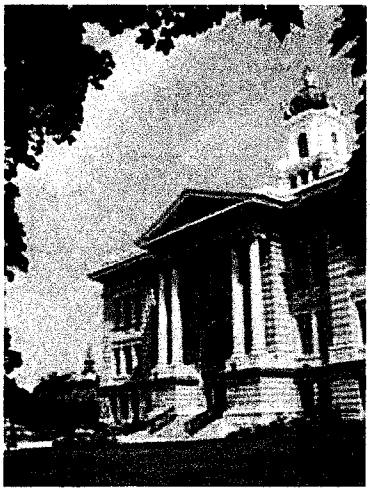


YWCA, HELENA

This stately brick building has provided transitional housing for homeless women and children since the building's completion in1918. Following about fifty years of deferred maintenance, the Helena YWCA is in need of roof replacement; stabilization of fire escapes; repair of exterior decking and balustrades of upper level balconies; replacement of rain gutters & downspouts; energy conservation and weatherization; repointing and stabilization of exterior brick veneer; upgraded accessibility to comply with American with Disabilities Act; modernization of radiators and bathroom facilities; construction of a commercial grade kitchen to serve the residents in 35 leased rooms.

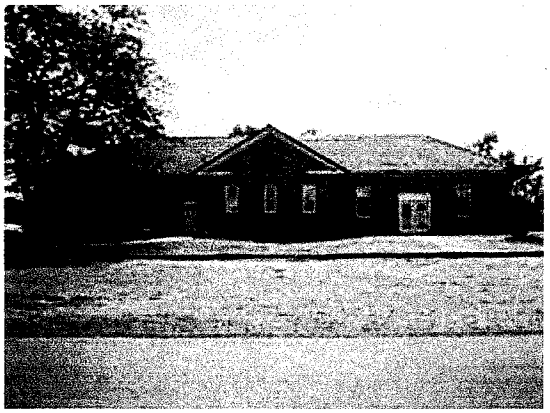
Investment cost: $1,001,000

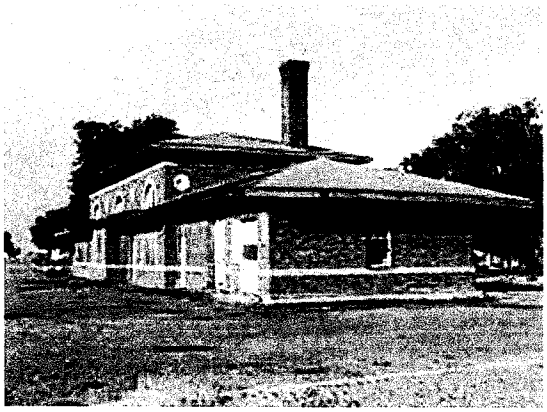
MISSOULA COUNTY COURTHOUSE, MISSOULA
The Missoula County Courthouse, designed by A.J. Gibson, Missoula's premier architect, was constructed between 1908 and 1910 and occupies an entire city block. This important landmark requires ADA compliance work, repair to its sidewalks and retaining walls, as well as interior restoration and site development.
Investment cost: $215,000



FORT MISSOULA, MISSOULA
The Fort Missoula Historic District is in need of site improvements to increase accessibility to sites and buildings within the district. Of particular need of access and restoration is building T-1, the WW II Post and Detention Center Headquarters, which is now part of the Historical Museum at Fort Missoula, owned and managed by Missoula County. The original architectural drawings are in hand, and modifications to the property can be prepared in sixty days. Trails and walkways need to be constructed throughout the district, and the Detention Center area needs access and site development for public use.
Investment cost: $450,000

HARDIN RAILROAD DEPOT, HARDIN
The 1922-23 Hardin Depot served the community and the surrounding area for many years. The depot closed in 1991 and fell into disrepair until a concerted community effort began in 1998. More work needs to be done to make the Depot a viable structure for the community including roof repair, HVAC and plumbing updates, and window and door restoration. These improvements could commence immediately upon receipt of funding. Big Horn County, with one of the state's highest unemployment rates, would benefit greatly from funds which would offer income for the community.
Investment cost: $65,000



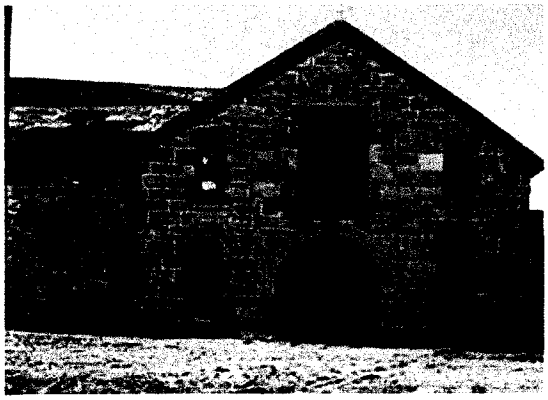


NORTHERN PACIFIC DEPOT, MILES CITY
The lovely Renaissance Revival-style Northern Pacific Railway Depot in Miles City is rapidly deteriorating and town citizens are charting a new course for the building. Completed in 1923, the building has not been used since passenger service along the line ceased in 1979. In 2008, the city learned that the owners, Burlington Northern Santa Fe, proposed to demolish the building. The mayor and town citizens rallied BNSF to put that plan on hold until a better plan can be created. Miles City is now working with BNSF to chart a rehabilitation plan and address concerns about liability while the building is in disrepair. The city needs assistance funds to progress with a condition assessment and preservation planning.
Investment cost: $60,000

ORIGINAL MINE HOIST HOUSE, BUTTE
The historic industrial structures in Butte are among the most important in Montana's mining history. The Original Mineyard Hoisting House was built in 1898 and housed a steam powered hoist engine. While there are 10 hoist houses still standing in Butte, the Original and Stewart mineyards are the only two that still contain nearly intact steam hoist engines. Owners, Butte-Silver Bow County have plans in place to re-roof the hoist house, preserving it for future interpretive use.
Investment cost: $40,000

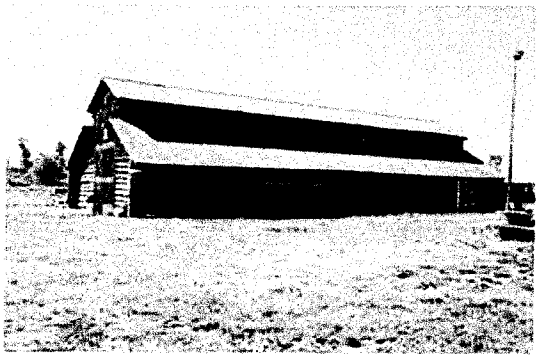
GILBERT BREWERY, VIRGINIA CITY
Launched in 1863, the Gilbert Brewery in Virginia City represents the oldest intact pioneer brewery in the West. The brewery complex is quite rare in that much of the original equipment, mash barrels, malting towers, and fermentation barrels are still located in the building, along with the Brewery Follies, a cabaret-style theater production company. Substantial monies are required to help the Montana Heritage Commission pay for stabilization.
Investment cost: $350,000

ADAMS STONE BARN, SUN RIVER
Comissioned in 1885, the grand J.C. Adams Stone Barn northeast of Sun River used local sandstone and archways shipped from the East Coast to Fort Benton. The barn is roughly 40 feet wide and 140 feet long, and a life-size stallion weather vain now perches on top. This iconic building is undergoing a major restoration process, and is in great need of window rehabilitation.
Investment cost: $40,000



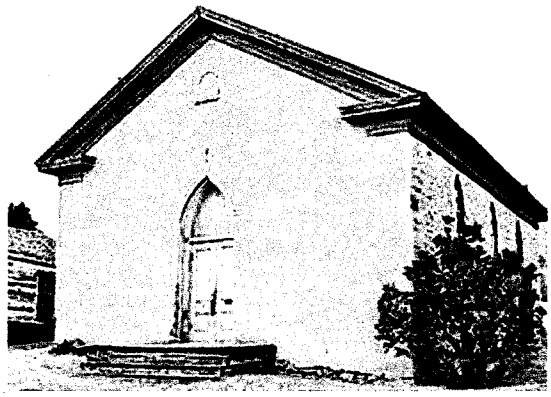
BOULDER RIVER SCHOOL, BOULDER
The historic buildings at the Boulder River School lay vacant and deteriorating. These wonderful buildings embody huge potential for rehabilitation and economic vitality. Community efforts are underway to identify the best use of the property and engage in a historic preservation and re-use plan.
Investment cost: $8,000,000

MADISON COUNTY FAIRGROUNDS, TWIN BRIDGES
Two multiuse buildings and the grandstands at the historic fairgrounds have been identified as needing major structural and code upgrades in order to make these facilities safe for the public while maintaining historic qualities. The County has no revenue source to complete this project. A Preliminary Engineering and Architectural Report has identified the solutions to the problems. This effort will enable design drawings and contract documents to be completed and ready for bid within 120 days of a notice to proceed.
Investment cost: $800,000

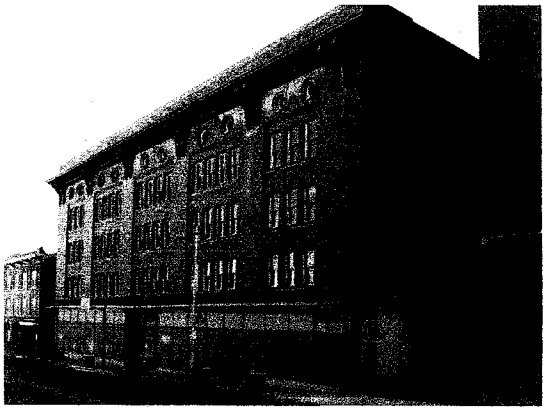


REED AND BOWLES TRADING POST, AND REED'S FORT POST OFFICE, LEWISTOWN
An application is being prepared to list these two individual properties in the National Register of Historic Places. The former trading post is on the Nez Perce Trail and was a stopping point for the Nez Perce on September 21, 1877 on their route to the Bears Paw Battlefield. The structure is on county owned land and is in need of stabilization and restoration. The post office is the first such facility in Lewistown, and in need of rehabilitation. An investment of $10,000 for each would serve to preserve and interpret these historic properties.
Investment cost: $20,000

VIRGINIA CITY METHODIST CHURCH
One of the most intact structures owned by the Montana Heritage Commission, the Greek Revival-style Methodist Church is currently used for storage and has been out of public use for decades. It is no longer an active church, but is a beautifully preserved building that needs some TLC to be put to beneficial use. The town is in desperate need of classroom and small community hall meeting space for both public and private functions. This building is ideally located for this, if funding were acquired to fund its rehabilitation.
Investment cost: $81,000

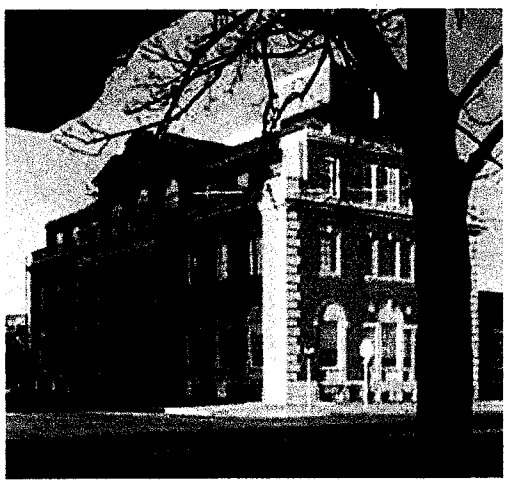


In addition to public buildings and non-profit projects, a program to fund the restoration and rehabilitation of privately owned historic properties would result in tangible economic benefits in their respective communities. Job creation, commercial revitalization, and heritage tourism benefits are just of few of the lasting rewards that would be experienced in Montana.



HENNESSEY BUILDING ANNEX, BUTTE
This five-story building is owned by a Butte developer who has plans to develop it into commercial space on the ground floor and apartments on the upper three floors. The owner has sought partners who would "purchase" tax credits under the Federal Rehab Tax Credit Program, but has not been successful. Both the Montana SHPO and NPS have reviewed and approved the rehabilitation plan.
Investment cost: $4,000,000

FORMER FEDERAL BUILDING AND POST OFFICE, HAVRE
The magnificent US Federal Building and Post Office in Havre provides an elegant anchor to the Commercial District of that community. At over three stories, the building retains high potential for development for retail, professional, and residential tenants. The upper floors and lower level would need improvements to make them function for residential and commercial uses. Developers have made serious inquiries regarding the rehabilitation of this property, but the absence of viable grant and credits programs have made rehabilitation cost prohibitive.
Investment cost: $2,000,000



MONTANA BARNS
The Montana SHPO established a barn grant program in 2005 and has awarded $80,000 in that time. The number of applicants and cost of projects indicate the needs of historic barns exceed the available funds. One project MTSHPO is funding at a level of $15,000 is the re-roofing and structural stabilization of the Big Barn at the Naylor Ranch in Buffalo, which is part of a cattle operation. The project involves a re-roofing and structural stabilization costing more than $50,000. Without an influx of funding this program will cease to exist.
Investment cost: $750,000

MPA
MONTANA PRESERVATION ALLIANCE

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