EXHIBIT #1
DATE Feb 11, 2015
HB # 407

"We Preserve and Promote Where Montana's History Began"

(Montana's 1st Active Territorial Capital Building)

(1864) (2014)

Long Range Building Proposal for the Montana Heritage Commission

"Virginia and Nevada City is Montana's #1 State Owned Tourist Attraction"

Submitted by:
Elijah Allen, Ph.D, Director of Operations
Montana Heritage Commission

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 approximately 60 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 2013 Virginia and Nevada City was ranked as the number one state owned tourist attraction according to the Office of Tourism. The average tourist count comes close to 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 300 signed volunteers that help and assist with historic interpretation and help interpret Montana's early years in 1863 with the Montana Vigilantes. The Montana Heritage Commission's Living History program was nominated for Tourist Event of the Year and Tourist Partnership of the year at the Governor's Conference. The Montana Heritage Commission leases its buildings to over 35 different concessionaires as well as running several of its own business operations. These partnerships not only make Virginia and Nevada City the number one state owned tourist attraction but employ over 1,000 people from various backgrounds and add to Montana's economic success.

Request and Use of Funds:
Our total funding request is for $2,000,000 for the preservation, repairs and maintenance of historic properties of the Montana Heritage Commission. Funds will be used for engineering services, private contractors, and utilize in-house preservation staff to conduct the needed repairs and upgrades. MHC regularly seeks non-state funding sources in the form of revenue from business operations and rentals from concessionaires, grants, donations and other income to leverage and expand our preservation goals. However, state funds are needed to care for state owned historic buildings and protect their contents and economic value as well as help reduce the risk of dangers of harm and costly litigation should someone be injured coming to Montana's top state owned tourist attraction. The requests made restore the historical integrity of Montana's history, fix harmful structures that can be dangerous to our tourists and help avoid costs litigation and also help generate revenue earning projects that will help reduce future funding requests.

The following is a breakdown of all the structures that the Montana Heritage Commission manages along with Reeder's Alley in Helena, Montana. The red highlighted structures are those we feel need the most attention to help restore the historical integrity of Montana's history, fix harmful structures that can be dangerous to our tourists and to also help generate revenue earning projects that will help reduce future funding requests. The order of our needs correspond with the numeric number of each of our structures and does not necessary place a greater emphasis on one over the other. The price estimates were inputted from bids from contractors, engineering firms and our preservation crew who has over 30 years of combined preservation experience.

Virginia City Structures

Block 145

V001 Ford Bovey Stone House
V002 Ford Bovey Cabin
V003 Tack Shed
V004 Log Barn

Block 156

V005 Stone Cellar (ruins)

Block 147

V006 Original Brewery Dugout Cabin

Block 151

V007 Ford's Old House

Block 152

V008 Sim Ferguson Cabin

Block 153

V009 Arizona Commodities Inc. (Kisling House)
V010 Thexton House (Kitson House)
V011 Old House

Block 154

V014 Aunt Julia's House
V015 Aunt Julia's Structure
V016 Dance and Stuart Store
V017 Pitman Gas Station & Shed

Cabbage Patch

V018 Barn
V019 Shed toward Street
V020 Shed east of Barn
V021 Shed with Display
V022 Structure

Block 154 continued

V023 Dress Shop (Kramer)
V024 McGovern Barn
V025 Tin Clad
V026 Weston Hotel
V027 McGovern Store
V028 McGovern Structure
V029 Tobacco Shop
V030 Jewelry Store
V031 Outhouses behind Jewelry
V032 Toy Store
V033 Toy Store Ground Floor Structure
V034 Toy Store Two Story Structure
V035 City Bakery
V036 Kiskadden Barn
V037 Kiskadden Barn Structure
V038 Fairweather Inn
V039 Fairweather Inn Annex

Block 155

V040 Montana Post and Stone Print Shop

Block 156

V041 Tin Shed

Block 158

V042 Brewery (Montana's Oldest Brewery Building)
V043 Pottery Shop
V044 Gilbert House

Daylight Village Cabins, North Row

V045 Cabin 1 & 2
V046 Cabin 3 & 4
V047 Cabin 5 & 6
V048 Cabin 7 & 8
V049 Cabin 9 & 10

Daylight Village Cabins, Middle Row

V050 Building by Pottery Shop (Girls Cabins)
V051 Boiler and Restrooms
V052 Office
V053 Building on East End (Boys Cabin)

Daylight Village Cabins, South Row

V054 West Building No. 25 - 28
V055 Numbers 29 - 32
V056 East Building No. 33 - 38
V057 Village Pump

Block 183

V058 Bickford House
V059 Small sheds by House
V060 Log Barn (no roof, ruin)
V061 Chicken house (near ruin)
V062 Sheds, no roof (near ruin)

Block 193

V065 Content's Corner
(Montana's 1st Active Territorial Capital Building)
V066 Content's Corner Root Cellar
V067 Fire Station Display
V068 Variety Store
V070 E.L. Smith Store
V071 Ice House behind E.L. Smith
V072 Wells Fargo Display
V073 Assay Office
V074 Buford Store
V075 Buford Center Part (Wells Fargo Coffee House)
V076 Buford Steel Storage
V077 Elling Store (MHC Office located behind)
V078 Boots & Shoes (old office
V079 Photo Shop
V080 Shingle Shed
V081 Barber Shop
V082 Virginia City Trading Company
V083 Prasch Blacksmith Shop
V084 Sauerbier Blacksmith Shop
V085 Bale of Hay Saloon
V086 Bale of Hay Connection
V087 Opera House
V088 Opera House Shop
V089 Opera House Scenery Shed
V090 Mutt Dixon House (Custom Shack)
V091 Mutt Dixon Shed

Block 194

V093 Virginia City Depot
V094 Green Front Hotel
V095 Green Front Restaurant
V096 Motor Car Shed
V097 Little Joe's Cabin
V098 Little Joe's Structure
V099 Dry Bean Shed

Block 196

V100 Fayette Harrington Cabin
V101 Player's Bath House
V102 Ruby Cabin
V103 School House Cabin
V104 Iron Rod Cabin
V105 Duck Pond Cabin
V106 Axolotl Lake Cabin
V107 Rehearsal Hall
V108 White Building
V109 White Building Structure
V110 Bonanza Inn Coal Shed
V111 Bonanza Inn
V112 Nunnery
V113 North Jack Taylor Cabin
V114 South Jack Taylor Cabin

Block 197

V115 Susan Marr House
V116 Smitty's Garage
V117 Smitty's Coal shed
V118 Governor Thomas Francis Meagher House
V119 "Lightning Splitter"
V120 Ron Abbie Cabin

Block 198

V121 Methodist Church
V122 Dr. Daeme's House West
V123 Dr. Daeme's House East
V124 Hickman House (Fairchild)
V125 Hickman Shed

V126 Small Red Building on Railroad West Side
V127 McFarland Curatorial Center

Nevada City Structures

Wood Street

N001 Fenner Barn
N002 Cabin 1 (hotel)
N003 Mining Office
N004 Cabin 2 (hotel)
N005 George Ives Jail
N006 Cabin 3 (hotel)
N007 Cabin 4 (hotel)
N008 Dr. Byam House
N009 Gun Shop
N010 Emporium
N011 Star Bakery Patio
N012 Star Bakery
N013 Public Restrooms
N014 Fire Station (Pump House/Duham Bros. Bldg)
N015 Two Story Outhouse
N016 Nevada City Hotel
N017 Music Hall
N018 Dry Goods Store
N019 Rear Dry Goods Store
N020 Bell Tower
N021 Sun River Jail
N022 Criterion Hall Livery Stable
N023 Cheap Cash Store
N024 Outhouse
N025 Depuis House
N026 Molinari Organ Works
N027 Richard's Shed
N028 Richard's Structure
N029 Richard's Cabin (X Biedler)
N030 Finney House
N031 Finney Summer Kitchen
N032 Frame Shed in Finney Yard
N033 Log Cabin in Finney Yard
N034 Oil Stove Shed
N035 Chris Structure
N036 Log Cabin with Tin Can Roof
N037 Miss Lilly's Cabin
N038 Mrs. Murphy's Cabin
N039 Peterson Shed
N040 Peterson Structure
N041 Peterson Cabin

Brewery Street

N042 Cabin 17 & 18 (hotel)
N043 Cabin 15 & 16 (hotel)
N044 Cabin 14 (hotel)
N045 Cabin 11 & 12 (hotel)
N046 Cabin 10 (hotel)
N047 Cabin 9 (hotel)
N048 Cabin 8 (hotel)
N049 Cabin 7 (hotel)
N050 Cabin 6 (hotel)
N051 Cabin 5 (hotel)
N054 Sullivan Saddlery
N055 Sullivan Structure
N056 Barber Shop
N057 Fire Station
N058 Erle's Blacksmith Shop
N059 Assay Office
N060 Applebaum & Crabb Store
N061 Charlie Bovey Building
N062 Sedman House
N063 Sedman Structure

Oriental Avenue (Chinatown)

N064 Joe's Cabin
N065 Chinese Temple
N066 Unfinished Cabin
N068 Chinese Laundry
N069 Chinese Laundry Structure
N070 Chinese Grocery
N071 Big Chinese Store
N072 Big Chinese Store Structure
N073 Opium Den
N074 Smokehouse
N075 Bachelor's Cabin

California Street, north side

N076 Joe's Outhouse
N077 Law Office (Calloway Law Office/Billiard Hall)
N078 Shoemaker's Shop (Boots & Shoes)
N079 Chicken House
N080 Switzer House (Upside-down House)

N081 Switzer Structure
N082 Wagon Shop (Butte Carriage Works/Mercantile)
N083 Lumber Yard Office (Iron Rod Lumber Office/Lumber Yard)
N084 Linderman Building/Store

California Street, south side

N085 Shop Outhouse and oil shed
N086 Townsend Bldg. (Sheriff's Office/Diamond City Boarding House)
N087 School (Twin Bridges Schoolhouse)
N088 School Outhouse Boys
N089 School Outhouse Girls
N090 Iron Rod House
N091 J.D.E. Shop (Parmeter House)
N092 Iron Rod Structure
N093 Edmiston House
N094 Edmiston Structure
N095 East Helena House (Cutler House)

Byam Street

N096 Iron Rod Post Office
N097 Iron Rod Post Office Outhouse
N098 John Ellingson House (Stone Ranch House)
N099 Insulbrick Structure
N100 Tiny Sheridan Log Cabin
N101 Gallows Barn (Sue Bovey Bldg/Livery/White Sulphur Springs Barn)
N102 Forest Service Cabin
N103 Old Pump House
N104 Bob Stone Blacksmith Shop
N105 Wonderly Cabin
N106 Dimsdale School (Virginia City's 1st Schoolhouse)

Hill Street

N108 Cabin from south of Alder
N109 Cabin from John Sinerius
N111 New Pump House
N112 California Creek Cabin

Nevada City Railroad Yards

R001 Nevada City Depot
R002 Nevada City Engine House (Roundhouse)
R003 Nevada City Train Depot Outhouse
R004 Motor Car Shed by Depot
R005 Motor Car Shed by Roundhouse

River of Gold (Alder Gulch Mining Exhibit)

G001 Gift Shop
G002 "Ship"
G003 Dredge

Central City

C001 Central City Depot
C002 Central City Outhouse
C003 Central City Motor Car Shed

Aunt Julia's House

V014

Carpenter, cabinetmaker and lumber dealer Julius Kohls purchased this lot from J.F. Stoer in 1875. Early photographs suggest that this was the site of the famous Leviathan Hall where the longest documented bare knuckle fight (185 rounds) took place between Hugh O'Neill and Con Orem on January 2, 1865. Kohls, whose lumberyard was just across Wallace Street, completed this frame dwelling before 1878 and lived here until about 1920. "Aunt Julia" Elledge, a daughter of Virginia City pioneer Lucien Romey, lived in the home until the 1950s. The T-shaped house with its original picket fence fronting Wallace Street is an excellent example of the rural residential character of Virginia City's main street and nicely illustrates the evolution of building materials from log to frame.

Location

Block 154 – Wallace Street, Virginia City

Date Constructed

1875

Date of Preservation

2012

Estimated Cost to Preserve

$25,000

Aunt Julia's House

Walls of the root cellar are starting to slip off the stone foundation

Walls of root cellar need to be stabilized

Tobacco Shop

V029

This building was probably built by J. Samuels & Co. It was operated as Strausburer's "Colorado Store" from 1865-1870s. Charles Bovey used it as a tobacco store display.

Location

Block 154 – Wallace Street, Virginia City

Date Constructed

1863

Date of Preservation

2005

Estimated Cost to Preserve

$25,000

Tobacco Shop on Historic Wallace Street

Damaged lathe and plaster work needs to be repaired on ceiling

Damaged lathe and plaster work needs to be repaired on walls

Foundation and log work needed

Jewelry Store & Outhouse

V030 & V031

Inspired by the Renaissance Revival style, the impressive façade of this building reveals a storefront design very innovative from the 1860s. By the 1880s this "reverse bay style" door and window arrangement became a standard storefront treatment. The façade remains unchanged today except for the replacement of the center door, circa 1890. The building houses two shops; Isador Strasburger operated a men's clothing shop in the larger section until the mid-1870s. After 1878 the building served as a residence for many years. The Boveys recreated a jewelry store, similar to J. B. Labeau's two doors up, and added the porch in 1949.

Location

Block 154 – Wallace Street, Virginia City

Date of Construction

1863

Estimated Cost to Preserve

$35,000

Jewelry Store on Historic Wallace Street

Cracked and failing lathe and plaster

Foundation and log work needed

City Bakery

V035

N. Ford, J. G. Robinson, and A. O'Connel evidently built this stone structure and sold it to John Oliver on July 12, 1864, for $2,500. It was then known as Oliver & Gauthur's City Bakery. In 1868 it was sold to B. D. Maxham, a grocer, in 1878 it was a tailor shop and in 1884 it was a Chinese laundry. An abundance of Chinese artifacts were found when the floor was being reconstructed in the 1940s. Charlie Bovey bought the site in 1947 having Harvey Romey run a barber shop and state liquor store here till 1952. After that Mrs. Bovey ran "Hitching Post Clothing Store" for a few years.

Location

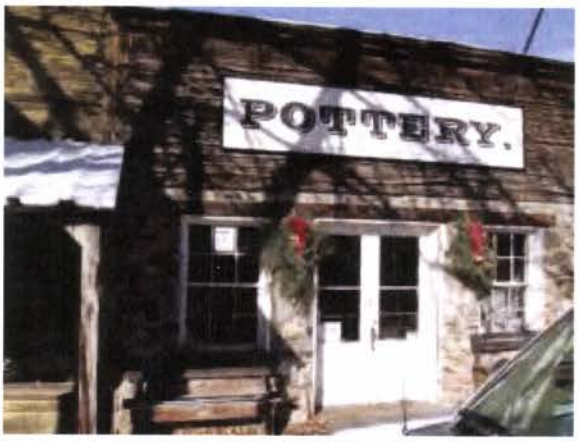
Block 154 – Wallace Street, Virginia City

Date Constructed

1863

Estimated Cost to Preserve

$25,000



City Bakery

Large cracks on rear façade

Crack monitor placed on rear façade shows growing displacement at an alarming rate

Kiskadden Barn & Outhouse

V036 & V037

Virginia City's first stone building, constructed during the summer of 1863, originally housed three stores on the ground floor and a meeting hall upstairs. Popular legend has long designated this as the meeting place of the Vigilantes, who prosecuted and hung two dozen outlaw road agents in Virginia City between 1863 and 1864. Grocer William Kiskadden, the original occupant, married the former Mrs. Jack Slade after Slade was hung by the Vigilantes. Blacksmith George Thexton remodeled the building as a livery in the early 1870s, removing one of the two original center doors to enlarge the entrance and reusing it on the hay loft above.

Location

Block 154 – Wallace Street, Virginia City

Date Constructed

1863

Date of Preservation

2002-2007

Estimated Cost to Preserve

$25,000

Kiskadden Barn, on Historic Wallace Steet, Headquarters to the Montana Vigilantes.

New Roof will need to be installed

Fairweather Inn & Annex

V038 & V039

The oldest section of this building, dating to 1863, was first a simple one-story building which housed a restaurant called the "Young American Eating House." A butcher shop followed from 1866 to the 1880s, and then in the 1880s the building was a hotel/saloon. It became the Anaconda Hotel and Saloon in the 1890s under proprietor Frank McKeen. Renaming it the Fairweather Inn after the discoverer of gold in Alder Gulch, in 1946 Charlie Bovey raised the height of the old hotel to two stories and added a "new" façade that duplicates the gold rush era design of the then-demolished Goodrich House in Bannack.

Location

Block 154 – Wallace Street, Virginia City

Date Constructed

1863

Estimated Cost to Preserve

$135,000

Fairweather Inn on Historic Wallace Street

Needs window preservation throughout

Siding needs repair and replacement along with painting

Foundation stabilization and stones need repointing and plumbing needs to be updated.

Montana Post & Stone Print Shop

V040

This building was constructed of logs by D. W. Tilton in the fall of 1863, and housed Montana's first newspaper, founded in 1864. The stone print shop at the rear was completed in January, 1865, and the following year a new Gothic style façade was applied over the log section. Editor Thomas J. Dimsdale first published his Vigilantes of Montana in serial form in the Post in 1865-1866. It became the first book published in Montana, also printed here. A fire in 1937 destroyed the wooden sections of the building. The Historic Landmark Society of Montana, with donations from Charles Bovey, repaired the stone walls and faithfully reconstructed the original log structure in 1946.

Location
Block 155 – Wallace Street, Virginia City

Date Constructed
1863

Date of Preservation
1946

Estimated Cost to Preserve
$15,000

Montana Post on Historic Wallace Street, Montana's 1st Newspaper Office

Foundation needs to be stabilized

A view of the bowed out interior wall

Gilbert Brewery

V042

The Gilbert Brewery was the first brewery in Montana and was founded by Henry Gilbert, Christen Richter, and William Smith in 1863. Several additions to the 1860s building expanded the booming business. Proprietor Henry Gilbert's home and the century-old willows of his "beer garden" park enhance the landscape. The brewery was closed by Prohibition in 1919 and Gilbert Beer, proclaimed by connoisseurs among the nation's best, was made no longer. Charlie Bovey stabilized the building in 1946 and later remodeled the interior, but original brewing equipment remains in place.

Location

Block 158 – Hamilton & Cover Streets, Virginia City

Date Constructed

1863-80's

Date of Preservation

2002-2010

Estimated Cost to Preserve

$25,000

First Brewery in Montana

Replace floor in front of malting tower

Finish floor in the malting tower

Village Pump

V057

This building was built by Charles Bovey to house his antique automobile collection and gas station.

This will be used as an information center for Virginia City while at the same time be used to display some of its many historical artifacts for tourists.

Location

Block 158 – Wallace Street, Virginia City

Date Constructed

1955

Date of Preservation

N/A

Estimated Cost to Preserve

$100,000

Village Pump on Historic Wallace Street, 2014

Village Pump, 1959

Needs new roof, siding as well as structure stabilization.

Sarah Bickford House

V058 – V062

The earliest part of this house was built by Lucien Romey in 1864. It was owned by the Sarah Bickford family from 1894 to 1947. Sarah Bickford was an African-American woman who was recognized as being one of the of the 1st African-American owners of a utility company and was recently inducted into the Montana Historical Society Hall of Fame.

Once finished it will be used as a Vacation Rental for tourists coming to Virginia City.

Location

Block 183 – Hwy 287, Virginia City

Date Constructed

1864

Date of Preservation

Estimated Cost to Preserve

$50.000

Bickford House

Foundation work needed on the house along with upgrades to plumbing.

V065

This building was the area's most impressive business space at the time it was constructed in 1864. Stucco scored to look like stone originally covered the rubble stone walls, and Gothic transoms lent a civilized dignity. While Virginia City was Montana's Territorial Capital (1865-1975), the second floor held the entire territorial government offices. The first floor held such businesses as a grocery, clothing, retail, hardware stores and a bar.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

1864

Date of Preservation

2003-2005

Estimated Cost to Preserve

$25,000

Content's Corner

(Montana 1st Active Territorial Capital Building)

Seismic plan needs to be installed on lower floor

Root Cellar located in the back of the building

Stone wall needs repointing

Ceiling damage on lower floor needs to be fixed

Buford Center

(Wells Fargo Coffee House)

V075

S.R. Buford purchased this lot and tore down the original Wells Fargo building, roofing between his two brick stores to house his new grocery department. He died in 1905 but his business was carried on by his 3 sons until 1926. In 1932 it became a mortuary until the business was moved up the street in 1935. The building was empty until Bovey bought the building in 1946 and opened it as the Wells Fargo Coffee House in 1947.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

1899

Date of Preservation

2003

Estimated Cost to Preserve

$25,000

Wells Fargo Coffee House

Floor replacement needed throughout

Window preservation needed throughout

S. L. Simpson Building

(Barber Shop)

V081

This narrow frame building may be one of Virginia City's earliest structures, dating to the summer of 1863 when buildings like this were rented for up to $175 during the initial gold rush. Its odd-sized door appears to have been locally handmade. First owner D. H. Weston also owned a "hotel" across the street, and S. L. Simpson and J. G. Vetters, owners in the 1870s, may have rented this building as a tonsorial parlor. An early photo shows a barber pole out front. The building served as a residence from the 1880s until 1946 when the Boveys acquired it.

Location

Block 193 –Wallace Street, Virginia City

Date Constructed

1863

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Barber Shop

Interior damage from leaking roof

Interior wall damage needs repair and a new roof

V084

A notorious dance hall was the original occupant of this 1863 building which encompasses a small cabin of V-notched logs, one of the first built in June of that year. Tall French doors and a few dentils clinging to the façade recall its former dance hall elegance. Converted to a blacksmith shop in the 1870s, Charles Sauerbier and his son Karl operated the business until the 1940s. Original tools and machinery are still in place, and various additions chronicle the building's history in boards, nails and labor.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

Prior to 1869

Date of Preservation

2000

Estimated Cost to Preserve

$25,000

Sauerbier Blacksmith Shop

Sauerbier Blacksmith

False front needs to be repaired

Front wall is starting to buckle out which needs to be stabilized and repaired

V085

Retail liquor dealer J. F. Stoer operated here from the 1860s until about 1890. From that time until 1908, Smith and Boyd who ran the livery next door ran this establishment, aptly renamed the "Bale of Hay." After 1908, the building stood empty until 1946 when the Boveys saved it from collapse and added a front porch. In 1983 a fire heavily damaged the building. Construction to repair the building was confined to the saloon's interior, allowing the outer square-hewn log walls, supported by a new inner structure, to remain in place.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

1863

Date of Preservation

1943, 1983

Estimated Cost to Preserve

$15,000

Bale of Hay Saloon

Back & Front porch needs repair

Back room needs to be refinished

Door and window preservation needed

Smith & Boyd Livery Stable

(Historic Opera House)

V087

This false-fronted rubble stone barn was constructed by Smith and Boyd replacing a log livery stable. The stone part of the building where the front doors and windows remain as they were at the turn of the century. The barn was converted to a theater in 1949, with additions made to the rear. The porch was salvaged from the famous Morgan Evans Mansion near Anaconda, and was added to the front at that time. The "Old Stone Barn" has been home to the Virginia City Players, Montana's oldest professional acting company, since 1949.

Location

Block 193 – Wallace Street, Virginia City

Date Constructed

1890's

Date of Preservation

2001

Estimated Cost to Preserve

$25,000

Opera House on Historic Wallace Street and Home of the famous Virginia City Players.

Failing capstones and crumbling mortar on façade

Back side of façade with failing capstones

Virginia City Depot

V093

In 1964, Charlie Bovey built the Alder Gulch Short Line narrow gauge railroad to link Virginia City and Nevada City. The Northern Pacific Depot was built according to standard railroad plans in the early 1890s at Harrison, Montana north of Ennis. After completion of the narrow gauge, Bovey had the depot moved to this location.

Location

Block 194 – Hwy 287, Virginia City

Date Constructed

1890's

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

VC Depot is a high traffic area during the summer season

Bathrooms sit on corner of the back porch with little structural support

Plumping upgrades are needed

Green Front Hotel & Restaurant

V094 & V095

These two adjoining log houses were probably built by Calvin Holly and William Douglas as dwellings in the late 1860s. By 1890, the two buildings were operated as "female boarding houses" or houses of prostitution run by madams Myrtle Butler and Pearl McGinnis. During the early years, this area was Virginia City's thriving red-light district, but by the 1890s the Green Front was surrounded by Virginia City's "China Town." This building faced the Chinese Temple which stood between the two trees across the street.

Location

Block 194 – Hwy 287, Virginia City

Date Constructed

Late 1860s

Date of Preservation

2010-2012

Estimated Cost to Preserve

$10,000

Hotel on the left and Restaurant on the right

Foundation and Walls need repair

V100

This house was built by Fay Harrington on Block 201. It was moved to this site by Charlie Bovey in 1981.

This is used as a Vacation Rental for tourists visiting Virginia City, Montana.

Location

Block 196 – Virginia City

Date Constructed

1864

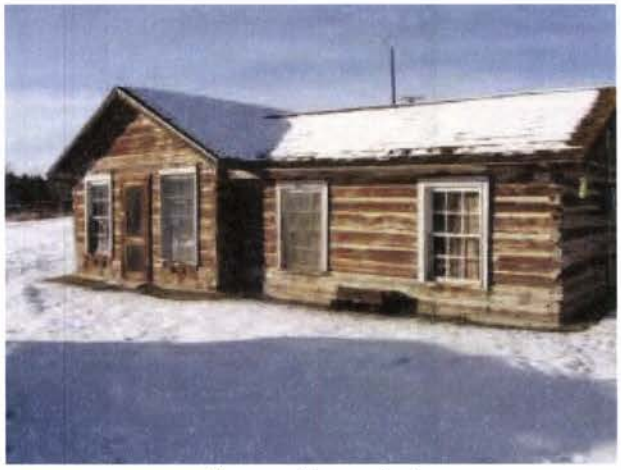
Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Fayette Harrington Cabin



New roof is needed

Window preservation needed on all windows

Ruby Cabin

V102

This cabin was moved here by Charlie Bovey from Ruby in 1977.

This is used as a vacation rental for tourists visiting Virginia City.

Location

Block 196 - Virginia City

Date Constructed

1898

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Ruby Cabin

Logs showing sign of deterioration

Walls and ceilings need to be sheetrocked and finished

School House Cabin

V103

This was the Home Park School which was moved here in 1977.

This is used as a vacation rental for tourists visiting Virginia City.

Location

Block 196 – Virginia City

Date Constructed

1903

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

School House Cabin

Walls and ceiling needs sheetrock

Logs showing signs of deterioration

Iron Rod Cabin

V104

Charlie Bovey moved this cabin to its current location from Iron Rod in 1977.

This is used as a vacation rental for tourists visiting Virginia City.

Location

Block 196 – Virginia City

Date Constructed

1882

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Iron Rod Cabin

Logs showing signs of deterioration

Window preservation needed

Duck Pond Cabin

V105

Charlie Bovey moved this cabin to its current location from Gilbert Ranch in 1977.

This is used as a vacation rental for tourists visiting Virginia City.

Location

Block 196 – Virginia City

Date Constructed

1920

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Duck Pond Cabin

Window preservation needed

Walls and ceiling need sheetrock

Axolotl Lake Cabin

V106

Charlie Bovey moved this cabin to its current location from Perrault Ranch in 1977.

This is used as a vacation rental for tourists visiting Virginia City.

Location

Block 196 – Virginia City

Date Constructed

1920

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Axolotl Lake Cabin

Walls and ceiling need sheetrock

Window preservation needed

Bonanza Inn

V110 & V111

This building, constructed in 1866, served as the county courthouse during Virginia City's stint as territorial capital (1865-1975). When the present courthouse on Wallace Street replaced it in 1876, three Catholic Sisters of Charity of Leavenworth, Kansas came to Virginia City at the request of Father Francis Kelleher. The sisters opened St. Mary's Hospital for miners in the old courthouse. Placer gold was soon exhausted and St. Mary's closed for lack of patients in 1879. In 1949, Charlie Bovey remodeled the interior as a hotel, but the exterior, with its clapboard siding and tall false front, has not changed much from the 1870s.

Location

Block 196 – Idaho Street, Virginia City

Date Constructed

1866

Estimated Cost to Preserve

$25,000

Bonanza Inn

Porch railing and trim needs to be repaired and stabilized

Nunnery (Bonanza House)

V112

This building was built for housing for the nuns that were working in the Bonanza Inn hospital. This is used as a Vacation Rental to tourists visiting Virginia City, Montana.

Location

Block 196 – Idaho Street, Virginia City

Date Constructed

1875

Date of Preservation

2011

Estimated Cost to Preserve

$15,000

Bonanza House

Siding needs to be repaired or replaced and to be repainted

Interior finish work needed throughout the house

(Cogswell) Cabin

North Jack Taylor

V113

Minerva Coggswell acquired this property, according to her will, "by her own hard labor." She and her sister, Parthenia Sneed, were among a few adventurous, independent black women who carved niches for themselves in western communities. By the 1880s they kept boarders like Kentucky-born African-American Jack Taylor who served in the Union army during the Civil War and came to Virginia City in 1866. Taylor owned considerable property, including these cabins purchased after Minerva's death in 1894. Taylor lived here until he died in 1926. Sarah Bickford, who rose from slavery to become Virginia City's competent water company owner, cared for Taylor during his last illness and then acquired the cabins.

Location

Block 196 – Jackson Street, Virginia City

Date Constructed

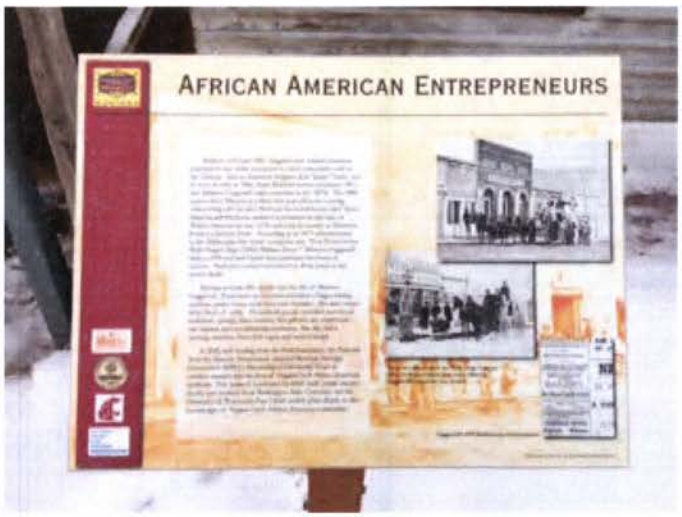
1875

Estimated Cost to Preserve

$50,000

The cabin needs a new foundation, roofing and framing stabilization and a new roof

The south interior wall is gone exposing it to the outside elements



V114

Minerva Coggswell acquired this property, according to her will, "by her own hard labor." She and her sister, Parthenia Sneed, were among a few adventurous, independent black women who carved niches for themselves in western communities. By the 1880s they kept boarders like Kentucky-born African-American Jack Taylor who served in the Union army during the Civil War and came to Virginia City in 1866. Taylor owned considerable property, including these cabins purchased after Minerva's death in 1894. Taylor lived here until he died in 1926. Sarah Bickford, who rose from slavery to become Virginia City's competent water company owner, cared for Taylor during his last illness and then acquired the cabins.

Location

Block 196 – Jackson Street, Virginia City

Date Constructed

1875

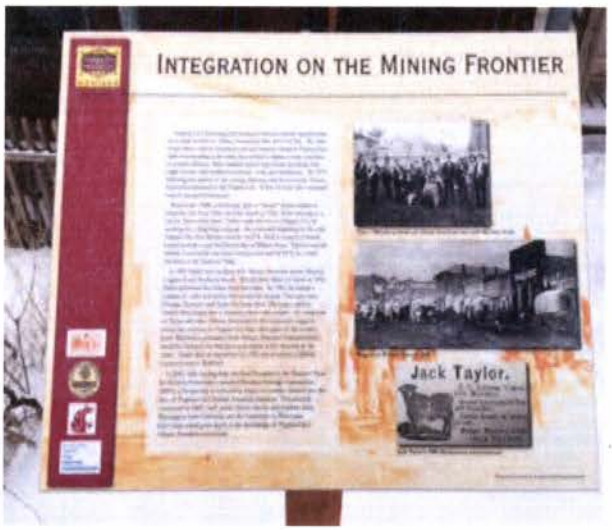
Estimated Cost to Preserve

$50,000

South Jack Taylor Cabin

Jack Taylor Cabin

Needs New Porch and Electrical and Plumbing Needs



Governor Meagher Cabin

V118

As the first territorial secretary appointed by President Andrew Johnson, Meagher soon became acting governor and lived here on Idaho Street during his tenure in the territorial capital. Meagher's career ended abruptly when he disappeared from the deck of a steamship at Fort Benton in 1867. The landmark dwelling burned circa 1905. Charlie Bovey reconstructed the residence of square-hewn logs on its original site in 1945. The Helena Ancient Order of Hibernians, Thomas Francis Meagher Division, adopted and will maintain this residence.

Location

Block 197 – Idaho Street, Virginia City

Date Constructed

1946

Date of Preservation

N/A

Estimated Cost to Preserve

$25,000

Governor Meagher Cabin

Floors need to be removed and replaced throughout the house

Interior wall damage needs to be fixed

V119

David Kneally received a deed from Virginia City for this lot on March 6, 1870. Kneally, who owned several lots in the west end of town in the 1870s sold the property to Mary Harding in 1894 and then it was acquired by Henry W. Buford in 1928. The McGovern sisters sold it to Charlie Bovey in 1948. It is nicknamed the "lightning splitter" because of its high pitched roof.

Location

Block 197 – Jackson Street, Virginia City

Date Constructed

1876

Estimated Cost to Preserve

$10,000

Lightning Splitter

Lightning Splitter needs a new roof

Siding needs to be repaired or replaced

South side logs starting to show signs of deterioration

Ron Abbie Cabin

V120

Dennis Harding owned this site in 1888 and Chris Christenson occupied it after 1948. It was then remodeled by Ron Abbe in 1974. It is now used as a rental home.

Location

Block 197 – Jackson Street, Virginia City

Date Constructed

1883

Date of Preservation

N/A

Estimated Cost to Preserve

$10,000

Ron Abbie Cabin

Rotten sill logs need to be replaced

Needs to be excavated for foundation

Methodist Church

V121

The lot was used as a lumberyard before D. C. Farwell built the Gothic Revival style Church. Stucco scored to resemble cut stone covers the rubble stone walls in imitation of stone Gothic buildings back East. The first service held here was the funeral of William Fairweather, discoverer of Alder Gulch, on August 28, 1875. Church services took place until the early 1900s and then it was used for the school gym until 1935. Charlie Bovey bought it from Andrew J. Davis of the First National Bank of Butte in November 1953.

This will be used as a convention center to be rented out to the public and serve as an educational center for school tours and educational outreach programs.

Location

Block 198 – Idaho Street, Virginia City

Date Constructed

1875

Date of Preservation

N/A

Estimated Cost to Preserve

$50,000

Methodist Church

New roof needed

Lathe and plaster ceiling failing due to roof leaking

V124

This home was first owned by E. Johnson and later Sara McGregory in 1893. The house was occupied up until the early 1980's and has remained vacant ever since. The house on an 1878 Sanborn map is shown as a single standing structure but on an 1884 Sanborn map the house is shown to be connected to the neighboring house to the left.

This will be used as a vacation rental for tourists visiting Virginia City, Montana

Location

Block 198 – Idaho Street, Virginia City

Date Constructed

1869

Estimated Cost to Preserve

$100,000

Hickman House

Hickman House

The interior of an addition to the Hickman House sitting on floor joists exposed to the element

Interior Decay

Failed Foundation

George Ives Jail

N005

George Ives, hanged here in Nevada City on December 21, 1863, was reputedly jailed in this original Nevada City building during his trial. This trial is rumored to be the "Start" of the Montana Vigilante movement that led to 56 hanging across Montana and had a time span of close to 6 years.

Location

Wood Street – Nevada City

Date Constructed

1863

Construction Location

Nevada City, MT

Date Moved

N/A

Date of Preservation

N/A

Estimated Cost to Preserve

$30,000

New foundation needs to be excavated, "Bovey Backfill" removed, vegetation removed, rotted sill logs replaced, and a rock foundation placed.

Structural integrity is poor – boards, battens, and roof need replacing. A French drain needs to be installed to allow for proper drainage.

Whole building needs major stabilization and structural repair

Dr. Byam House

N008

Dr. Don L. Byam was the judge at the trial of George Ives. The Byam house was newly finished when the trial took place in December, 1863. Until the end of the Civil War in 1865, the anti-Confederate Union League met upstairs, reportedly in secrecy. Late, it was the home of Lawrence Fenner. Also a Union League activist, Fenner was a mining engineer who received the U.S. Mineral Patent on the Nevada City ground in 1878, and sold parcels to the few remaining residents. Along with the Finney's, he remained in Nevada City until his death in 1915, long after nearly everyone else had moved away.

Location

Wood Street – Nevada City

Date Constructed

1863

Construction Location

Nevada City, MT

Estimated Cost to Preserve

$10,000

Dr. Byam House

Siding needs repair or replacement

Siding replacement needed

Emporium, , Star Bakery, Restrooms

N010 - N013

Emporium-*This early 1880's squared log building came from the Bishop Ranch near Dillon. The front was rebuilt to resemble the original Nevada City building on this site.*

Bakery- *One of the original NC buildings still standing, the Star Bakery's sign is prominent in the July 4, 1865 picture. It did a brisk business, but had closed by 1865 when the newly arrived Patrick McGovern family used it as their home. McGovern daughters Hannah and Mary long operated their famous Virginia City dry goods store, which remains today as it was when closed in the late 1930's. The McGovern ranch is visible northwest of Nevada City.*

Location

Wood Street – Nevada City

Date Constructed

1870's – Emporium

1961 – Patio

1863 - Bakery

Construction Location

Bishop Ranch, Dillon MT

Date Moved

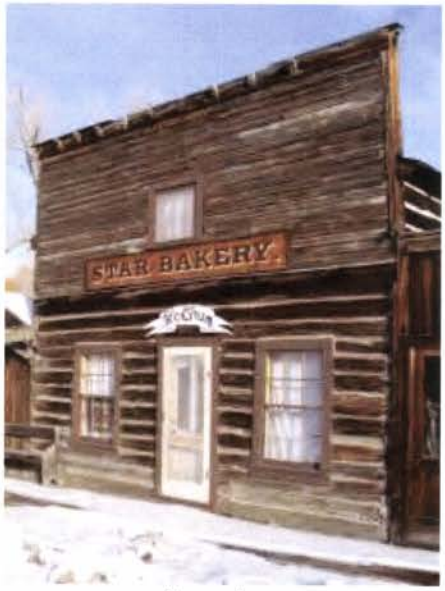
1959 - Emporium

Date of Preservation

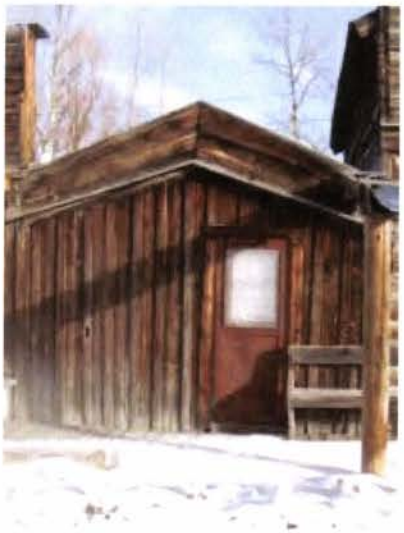
2011

Estimated Cost to Preserve

$20,000



Emporium



Star Bakery Patio and front of Bakery needs to be redone and oiled

Nevada City Hotel

N015 & N016

Nevada City Hotel- *Originally the stage station south of Twin Bridges variously known as Bollinger, Gaffney, or Salisbury, this 1860's building was rebuilt on the site of the first Nevada City Hotel in 1959. The back portion was originally the employee dormitory at Canyon Hotel in Yellowstone National Park.*

Location

Wood Street – Nevada City

Date Constructed

1863 & 1911 – Hotel

1890's - Outhouse

Construction Location

Yellowstone National

Date Moved

1959

Estimated Cost to Preserve

$250,000

Due to several years of flooding from nearby stream the structure has foundation beams that do not even touch the ground, this projected cost is to stabilize the foundation of the hotel and also mitigate the flooding problem next to the Hotel.

Richard's Cabin (X Biedler)

N029

Legendary Montana Vigilante lawman X.Beidler reputedly viewed the Ives hanging from the roof of this original cabin.

Location

Wood Street – Nevada City

Date Constructed

1863

Construction Location

Nevada City, MT

Estimated Cost to Preserve

$10,000

Cabin before preservation had begun

The back addition was taken down so further work can be done on the cabin. It will be put back in place when preservation is complete on the cabin.

John X Beidler, leader of the Montana Vigilantes, c1860s

Nevada City Cabins 1-18

N042-N051

These are all real pioneer cabins, built c. 1863-1900, now fitted to be modern motel units. Cabins 15 & 16 were original to this site; others were moved from various locations.

Location

Brewery Street – Nevada City

Date Constructed

1863-1900

Construction Location

Virginia City – 17 & 18

Nevada City –15 &16

Bishop Ranch – Dillon – 5

Gerard Ranch - Dillon – 6

Raidersburg, MT – 7, 14

Cote Ranch – Alder – 8, 11, 12

Upper Ruby – 9

Oliver Smith Ranch – Dillon – 10

Date Moved

1959-1960

Estimated Cost to Repair

$125,000

Cabins need new foundations, log replacement, and window & door preservation along with upgrades to electrical and heating systems.

Sedman House

N062

A focal point among NC buildings, this charming home originally stood at Junction City, a mile and a half north of here, where it was built in 1873 as the fine "in town" residence of rancher, gold miner, and legislator Oscar Sedman. Later the Junction Hotel and then a stable, it was moved by the Boveys to "Old Town" and back to Nevada City.

Location

California Street – Nevada City

Date Constructed

1873 House

1890's Outhouse

Construction Location

Junction, MT - House

Iron Rod, MT - Outhouse

Date Moved

1959 House

1976 Outhouse

Date of Preservation

2008, 2012

Estimated Cost to Preserve

$25,000

Sedman House painted summer 2012

2nd floor porch needs to be repaired

Railing and floorboards are starting to rot

N087 – N089

Reputed to be Montana's oldest standing public school, this tiny cabin served Twin Bridges from 1867 until 1873. The teacher made $40 per month, and classroom resources were sparse. One teacher is said to have used a potato as a globe, peeling areas to represent oceans and leaving the continents unpeeled. The students shared in the cleaning, fetching water and firewood, etc.

Location

California Street – Nevada City

Date Constructed

1867

Construction Location

Twin Bridges, MT

Date Moved

1960

Date of Preservation

2011

Estimated Cost to Preserve

$15,000

Twin Bridges Schoolhouse

(Montana's Oldest standing Schoolhouse)

Schoolhouse

Siding needs to be repaired

Dimsdale School

(Virginia City's 1st Schoolhouse)

N106

Dug into the hillside on Cover St. in Virginia City, this 1863 small cabin served as the town's first school, operated privately by Thomas Dimsdale. Dimsdale charged a weekly tuition of $1.75 to attend his school. He became editor of the Montana Post *in 1864, and his* Vigilantes, *first published in 1865 in serial form in the newspaper, became, in 1866, the first book published in Montana. Dimsdale was named Montana Territory's first Superintendent of Public Instruction. Dimsdale died at age 35, shortly after his book was published.*

Location

Byam Street – Nevada City

Date Constructed

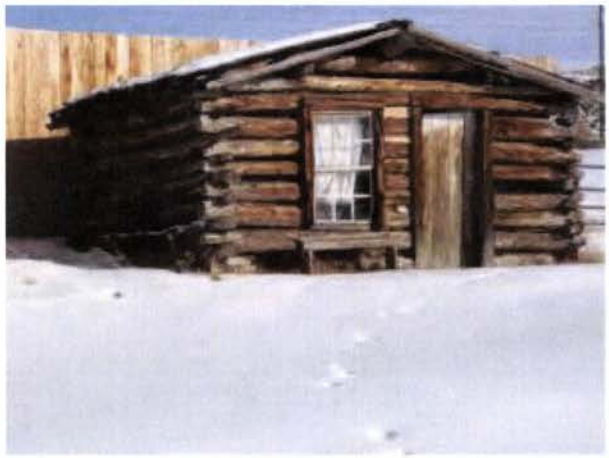
1863

Construction Location

Virginia City – Behind Burgstrom House, Cover Street

Estimated Cost to Preserve

$15,000



Dimsdale School

Needs major stabilization, log work, foundation, and daubing done

Window and door preservation needs.

Risk Management & Tort Defense

Loss Prevention Report

Fire and Associated Perils

For:

Montana Heritage Commission

Buildings Reviewed:

This review focused on the Nevada City and Virginia City town sites which include 232 reported structures.

July 11, 2013

Consultants: Aric Curtiss, Risk & Loss Control Specialist, Risk Management & Tort Defense (RMTD)

Daniel Davison, Senior Consultant, Global Risk Consultants (under contract to RMTD)

Conferred With: Elijah Allen, Operations Manager Montana Heritage Commission

Loss Control Recommendations

Recommendations MHC-001,002,003,004,017,018

Recommendations provided by Risk Management & Tort Defense Division and/or Global Risk Consultants are purely advisory and intended to assist recipients to recognize and minimize exposure to loss. Implementation of recommendations is the sole responsibility of the affected entity.
Recommendations provided are based on Best Practices and compliance may or may not be required by codes, statutes, rules, regulations or other authorities. Recipients are encouraged to confer with authorities having jurisdiction (AHJ) for interpretations and to ascertain specific requirements.
While this report is limited to the location(s) cited above, recipients should evaluate each recommendation and extend it as warranted to similar environments or circumstances to further minimize exposures to loss.
Recipients of this report are to provide RMTD with written response to each recommendation. Written response is requested within 60-days of initially receiving this report. This report is provided electronically in a standard MS Word format. This report may be forwarded and shared as desired. Responses should be electronically inserted in the field following each recommendation. Contact Aric Curtiss at acurtiss@mt.gov for assistance with this document. Return your response to the same address within 60-days of initial receipt.
Risk Management & Tort Defense offers loss mitigation grants to state agencies and units of the state university system for projects, equipment, or training that minimize exposure to loss or claims. Loss mitigation grants may be applied for to assist with the implementation of recommendations provided within this report or for other means of loss mitigation. Funding for these grants is limited and grants are awarded competitively. Loss Mitigation Grant Program applications and additional information are available at the Loss Control page of the Division's website at rmtd.mt.gov.

Projected costs for recommendations:

$150,000

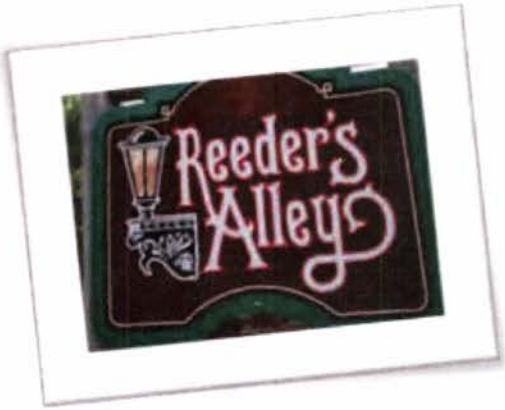
Recommendation Reference Number	Recommendation & Comments
MHC-001 (G-13-07-01)	**Automatic Fire Alarm System.** Consideration should be given to providing an approved automatic fire alarm system consisting of smoke or heat detec and manual pull stations in the major buildings. It is recommended that this system be monitored by an approved central station supervisory service. ***Comments:*** Automatic fire alarm systems will continually provide an early warning of fire in the old wood frame buildings.
MHC-002 (G-13-07-02A)	**Nevada City Fire Pump.** It is recommended an approved automatic-starting 1,500 gallon-per-minute at 100-psi diesel engine driven fire pum be provided to feed the Nevada City firefighting water system taking suction from the existing half acre Alder Gulch Creek pond. It is furth recommended this new pump be installed in a heated and sprinkler protected fire pump house, and be arranged per National Fire Protectio Association NFPA 20, entitled Standard for the Installation of Stationary Pumps for Fire Protection. ***Comments:*** The existing 1,000 gallon-per-minute at 60-psi diesel engine pump is non-approved (per NFPA Standards) for fire use and requires several minutes to start as gates have to be manually pulled in front of the intake and the engine manually started. An approved fi pump will increase reliability of the fire water system as well as provide fire fighters immediate water from the fire hydrant system in town. RMTD can be contacted for details of the cited Standard. The local Authority Having Jurisdiction may be consulted regarding the applicabi of this Standard.
MHC-003 (G-13-07-02B)	**Pump House.** It is recommended a heated pump house be provided for the existing manually-operated 1,000 gallon-per-minute diesel engine driven pu feeding the Nevada City firefighting water system. **Comments:** Recommendations MHC-003 and MHC-004 are a less desirable mitigation action compared to the preferred Recommendation MHC-002 A heated pump house will provide reliability to the existing pump and firefighting water system
MHC-004 (G-13-07-02C)	**Block Heater.** It is recommended a block heater be provided on the existing manually-operated 1,000 gallon-per-minute diesel engine driven pump feed the Nevada City firefighting water system. ***Comments:*** Recommendations MHC-003 and MHC-004 are a less desirable mitigation action compared to the preferred Recommendation MHC-002 A block heater will provide reliability to the existing pump and firefighting water system.
MHC-017 (GA-13-07-11)	**Automatic Sprinkler Protection in Virginia City.** It is recommended Montana Heritage Commission give consideration to, and evaluate the cost to bene ratio of providing approved automatic sprinkler protection throughout the major active and storefront display buildings along in Virginia City. ***Comments:*** Automatic sprinkler protection will provide the best protection for these very old wood frame structures and would prevent a conflagratio Buildings to be considered for sprinkler protection include on the south side the railroad depot to the *Content's Corner & Root Cellar* building; and on th north side from the *Dress Shop (Kramer)* building to the *Fairweather Inn* building. A more thorough evaluation should be conducted to identify speci buildings and recommend design specifications. RMTD can be consulted and can review proposals. This Recommendation is advisory only as the costs associated should be evaluated and may be limiting at this time.
MHC-018 (GA-13-07-12)	**Automatic Sprinkler Protection in Nevada City.** It is recommrnended Montana Heritage Commission give consideration to, and evaluate the cost t benefit ratio of providing approved automatic sprinkler protection throughout the major active and storefront display buildings along in Nevada City. ***Comments:*** Automatic sprinkler protection will provide the best protection for these very old wood frame structures and would prevent a conflagration. Buildings to be considered for sprinkler protection include the following buildings: • *Nevada City Engine House*, • *Nevada City Depot*, • *Nevada City Hotel, Front & Back Sections*, and • *Music Hall* A more thorough evaluation should be conducted to identify specific buildings and recommend design specifications. RMTD can be consulted and can review proposals. This Recommendation is advisory only as the costs associated should be evaluated and may be limiting at this time.

MONTANA HERITAGE Commission

"We Preserve and Promote Where Montana's History Began"

(Reeder's Alley, 1903)

(Reeder's Alley, 2014)

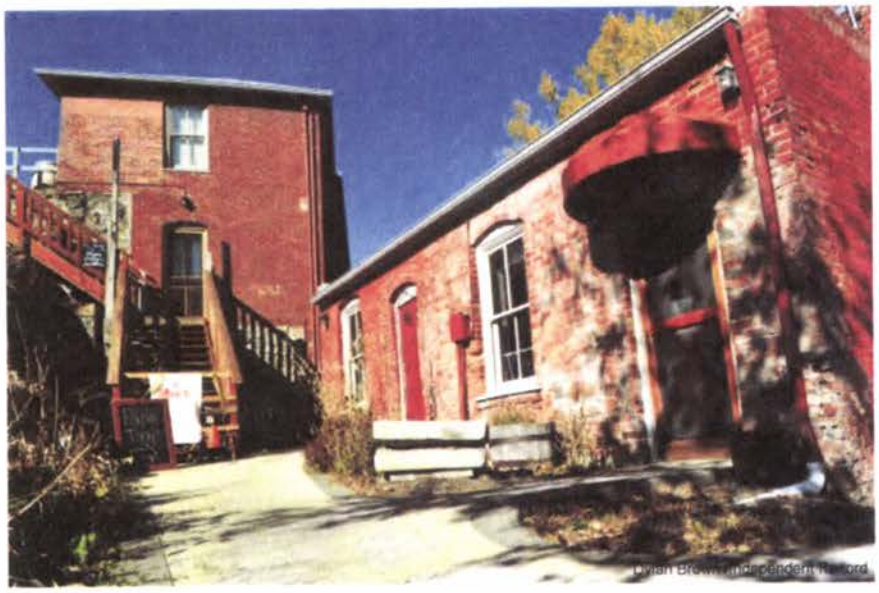


Reeder's Alley Structural and Preservation Needs:

$350,000

Independent Record

Reeder's Alley structural problems unclear; cost, scope of work unknown



A structural engineer's report on the largest of historic structures off the south end of Park Avenue in Reeder's Alley identifies significant problems with settlement, due to water infiltration from the hillside to the west of the structure undercutting the foundation.

Buy Now

October 18, 2012 12:00 am • By SANJAY TALWANI Independent Record

(0) Comments

Reeder's Alley is headed for significant structural repairs, but the scope and cost of the fixes remain unclear.

A structural engineer's report on the largest of the historic structures off the south end of Park Avenue in Helena identifies significant problems with settlement due to water infiltration from the hillside to the west of the structure undercutting the foundation.

But the report from Stahly Engineering in Helena also says engineers will not know the extent of the damage — and necessary repairs — until the work begins.

"Construction of repairs to the structure will require extensive in-site oversight by the engineer to verify that all the assumptions that are made are correct," the report to the site's owner, Montana Heritage Commission, says.

"The most cost effective way to handle unknown situations that may arise during repair is to have an initial approach and then reassess it after it is opened up."

All the businesses in the area remain open, despite the closure of the long, modern-era wooden stairway whose 35 steep steps lead to Papa Tony's.

Patrons there are guided by signs around the building to the entrance, and owner Kathy Prendergast says the new route is actually easier than the steep stairs, and diners are finding the restaurant.

Elijah Allen, business and operations manager for the commission, said he's requested bids from contractors and expects them by mid-November, but the costs of the project could range from $50,000 to $250,000.

And how to pay for it all isn't clear.

"It just seems like there a lot of unanswered questions," he said this week. "Until I get those bids back from the contractors, I can't apply for grants."

Reeder's Alley, built in the 1870s, is the oldest intact piece of early Helena, according to the commission. It was donated to the state in 2000, and now houses various businesses and organizations and a couple of restaurants in structures whose exteriors, at least, have changed very little.

But the engineering report identifies serious problems that the commission says threaten the safety of the large building at the back, or west, end of the complex, flush against a hillside.

Water is seeping under parts of the top floor of the structure, displacing material as it flows east, leaving a void under a concrete walkway and a portion of the floor, according to the engineering report.

That water has to be removed from the equation by coming up with a better drainage system, the report says. Then, some foundation work will be required to stabilize the building.

The engineering report offers more details of work to be done. The easternmost foundation wall of the structure, parallel to the stairway, is crumbling from the water infiltration. The engineers propose to "re-point and reset" cobbles.

The southern wall will require some shoring up, along with installation of a new, fully buried concrete wall, the report says.

The process will probably not begin until spring, Allen said, and the Montana Historic Preservation Office will have to sign off on plans.

The Heritage Commission has asked for $3 million to be included in the governor's budget request to the 2013 Legislature, to be used for rehabilitation of Reeder's Alley, Virginia City and Nevada City.

But that proposed budget will not be released until mid-November. And with a new governor and legislature taking office in January, it's unclear what level of funding will result.

Meanwhile, business goes on at Reeder's Alley.

Prendergast, the route to her restaurant already via a detour, would like to see a temporary staircase. And she's concerned that extensive repairs could limit access to the top of the structure or cut it off completely during summer, her busiest season.

She also questions why it's taken the commission so long to get to the problems that have been eating at the structure for years, questioning whether the commission has given Reeder's Alley the same attention it has to Virginia City and Nevada City, which include about 100 buildings each.

"They knew about this eight years go and didn't do anything about it," she said. "When you ignore something, it doesn't go away."

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STAHLY ENGINEERING & ASSOCIATES, INC. EST. 1970

Engineers and Land Surveyors

3530 Centennial Drive, Helena, MT 59601 • phone: 406-442-8594 fax: 406-442-8557 • seaeng@mt.net

August 28, 2012

Montana Heritage Commission
C/O - Mike Casey
mcasey@trimacgroup.com

RE: Upper Reeders Alley Retaining Wall

Dear Mike:

Per your request, an inspection and design has been performed for the Upper Reeder's Alley Project. The scope of work was to design a drainage system and new foundation to alleviate any more settlement of the building.

Project Understanding

The structure is an old multi-wyth brick wall building with wood floor joists. The foundation is constructed of cobbles and mortar. The hipped roof appears to be constructed of wood rafters. It is a three story structure that steps back to the south as the stories go up. Therefore the top level has a bigger footprint than the second floor and the second floor has a bigger footprint than the main floor.

The building has seen extensive settlement in the past. The majority of the settlement has been due to water infiltration underneath the southern portion of the building. The water appears to be running off the hillside to the west above the structure in question. As the water infiltrates the ground, it appears to be running under the upper level of the building and undercutting the foundation. As the water continues to the east, it is displacing material therefore leaving a void under the concrete walkway and the southern portion of the upper floor.

To stabilize the building, we need to remove the water from the equation and limit the soil displacement. Once this is done, some type of foundation work can be implemented to stabilize the building.

Design and Construction Approach (Phase 1)

Construction of repairs to the structure will require extensive on-site oversight by the engineer to verify that all the assumptions that were made are correct. The goal is to leave as much of the structure as possible. This submittal includes some drafted design details and other items are depicted in photos.

The most cost effective way to handle unknown situations that may arise during repair is to have an initial approach and then reassess after it is opened up. Stahly Engineering's location in Helena, allows us to accommodate this approach in a reasonable, cost effective manner. It would be less realistic and cost effective to design specific items based upon assumptions knowing they will be adjusted and/or changed in the field once the site is excavated. We have ultimately saved money in the front end of the design and plan on using those saved hours to be on-site during construction.

We recommend that all contractors solicited for this project meet us on-site to go over the project scope before any bids are given or accepted. This type of work is very difficult to bid due to the

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unknown character of the project. We would recommend selecting a contractor based upon the known corrections. As changes arise from unknown factors the contractor would charge time and material for those items following receipt of the engineer's approval.

Foundation Wall

The eastern most foundation wall that is parallel to the stairway is crumbling extensively. This is due to water infiltration. Our plan is to re-point and reset any cobbles on the easternmost wall. We feel that a new wall would be cost prohibitive and still not fix the overall problem.

The Southern wall appears to be stepped to follow the hillside slope. When excavation starts we anticipate some shoring being needed as well as installation of a new wall. This fully buried wall will be concrete.

Retaining Wall

The easternmost foundation wall extends to the south past the building to create a retaining wall. The cobble wall then ends and ties into the edge of the concrete walkway. The edge of the walkway is roughly 3' tall. The plan is to leave these walls in place and only remove the concrete walkway. This is due to the building being attached to the concrete block making the retaining wall. There is a rod that is stabilizing the building and it is attached to the concrete in question so we don't want to disturb it.

After the excavation takes place, we plan to grout the backside of the wall and stabilize the base with rebar and grout. This will be installed from the inside of the excavation and flow through the wall with a form on the outside to resist and flow through.

Excavation and Drainage

The entire walkway back to the third door shall be removed. Once that is removed, we will be able to verify the foundation condition and drainage problem. We anticipate that when the slab is removed, we will need to excavate all the material from behind the southern portion of the building and re-install the foundation. After this, we will install grout on the inside of the wall to stabilize the wall and fill all the holes under the easternmost foundation wall. If rock is encountered then we will install rebar into the rock and grout around it. If excavation can take place at the bottom of the wall, the grout will be keyed into the ground to get some stabilization from lateral movement.

Once the concrete work is performed, we will install a liner and gravel to create an underground drainage system to allow any water to drain to the east. The drainage system will include an area drain in the concrete as well as feeders from the rain gutters. The drain will then disperse the water to the east and be piped and routed down to the parking lot. The piping will be scratched into the surface and backfilled so it can't be seen.

Additive Alternate #1 (Phase 2)

We know that we have a global water drainage problem on the entire walkway. Therefore we are looking at replacing the entire walkway and adding an underground drainage. The drainage system would capture all of the roof drainage as well as any overland flow in the corridor. See the attached aerial view. The drainage system would need to be routed around the west end of the buildings and tied into the storm sewer. We would work directly with the contractor to achieve

the proper flow grade and sidewalk grades as there is no realistic chance for a hard design without survey.

Conclusion

We feel an on-site meeting with any contractor is required. We plan on working closely with the selected contractor to get a true assessment of the problems after the excavation is done. We know there will probably be a lot of unknowns and we feel this approach is the most cost and time effective.

If you have any questions please contact us at 442-8594.

Sincerely,

Stahly Engineering & Associates

Mike Meredith, P.E
Structural Engineer

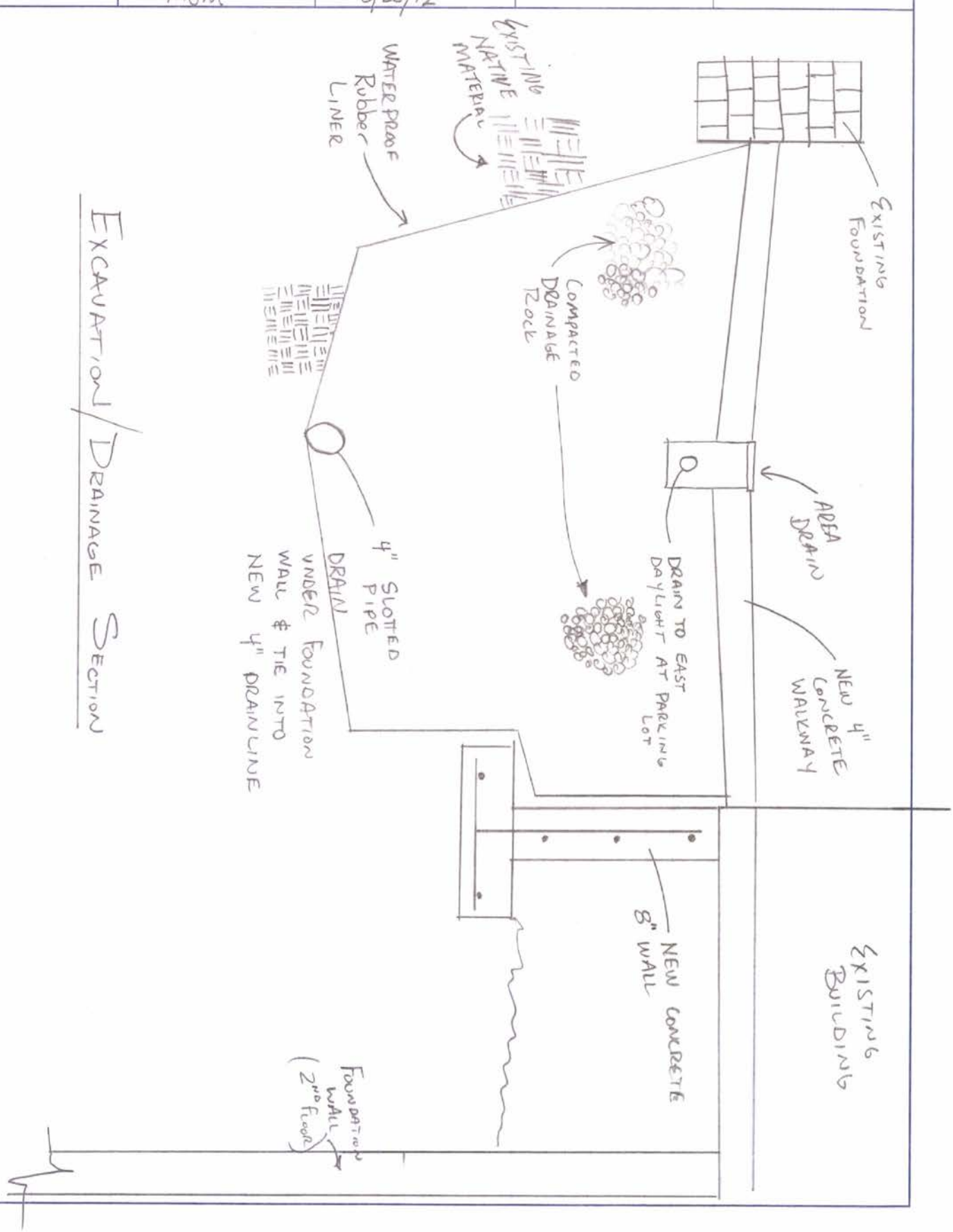
Attachments: Pictures and Details

STAHLY ENGINEERING & ASSOCIATES, INC. EST. 1970

Engineers and Surveyors

3530 Centennial Drive, Helena, MT 59601 • phone: 406-442-8594 fax: 406-442-8557 • stahly@seaeng.com

Title MT Heritage Commission - Reeders Alley			Project no.
By MJM	Date 8/22/12	Checked by	Sheet no.



EXCAVATION / DRAINAGE SECTION

STAHLY ENGINEERING & ASSOCIATES, INC. EST. 1970

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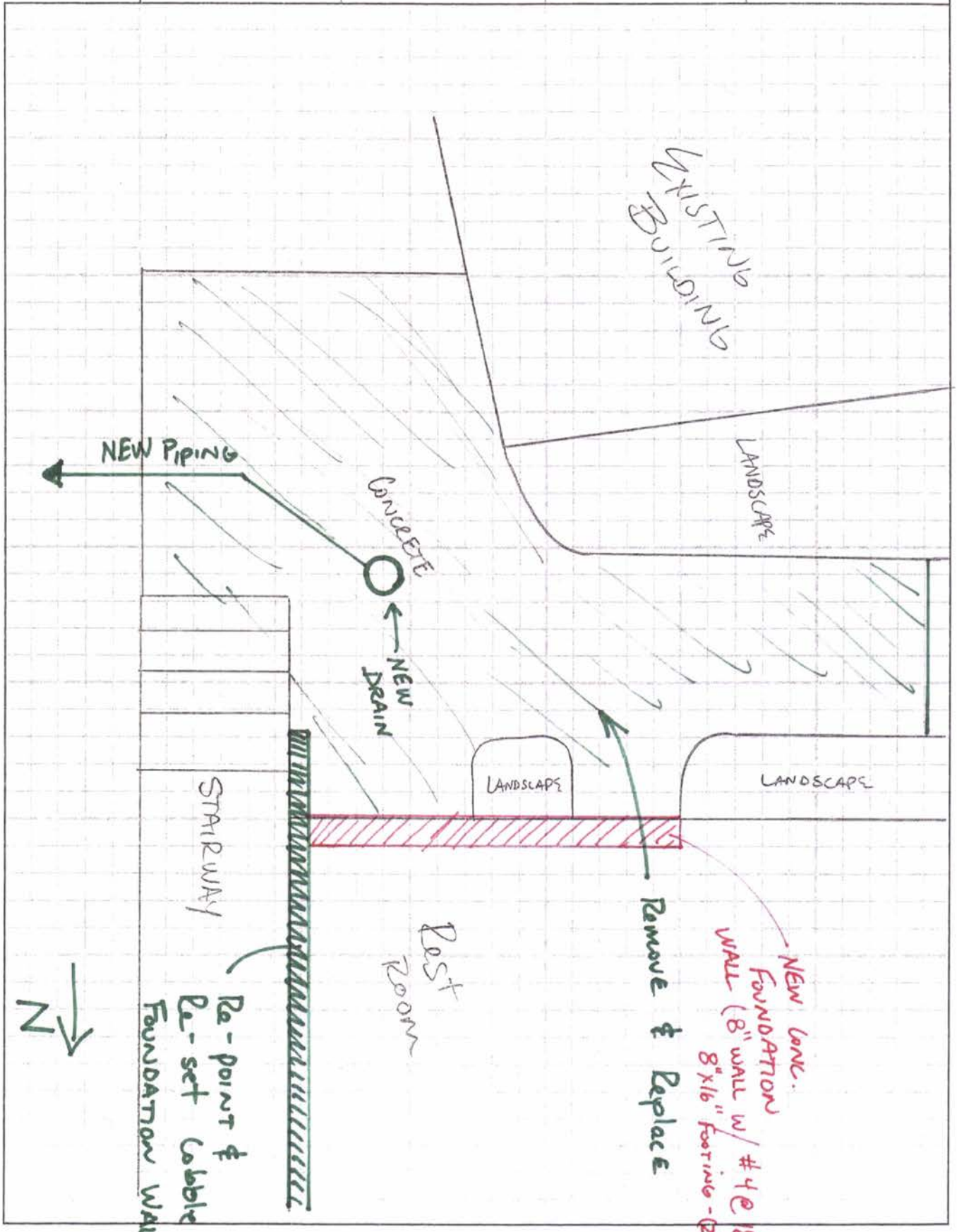
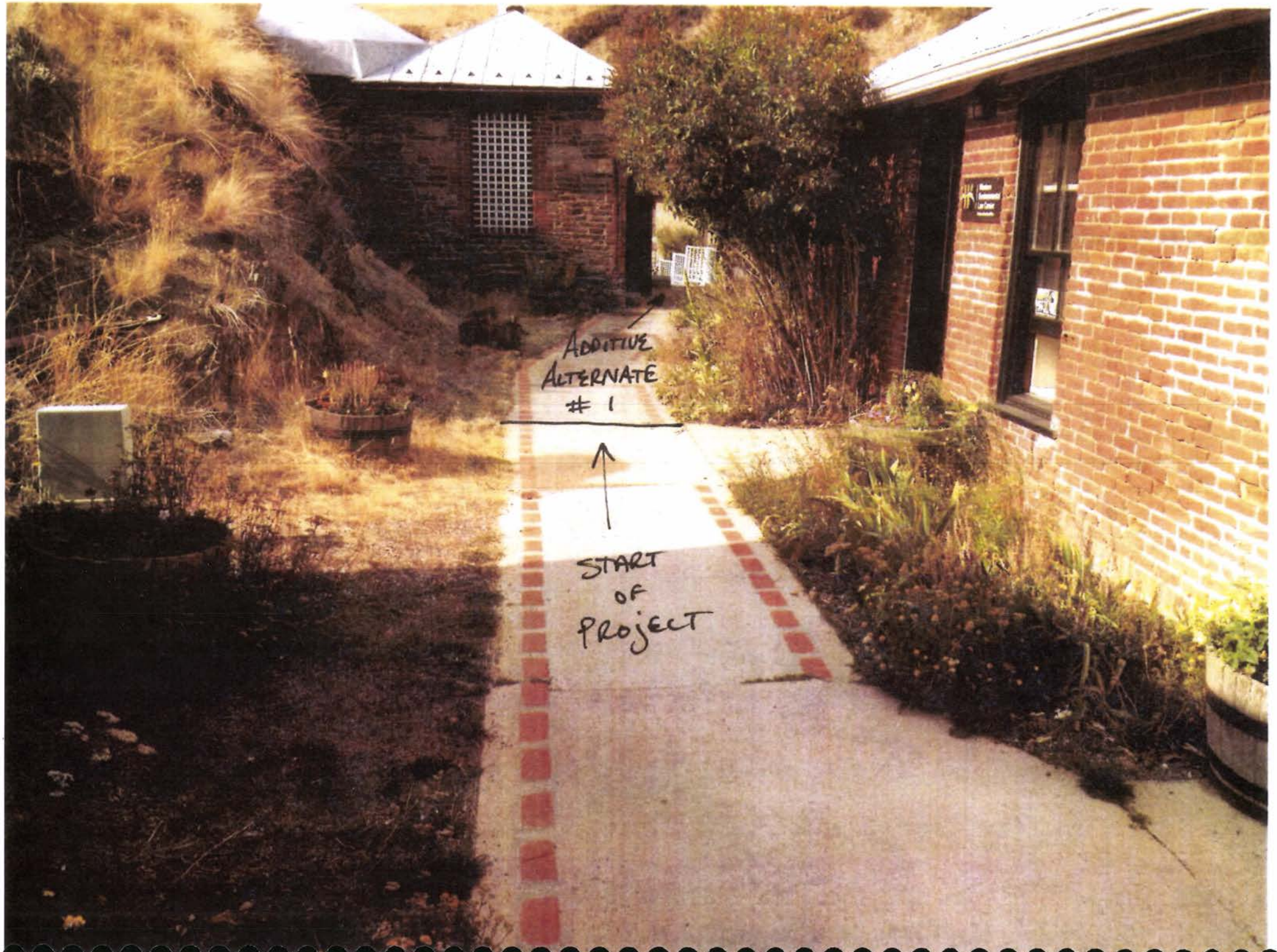
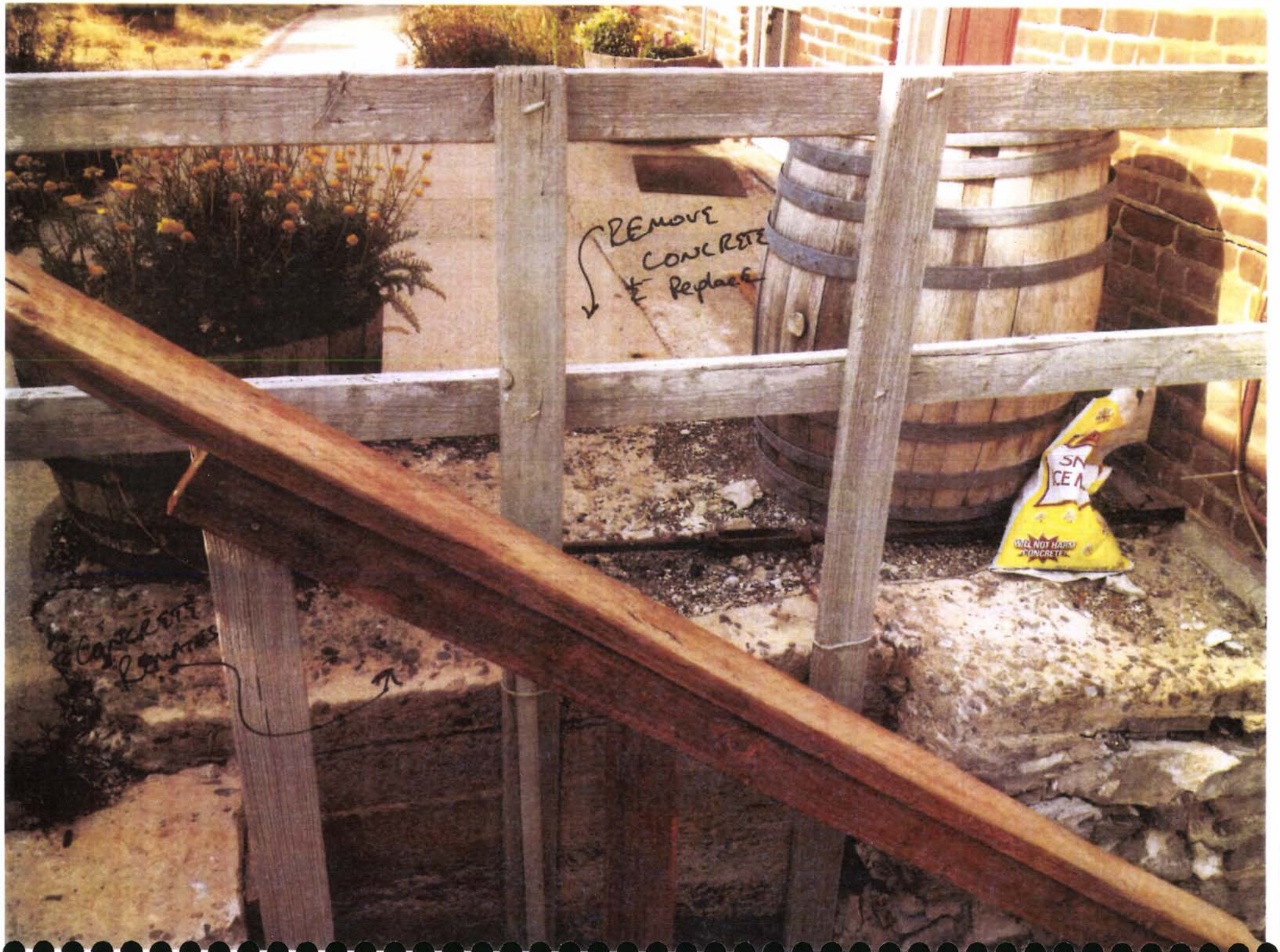
By	Date	Checked by	Sheet no.

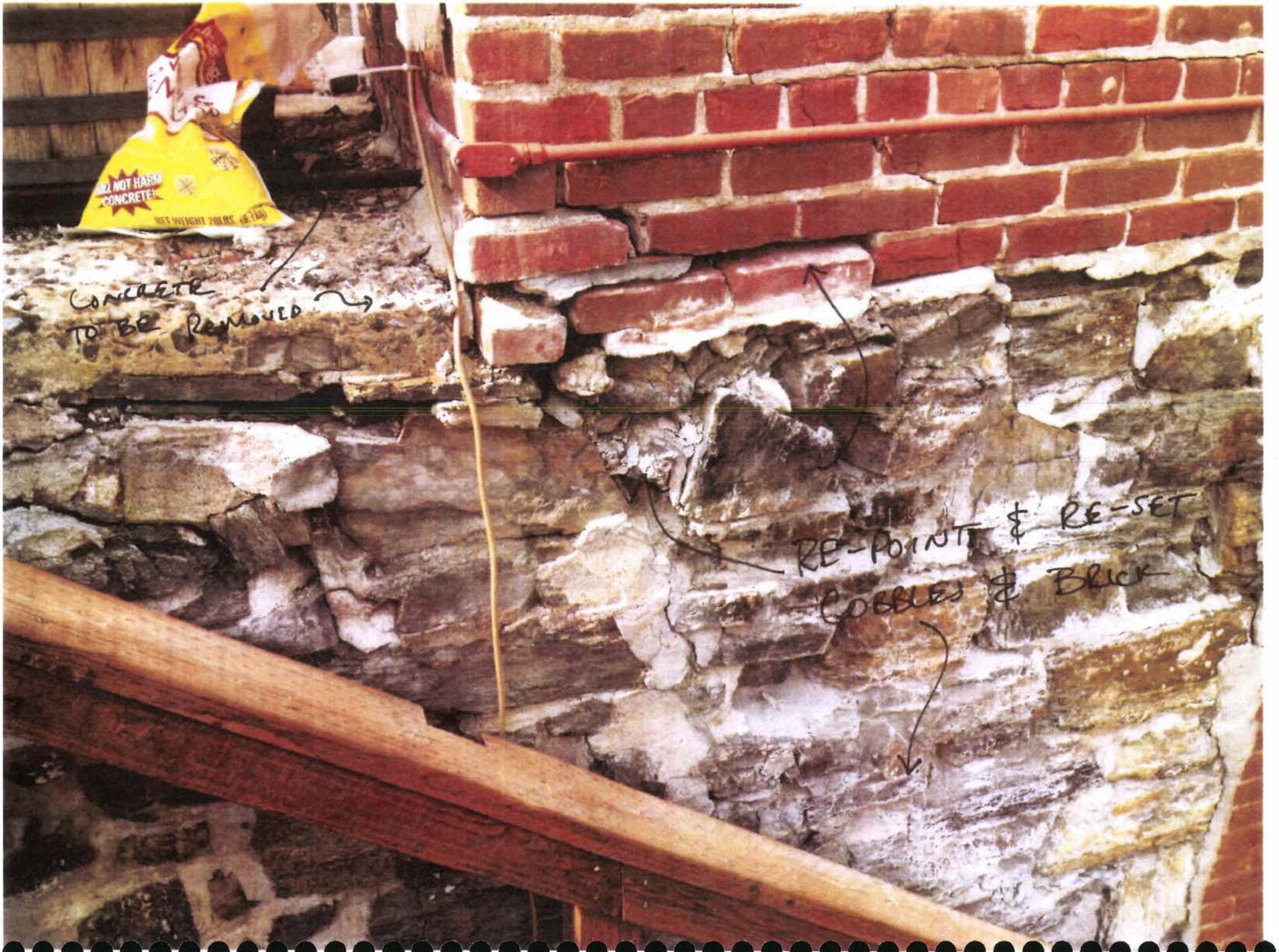


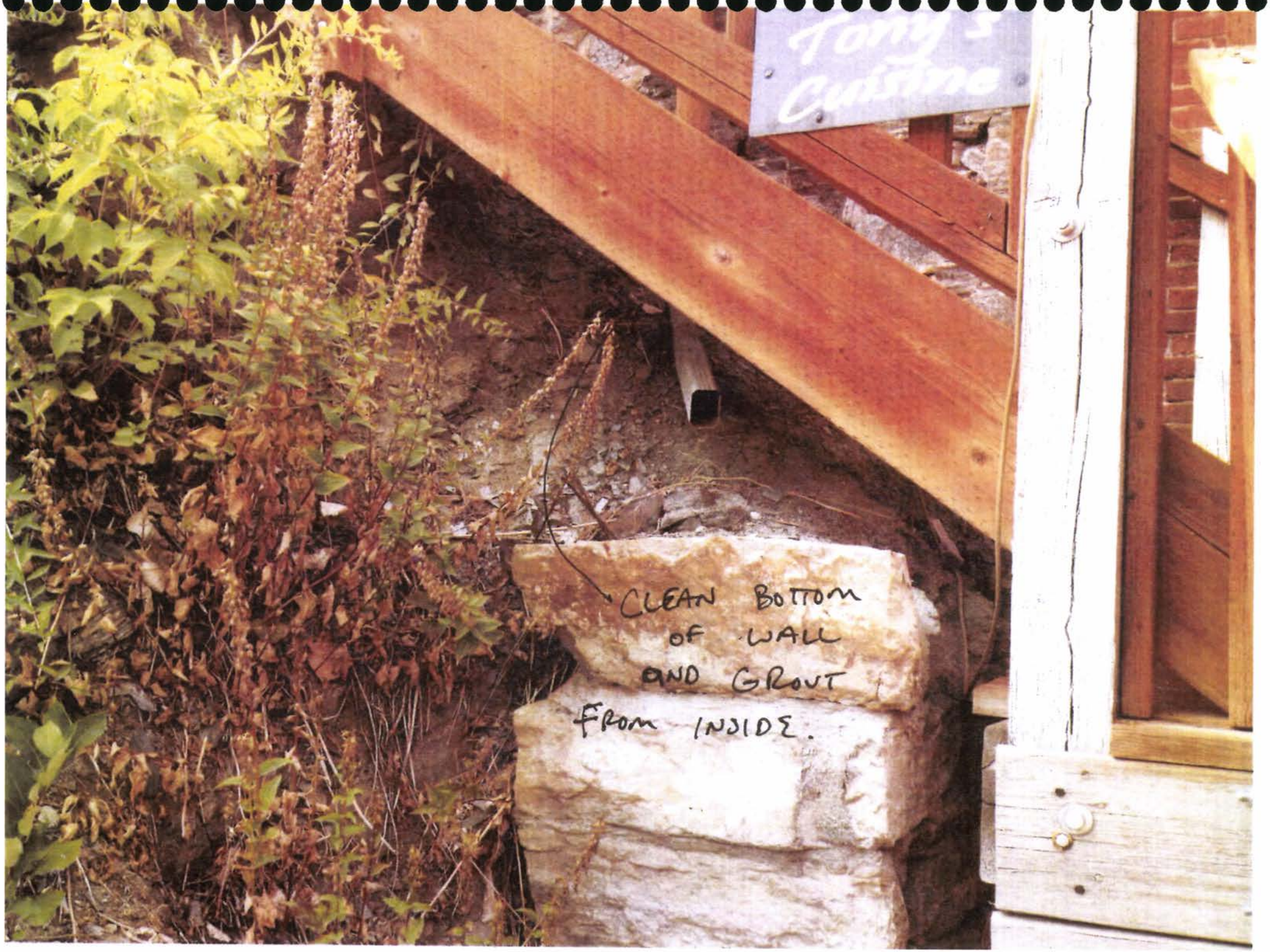

ADDITIVE
ALTERNATE
1
START
OF
PROJECT

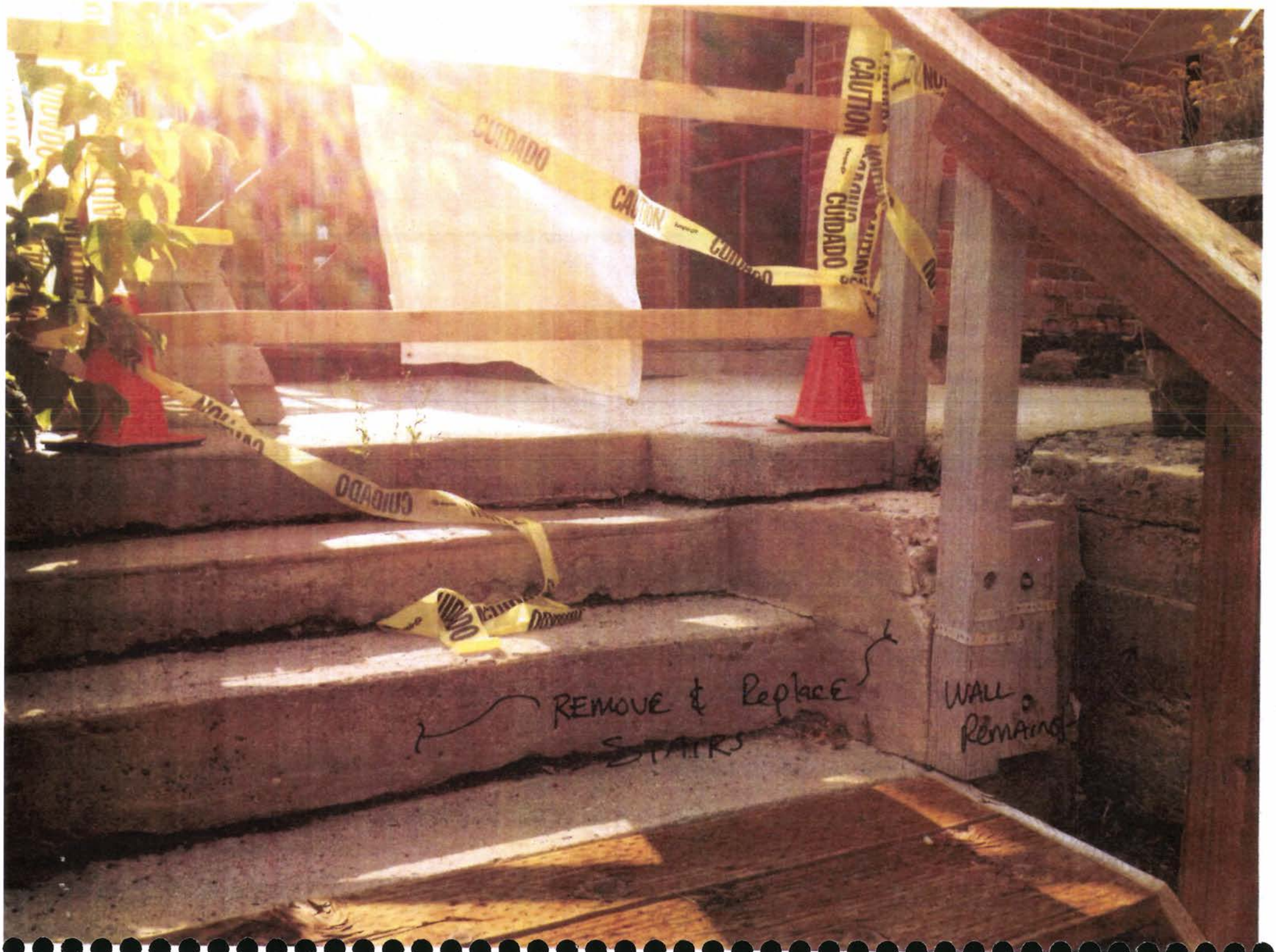
Remove
&
Replace
CONCRETE
START AT LAST DOOR
Re-set
BRICK
CUIDADO
CAUTION


REMOVE
CONCRETE
& Replace
WILL NOT HARM CONCRETE

SEAL
BOTTOM &
GROUT BEHIND
WALL. PIN TO
BEDROCK OR KEY-IN
ON INSIDE.


NOT HARM CONCRETE
NET WEIGHT 20LBS
CONCRETE TO BE REMOVED
RE-POINT & RE-SET COBBLES & BRICK


Tony's
Cuisine
CLEAN BOTTOM
OF WALL
AND GROUT
FROM INSIDE.


CUIDADO
CAUTION
CUIDADO
CAUTION
CUIDADO
REMOVE & Replace
STAIRS
WALL
REMAINS

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