

PETROLEUM COUNTY COURTHOUSE REHABILITATION PROJECT

PETROLEUM COUNTY
MONTANA



The Problem

The Petroleum County Courthouse is a Western Commercial Style building built by Mr. Winnett in 1917 as a business building and was first known as the Winnett Block. The building represents the growth and development brought about by the homestead boom of the late 1910's and the resulting development of the town of Winnett. The building transitioned from a business building to the Petroleum County Courthouse in 1928 and has served that purpose since.

With limited budgets for maintaining this historically significant building, several deficiencies have arisen, and portions of the building have basically been abandoned. As a result, there are major deferred maintenance issues, such as a leaking roof, a hole into the attic space, no insulation in the attic, and windows in need of replacement. Additionally, there are accessibility issues, a lack of fire suppression, and energy inefficiencies that are costly.

The Solution

The proposed project will address deferred maintenance issues by entirely replacing the roof, installing an elevator to serve all floors of the building, and installing a fire suppression system. The existing fire escape will be replaced and both high-rated energy-efficient windows and a photovoltaic array on the building's new roof will increase the energy efficiency of the building while also reducing the operational costs of adequately heating the building.

The project is planned to bring new life and usefulness to this building by establishing four apartments and five commercial office spaces with shared common space in the top floor of the building. This adaptive reuse of previously abandoned space will bring much-needed affordable housing options to the county and the opportunity for businesses to operate in a comfortable, attractive, supportive environment.



The Cost

Current Project Estimate: \$1,650,000
Funding Applied For (to date):
MHPG (ranked #4) \$498,720
Community Development Block Grant \$600,000 (awarded)
Steele Reese Grant \$ 35,000 (awarded)
Central Montana Foundation Grant \$10,000 (awarded)
Gianforte Family Foundation Grant \$ 10,000 (awarded)
Historic Tax Credits \$400,000 (pending)

The Need

Petroleum County is the least populated county in Montana and maintains its operating budget on limited revenue from the tax base. Little money is left for capital projects such as the Courthouse Rehabilitation. MHPG funding will help the county leverage other private and public funding sources to complete the project.

The Importance

The adaptive reuse of the Petroleum County Courthouse addresses the sustainability of a historically important building that is currently listed on the National Register of Historic Places and is an innovative use of public space to address housing and economic development. The ability of the county to attract businesses and employees to fill important public and private positions in the community will be enhanced by this rehabilitation project.

Your Support for the MHPG Program is critical for the success of the Petroleum County Courthouse Rehabilitation project.