

Revitalizing Montana's Rural Heritage Project (RMRH)

Part 2 Application Form

Property name: OFFICERS AMUSEMENT HALL, FORT ASSINNIBOINE

Street address: 3848 FORT CIRCLE

City, State, Zip+4: HAVRE, MT 59501

Total project cost: \$ 83,342

RMRH grant request amount: \$ 50,000

Match amount: \$ 33,342

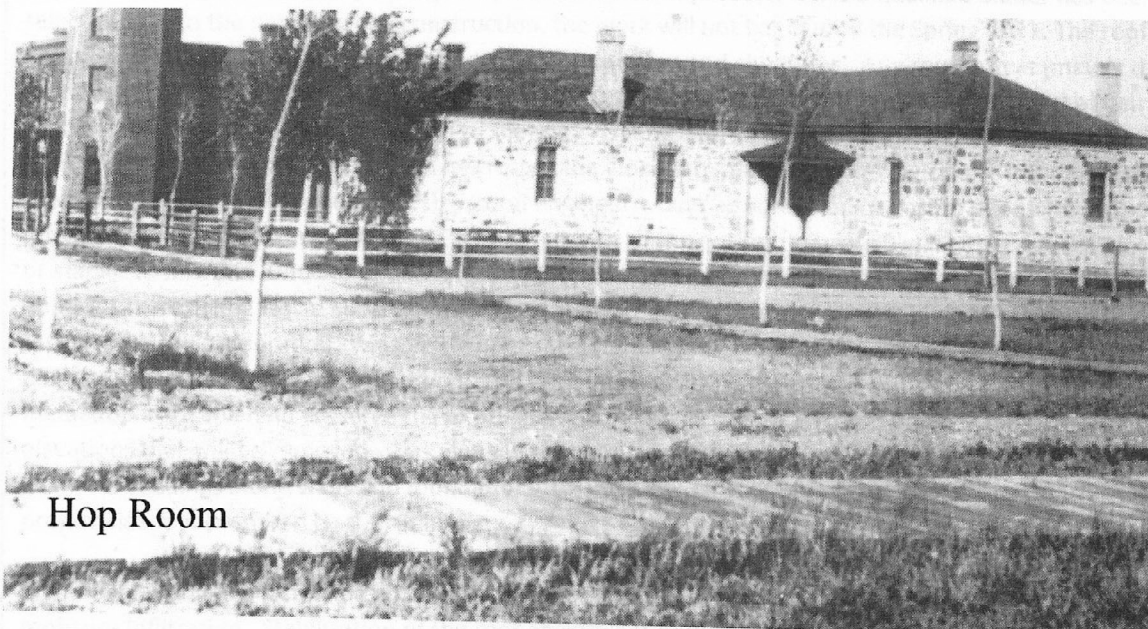
I hereby attest that the information I provide in this document is, to the best of my knowledge, correct.

Applicant's signature: Lynda Taplin

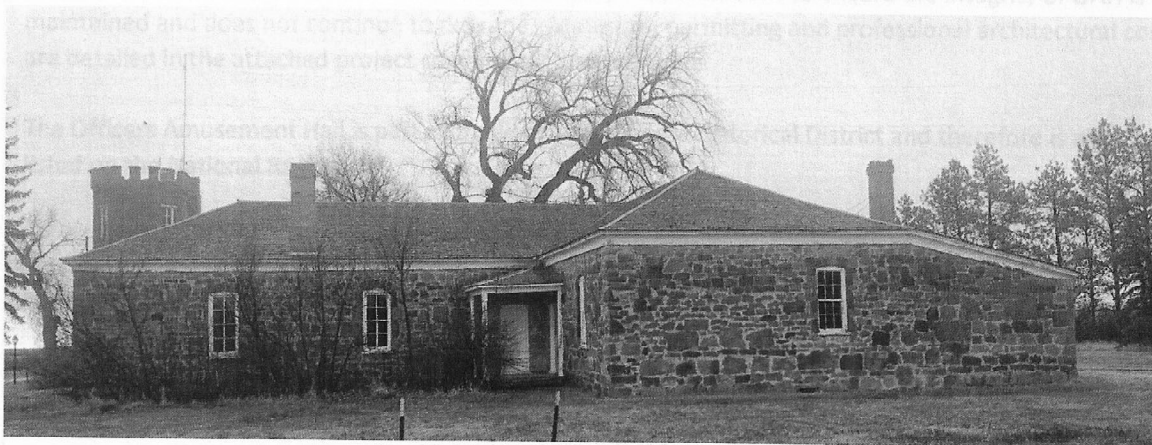
Date: 04.07.20

Applicant's name printed: Lynda Taplin

Applicant's organization (if applicable): Fort Assiniboine Preservation Association (FAPA)



Hop Room



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Project Feasibility: Demonstrate how you will successfully complete the project within the given resources, while meeting all RMRH requirements and guidelines. Justify your budget to show that costs are necessary, reasonable, and allowable. Indicate whether professional labor will be employed to complete the project tasks. If the property is not listed in the NR, please include your plan and schedule for the listing process. *Limit: 7000 characters including spaces.*

The proposed work on the Officers Amusement Hall would begin in the Spring 2021 with completion early in the Fall 2021. An architect will be hired to provide Construction Drawings, Specifications and to assist with the bidding process. The Secretary of Interior Standards will be used in providing best practices for all work performed on the Officers Amusement Hall. Preservation Briefs #1& #2 will be used to address the masonry work. Preservation Briefs #10 will be used to address the painting of a fascia. SHPO will be consulted during the design, detailing and product selection process. Once a qualified bidder has been selected, due to the nature of the construction, the work will not begin until the Spring 2021. The roof repairs will include the removal of the existing wood shakes and sheathing. Any roof rafters (mainly the east shed roof) will be replaced due to structural concerns. It is unknown at this time the extent of damage to the rafters due to water penetration to the roof. The roof to the east (Storage/Kitchen) has a definite sag in the middle. Water penetration has rotted the wood lath and plaster ceiling on the interior as well as the wood floors below. If needed, a structural engineer would be consulted to ensure adequate support is provided. The architect has estimated that about 20% of the entire roof rafters will either need replacing or stabilization work. Due to the concealed ceiling on the interior, it is difficult to determine an exact number. The existing fascia will be prepped and repainted. There is a small portion that will need to be replaced due to deterioration. Masonry work to the chimneys will include replacing missing bricks and tuck pointing as needed. New flashing around the perimeter of the chimneys will also be provided. A new metal drip edge will help preserve the existing fascia. There is vegetation on the north and south elevations that will be removed. This along with the re-grading of dirt work will help proper drainage away from the buildings stone walls and foundation. The final phase of the project will include a punchlist and project closeout prepared by the architect.

The Project Budget is justified as the entire structure, including interior artifacts, are in jeopardy due to moisture infiltration. Stabilization of the roof envelope is paramount to ensure the integrity of OAH is maintained and does not continue to degrade. Materials, permitting and professional architectural costs are detailed in the attached project cost budget and narrative.

The Officers Amusement Hall is part of the Fort Assiniboine Historical District and therefore is already listed on the National Register.

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Project timeline: State when the RMRH funded work will begin; estimate completion dates of the project's key components; and when all RMRH funded work would be complete. If the project extends beyond the phase of RMRH funded work, please describe future phases to the best of your abilities.

Limit: 4000 characters including spaces.

If grant monies are awarded in May of 2020, then architectural Construction Drawings and Specifications would be completed in June and July. In August, final Construction Drawings would be submitted to SHPO for final review and would follow the State of Montana procurement process. If deemed necessary then the project would be advertised and bid. The award of the bid, along with the issuance of contracts, insurance and bonding would occur in September. Due to this being late fall and the proposed work being weather and temperature sensitive, construction would begin in the April 2021. The large cottonwood tree located to the north of the building will be professionally removed. This is necessary so that the roof work can begin. Since this tree is outside of the building footprint the removal is not paid for by RMRH grant funds. Starting in April the existing wood shakes from the roof would be removed. Repair would occur to any structural rafters. The East end (Storage/Kitchen) has significant damage. If needed a structural engineer may need to be consulted under the direction of the architect. In May, once structural stable, a new layer of roof sheathing would be installed. Roof underlayment would be installed over the roof sheathing, creating a waterproof barrier. The sheathing will provide a solid substrate for the new roofing panels. Before the roofing panels are installed any damaged fascia would be repaired. A small percentage of the fascia trim has deteriorated beyond repair and needs replacement. Wood species and profile will match the existing. The painter will then prep, prime and paint the new and existing fascia during. When the metal roofing panels are installed a new ridge cap and drip edge will also be installed. Flashing will be installed around the existing brick chimneys. Near the end of July, when the roof is completed then the brick work on the chimneys can be tuck pointed. Existing original brick is available and will be used to replace missing brick near the top of chimneys. Special care will be taken to protect the new roof from damage in these areas while the mason is working. Lastly, vegetation and regrading dirt work on the north and south sides of the building will occur. This is essential to help keep moisture away from the foundation and stone walls. The estimated time of construction for the project would take 90 days.

Additional stabilization and preservation work is needed on the building, mainly to the interior. This work includes repair to the water damaged ceilings and floor. FAPA will work to secure an additional grant for this phase of the work. Providing a weather-tight roof for the building is essential before any work can be performed on the interior.

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Project Urgency: Please explain how the project will address an urgent need or threat to the property itself AND to the surrounding community. What will become of the property if the project does not move forward? What factors threaten the community in which the property is placed and how will the project address those factors? *Limit: 4000 characters including spaces.*

In 2009, the FAPA applied for funds through House Bill 645 Historic Preservation Grant Program for several Fort Assiniboine buildings. One of which was the Officers Amusement Hall, specifically for roof repairs. While the FAPA was successfully awarded grant funds, it was only towards one building, the Guardhouse. This past summer, one of the tour guides along with visitors took shelter in the Officers Amusement Hall during a passing thunderstorm. The guide described the condition of the roof on the east end, 'there was literally a waterfall inside the building!' The FAPA has been aware that the Officers Amusement Hall was in need of roof repairs but until this summer's incident, no one was aware of the severity of damage! In the past ten years the leaking roof has caused significant damage to the wood lath and plaster ceiling in the Storage Room and Kitchen. These rooms have been closed off to the public, due to safety concerns related to the ceiling. Likewise, the deteriorating floor in the Kitchen and Main Hall has caused FAPA to block it off due to structural concerns. Unfortunately, this area is near the historical mural and many visitors must now view it from a considerable distance. There is also growing concern that the historical mural is now in jeopardy. There are no known surviving interior photos of the Officers Amusement Hall and this mural gives a glimpse into the grandeur of this space which was constructed with the purpose of providing a social gathering place for those at the Fort. Without a considerable outside funding source the FAPA can do little to fix the damage. Grant funds through the RMRH program would greatly assist efforts in replacing the roof, along with other necessary repairs. If FAPA is unsuccessful in obtaining grant funds for the roof repair project, it will further deteriorate. Further water damage to the roof structure could cause the roof to collapse. The greatest fear is the loss of the historical mural located inside the building.

Tourism is crucial for rural communities. Highway 2 is busy with year round tourists traveling to Western Montana, many headed towards Glacier National Park. Havre has recently adopted the Main Street Program. Currently there is a full fledged community effort to focus attention towards giving those visitors a reason to stay and check out what the local area has to offer. There are several historical significant attractions in Hill County, but the Fort is ranked high on the list. Since 2013, the FAPA has offered an on-site tour guide from June to August. The FAPA in recent years has added an Interpretive Center, located in the Library building. The OAH is a one of kind building, conveniently located near the Interpretive Center, so it is highly visible and toured often. In 2019, the Fort had 436 visitors during the summer season. Also, a record was set last year, as 267 students participated in fall school tours of the Fort. If the roof further deteriorates, there is a risk of it collapsing. Visitors would no longer be allowed to tour the inside of the building nor the historical mural that is located within.

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Project Sustainability: Please explain how the project, once complete, will have long-lasting beneficial effects on the property, and how the property owner intends to maintain the property into the future. And, explain how the project will provide an ongoing economic benefit to the community. *Limit: 3500 characters including spaces.*

The preservation of the Officers Amusement Hall is valuable to the Fort as well as the community. The OAH with its unique stone construction and historical mural gives visitors a glimpse of a building that was constructed, not for military purposes, but for social gatherings. Prior to the addition of the new Ag Station office, west of the current Fort, it was used for the annual Field Day activities. The FAPA's annual 'Living History Days' happens in the OAH Main Hall. This June event displays period military regalia, antique guns including a cannon fired on the hour. Tours are also given throughout the day.

The Fort Assiniboine Preservation Association was established in 1989. Their mission "is to preserve the last remaining brick, stone, and wood buildings at Fort Assiniboine. To create public interest through education, tours, promotion, and historical presentations."

The OAH is a one of kind building, conveniently located near the Interpretive Center, historically known as the Library. The FAPA, in coordination with the Ag Station (NARC), has a long history of working together to preserve and protect the history and buildings. The FAPA board of directors also includes NARC employees who choose to volunteer their time towards the ongoing maintenance required in the upkeep of the grounds and 14 remaining buildings. NARC has financially contributed to the repair and preservation of several brick and mortar projects. The FAPA has seen a growing number of school tours in recent years. The Fort provides the students with historical knowledge of the Native Americans, military presence, the Old Forts Trail, Buffalo Soldiers, just to name a few. The invaluable experience of getting to tour the interior and exterior of the over 100 year old buildings does not compare to reading about this history in a textbook.

The FAPA has a long list of successful grant projects in recent years. The community has long supported the FAPA efforts. Letters of support are included from the Chamber of Commerce, Havre/Hill County Historical Preservation Association and a few local businesses. In the past, the local Tourism Board and Bear Paw Development have also assisted in revenue options aimed at preservation projects at Fort Assiniboine. The tourism and educational benefits of the Fort directly benefit Havre, Hill County and the State of Montana. The Living History Events are centered around the OAH and this building also serves as a catalyst for educational tours for both tourists from June-August and school aged children in the fall.

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Budget Table: Please complete the table below to provide a detail of your proposed budget. Provide cost estimates that are based on verifiable, reasonable, and allowable costs. Insert rows as needed to identify line item costs, including specific materials, types of labor (for example, consultant to prepare the NR nomination, roofing contractors, etc.), and reporting and planning work directly related to the completion of the project. Place the amounts to be paid by RMRH funding, cash contributions to the project (provided by personal and/or other grant/loan sources), and in-kind donations in the corresponding columns.

	RMRH Funds	Matching Amount Cash	Matching Amount In Kind	Total
General Conditions		2380		2380
Demolition	7000	5000		12000
Vegetation Removal/Regrading			1600	1600
Materials	34000			34000
Roof Framing Structural repairs	6000	2500		8500
Masonry repairs	3000	1500		4500
Project sign		314		314
Reporting/Planning		4000	3567	7567
Contractor Fee		6432	3000	9432
Permitting		314		314
Equipment Rental			1886	1886
Insurance		440		440
Bond		409		409
Total	50000	23289	10053	83342
Wood Shake Increase Amount	11300			94642

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Budget Narrative: Please provide a detailed explanation of how you arrived at the cost estimates listed in the budget table, how you plan to fund the project with a combination of RMRH funds and other sources, tell us what those other sources are, and whether those other sources have been secured.

Limit: 4000 characters including spaces.

Project Estimates include a combination of current product prices, preliminary project estimate from a local contractor and recent construction project estimates.

The total project is expected to cost \$83,342. Hard costs are estimated at \$62,980. Soft costs including insurance, bonding, contractor fee, project sign, equipment rental, and engineering total \$20,362.

Grant funds from RMRH are requested near the full allowable 60% level at \$50,000. RMRH will fund direct costs for material and labor.

The Remaining \$33,342 will be funded through various funding sources. Cash available at this time is approximately \$8000, leaving just over \$25,000 to be raised to complete the project. Of this FAPA anticipates around \$10,000 to be in the form on In-Kind donated labor. FAPA is currently applying for several mini-grants as well as exploring low interest loan options for the remaining cash match.

The Fort Assiniboine Preservation Association has a strong track record of securing grant funds from local businesses and organizations as well as state and national funding sources. Many of these organizations have provided letters of support for this project and were included with the round one application. FAPA has completed numerous successful stabilization projects of similar scale using a mix of private and public funds.

Cedar shakes are listed as an option on the proposed budget and are expected to increase the cost of the project a minimum of \$11,300. While historically accurate, wood shakes are potentially a less desirable option due to the increased cost as well as future maintenance costs. The Fort Assiniboine complex with dozens of historic structures is a constant demand on limited maintenance budgets. Subsequently, providing a maintenance free shaped metal roof system that is also an aesthetically accurate material will free up future maintenance funds for other facilities in jeopardy at the Fort.

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Detailed Description of Rehabilitation / Preservation Work – Use the text boxes below to provide a detailed description of the proposed work. Please include all aspects of the project, even those not paid for by RMRH funds.

1. **Feature:** Wood Shakes **Photo Number(s):** A
Date of Feature's Construction: 1886 **Drawing Number(s):** A3.1-A3.2

Describe the feature and its condition:

The existing cedar wood shakes are in poor, deteriorating condition. There are signs of visible water penetration on the interior of the building resulting in damage to wood lath and plaster ceilings and the wood floor.

Describe proposed work and the impact that work will have on the feature:

Ideally, the FAPA would like to replace the wood shakes with new ones to match the existing, but it is cost prohibitive and difficult to find a skilled installer in north central Montana. Therefore, the architect has proposed a metal roof panel simulated to look like wood shakes. Asphalt shingles were a consideration but the Fort has repeatedly been subject to violent wind and hailstorms and there is concern that asphalt shingles are not durable enough to adhere to the roof and would cause a maintenance issue.

2. **Feature:** Brick Chimneys **Photo Number(s):** B, C, D
Date of Feature's Construction: 1886 **Drawing Number(s):** A3.1-A3.2

Describe the feature and its condition:

There are three existing chimneys on the roof. All of them have missing or deteriorating brick along the top that need replacement. Some mortar around bricks is missing. Flashing at the base of the chimneys is failing or has deteriorated completely.

Describe Proposed work and the impact that work will have on the feature:

All missing or deteriorated brick will be replaced. There is additional original brick on site that will be used, it will be an exact match. Likewise, some mortar joints need tuck pointing. The architect has proposed using a Cathedral Stone Product: Jahn M110-Historic Pointing Mortar. This product is compatible with historic masonry. Please see the attached cutsheet. New flashing around the base of the chimney will be installed when the roof is replaced. As there is evidence that there is water penetration occurring on the interior of the building around the chimneys.

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3. **Feature:** Roof Fascia
Date of Feature's Construction: 1886

Photo Number(s): A, E, F, G
Drawing Number(s): A3.1-A3.2

Describe the feature and its condition:

Deteriorating wood shakes have caused damage to the fascia. About 80% can remain and be repainted. The architect estimates that about 20% may need replacement. These areas include: the west and east elevations, and the south elevation corner location above the patio roof. Please see the photos provided.

Describe proposed work and the impact that work will have on the feature:

Any fascia that is beyond repair (about 20%) will be replaced. Wood species and profile will match the existing. A detail for the profile of the new fascia is not included on these drawings. In order to get an exact match the contractor will remove an existing portion and follow the exact profile. All new and existing fascia will be prepped, primed and painted. The new roof will include a new metal drip edge which will help water drip off instead of running down the wood fascia and causing rot.

4. **Feature:** Tree removal/Dirt work
Date of Feature's Construction: unknown

Photo Number(s): H, I
Drawing Number(s): A3.1-A3.2

Describe the feature and its condition:

Large cottonwood tree located to the north. On the north and south elevations there are small shrubs and dirt that prevent proper drainage of water away from the building foundation and stone walls.

Describe proposed work and the impact that work will have on the feature:

The large cottonwood tree will be professionally removed. This is necessary so that the roof work can begin. Since this tree is outside of the building footprint it is not paid for by RMRH grant funds nor in the scope of work. However, the shrubs and vegetation around the building will be removed and regrading of the dirt work which will provide adequate drainage away from the building foundation and stone walls.

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Photos: Photographs on the following application pages were taken 04.02.20 by Becki D. Miller, 3 Point Architects, Inc.

Please see the attached Preliminary Architectural Drawings for additional photos.



A. EXISTING WOOD SHAKE ROOF & FASCIA DAMAGE, WEST ELEVATION-LOOKING EAST

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B. SOUTH CHIMNEY



C. EAST CHIMNEY



D. NORTH CHIMNEY

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E. FASCIA REPLACEMENT AREA ABOVE PATIO ROOF/DOOR, SOUTH ELEV.-LOOKING NORTH



F. FASCIA REPLACEMENT AREA, WEST ELEVATION-LOOKING EAST

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G. FASCIA REPLACEMENT AREA, EAST ELEVATION-LOOKING WEST

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H. VEGETATION, SOUTH ELEV.



I. VEGETATION, NORTH ELEVATION

Sketches and Drawings:

Fascia Detail: A detail for the profile of the new fascia is not included on these drawings. In order to get an exact match the contractor will remove an existing portion and follow the exact profile.

Mortar for brick work: Cathedral Stone Product: Jahn M110-Historic Pointing Mortar. This product is compatible with historic masonry. Please see the attached cutsheet.

Please see the attached Preliminary Architectural Drawings.