



**Proposed Montana Historic
Preservation Grant
for
Restoration of Stonewall Hall**



**Public Hearing
for
Environmental Review
Feb 22, 2024**

Montana Historic Preservation Grant program (MHPG)

- Program Established in 2019
- Funded through the Accommodations Tax
- Administered through the Montana Department of Commerce
- Applications open until last day of February prior to next session ~ February 29, 2024
- Ranked and presented to the Legislature January 2025
- Qualifying projects approved by the Legislature by end of 2025 session
- Projects to be conducted in the following biennium FY 2025-FY 2027 July 1 2025- June 30 2027
- Environmental Review Required for Compliance with Montana Environmental Policy Act



STONEWALL HALL, NORTH ELEVATION



STONEWALL HALL, EAST ELEVATION



STONEWALL HALL, SOUTH ELEVATION



STONEWALL HALL, WEST ELEVATION. DUDLEY IN FOREGROUND



SHED, EAST ELEVATION



SHED, NORTH ELEVATION



SHED, SOUTH ELEVATION



REAR (SOUTH) ENTRY



BETWEEN SHED AND STONEWALL HALL



HISTORIC PHOTO, CIRCA 1866



HISTORIC PHOTO, 1864

STONEWALL HALL REHABILITATION & RECONSTRUCTION

PROJECT ADDRESS
20 West Main Street
Virginia City, MT 59701

CLIENT
Montana Heritage Commission
P.O. Box 124
Virginia City, MT 59701
20 West Main Street
Virginia City, MT 59701

FUNDING AGENCY
Montana History Foundation
Montana House #10
700 North Washington Street
Helena, MT 59601

ARCHITECT
ARCHITECTURE TRIO, INC.
280 West 6th Street, Suite 210
Helena, MT 59601
P.O. Box 24
Virginia City, MT 59701
Telephone: 317-461-1177

STRUCTURAL ENGINEER
Pitt Roberts & Peck, Inc.
200 East 4th Street, Suite 100
Helena, MT 59601
Telephone: 317-470-6400

NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURE TRIO, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE TRIO, INC.

PROFESSIONAL SEAL

ARCHITECTURE TRIO

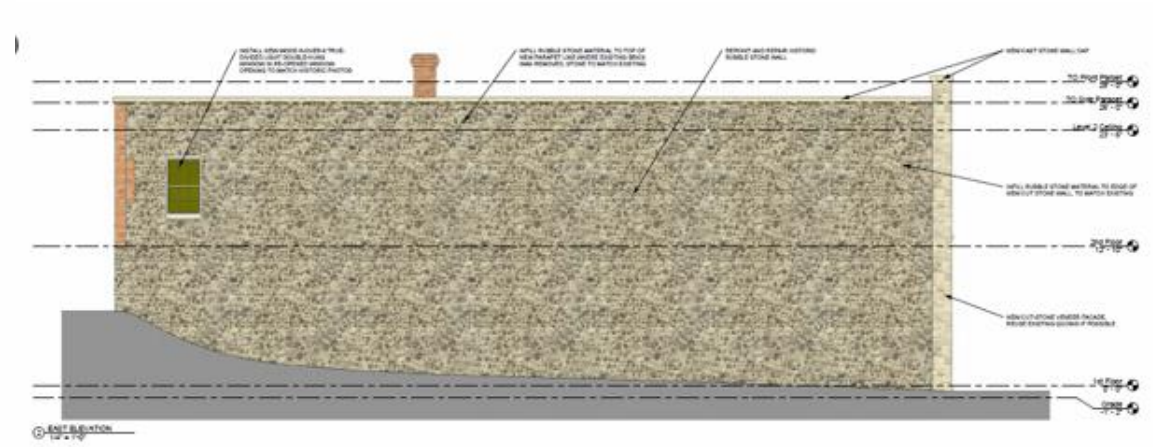
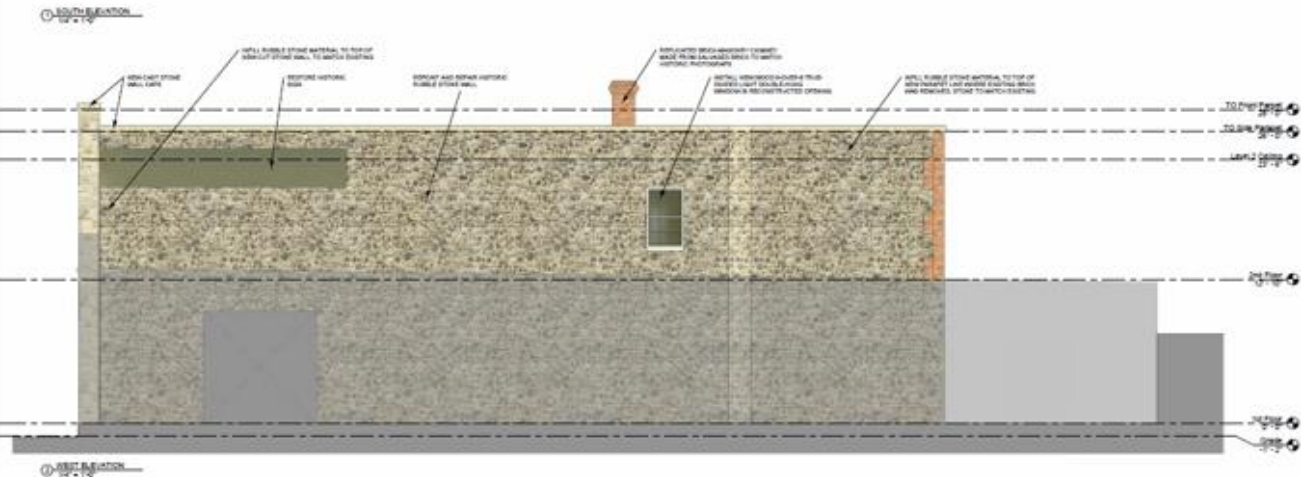
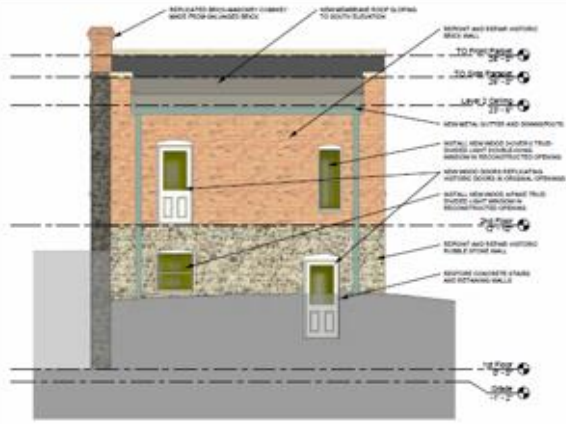
DRAWN BY: SCM
REVISIONS:

SHEET TITLE
IMAGES

PROJECT NO.
2006
ISSUE DATE
APRIL 28, 2006

SHEET NUMBER
G002

Background: Stonewall Hall Phase 1 Stabilization 2023



Stonewall Hall Phase 2 Restoration

- Seismic Stabilization
- Façade Restoration
- Frame & Replace Roof
- Metal Coping on Parapets
- Window & Door Restoration
- Interpretive Display on Ground Floor

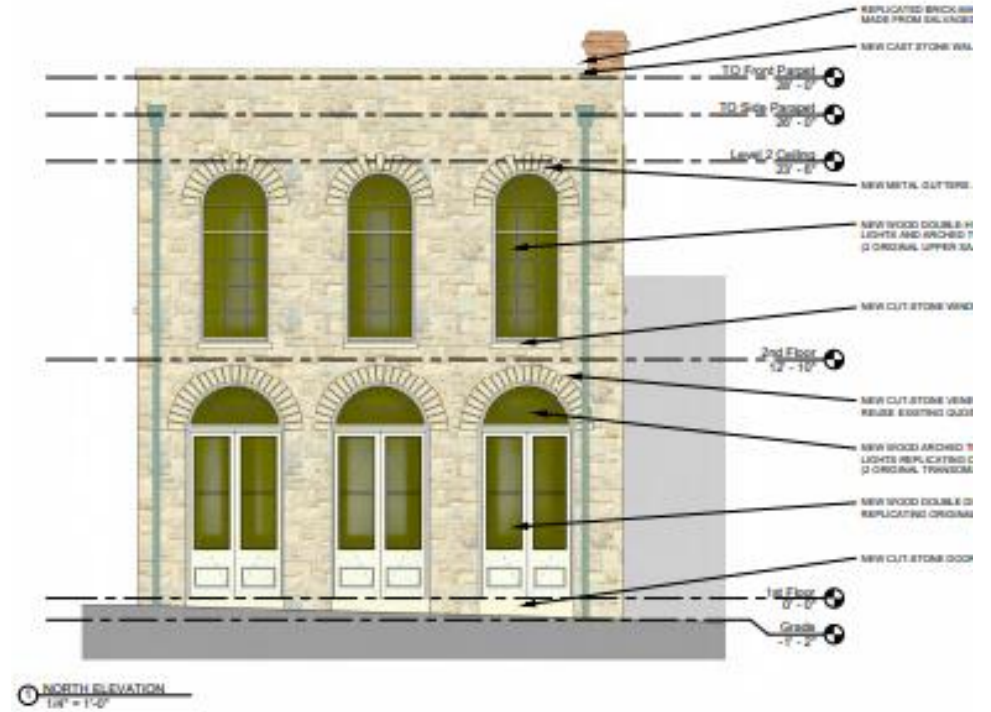
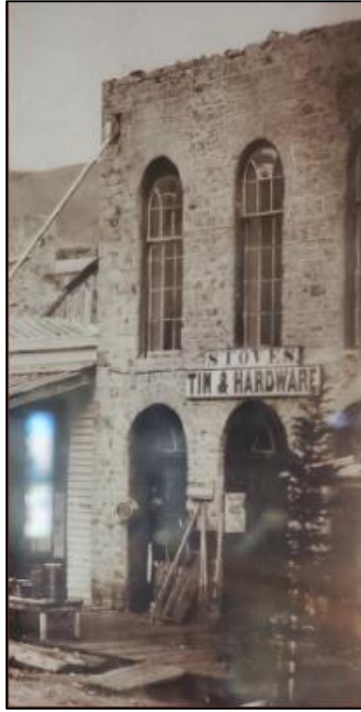


Table A.
Project Budget

Stonewall Hall: Phase 2 Stabilization & Façade Restoration				
Task	Source: MHPG	Source: MHC	Source: FMH	TOTAL
Requirements		\$ 35,155		\$ 35,155
Dumpster, toilet, lifts, locates				
Electrical		\$ 9,575		\$ 9,575
Masonry: E,W, N walls , metal coping on parapet		\$ 205,802		\$ 205,802
Masonry: Stone Façade Restoration	\$ 407,900			\$ 407,900
Framing		\$ 117,820		\$ 117,820
Entrance Finishes		\$ 25,934		\$ 25,934
Equip, gravel, labor, thresholds, sidewalks				
Roofing		\$ 42,000		\$ 42,000
Gutters		\$ 10,000		\$ 10,000
Window & Door Restoration	\$ 92,100			\$ 92,100
Landscaping		\$ 15,000		\$ 15,000
Construction Sub Total		\$ 461,286		\$ 461,286
Professional Services			\$ 48,750	\$ 48,750
Site Management 5% & GC 15%		\$ 192,257		\$ 192,257
Subtotal				\$ 1,202,293
10% Contingency		\$ 96,129		\$ 96,129
Total	\$ 500,000	\$ 749,672	\$ 48,750	\$ 1,298,422

Table B.
Implementation Schedule

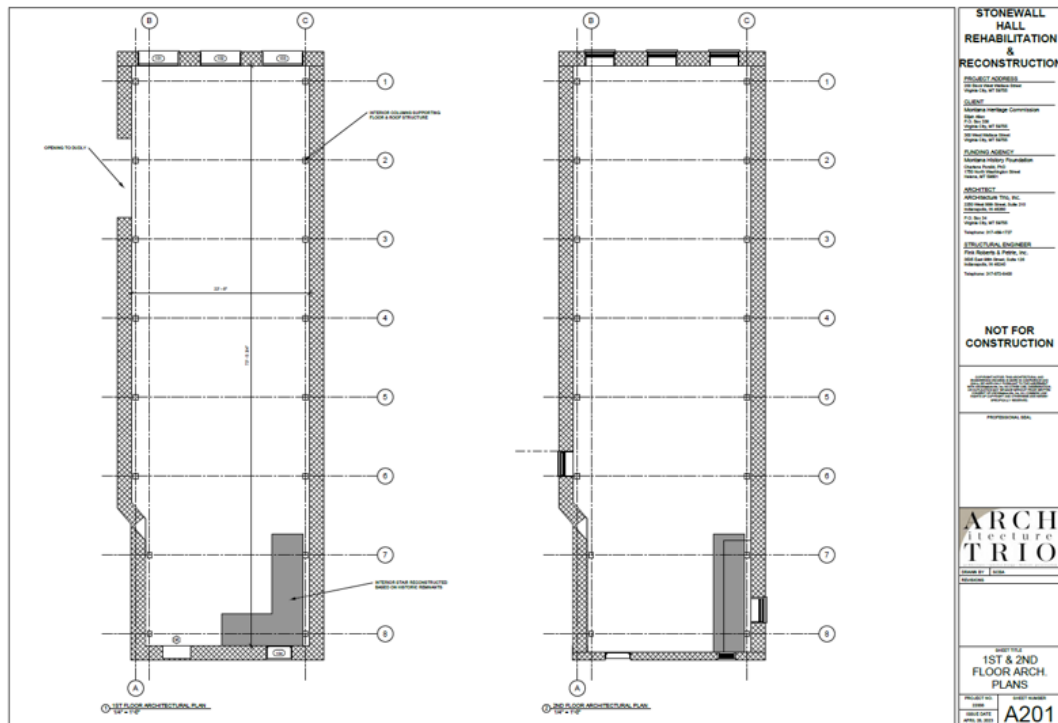
TASK	MONTH / YEAR
ADMINISTRATION MILESTONES	
Grant Awarded	May 2025
Professional Services (Procured during Phase 1)	
Finalize Plans & Drawings for Phase 2	June 2025
ACTIVITY MILESTONES	
Procurement Process for Construction	June 2025
Select Contractors	July 2025
Construction (Year 1) Exterior Walls, Framing & Seismic Reinforcement, Replace Roof & Parapet Coping	Aug 2025-Nov 2025
Construction (Year 2) Restore Stone Façade, Windows & Doors, Sidewalks & Boardwalks, Interpretive Installations	Jan – Aug 2026
Project Closeout	Oct 2026
Other: Install Interpretive Displays	Jan-Apr 2027
VC Season Opens, Celebrate Stonewall Hall Restoration & Exhibits	May 2027

Funding for the Restoration Project (MHPG requires 20% match for public & non-profit owners)

Source	Type of Funds	Amount	Status of Commitment	Rates and Terms
Montana Historic Preservation Grant (MHPG)	Grant	500,000	Pending	Phase 2 Work
Montana Heritage Commission FY2025-27	Agency Funds	749,672	Confirmed	Phase 2 Work
Foundation for Montana History	Private Donors	48,750	Expended on Phase 2 Planning Mar 2023-Feb 2024	Project Architecture/Engineering Mar 2023-Feb 2024

The Restoration of Stonewall Hall Project Meets the Categorical Exemption from Further Environmental Review

- Projects that involve only minor repairs or *rehabilitation to an existing facility, including functional replacement of an existing facility or facility components;*
- *Projects where the footprint of the proposed structures, pipelines, or other infrastructure would be substantially unchanged from existing conditions, and there is no increase in the population served by the facility*





**Proposed Montana Historic
Preservation Grant
for
Rehabilitation of
The Dudley Building**

**Public Hearing
for
Environmental Review
Feb 22, 2024**

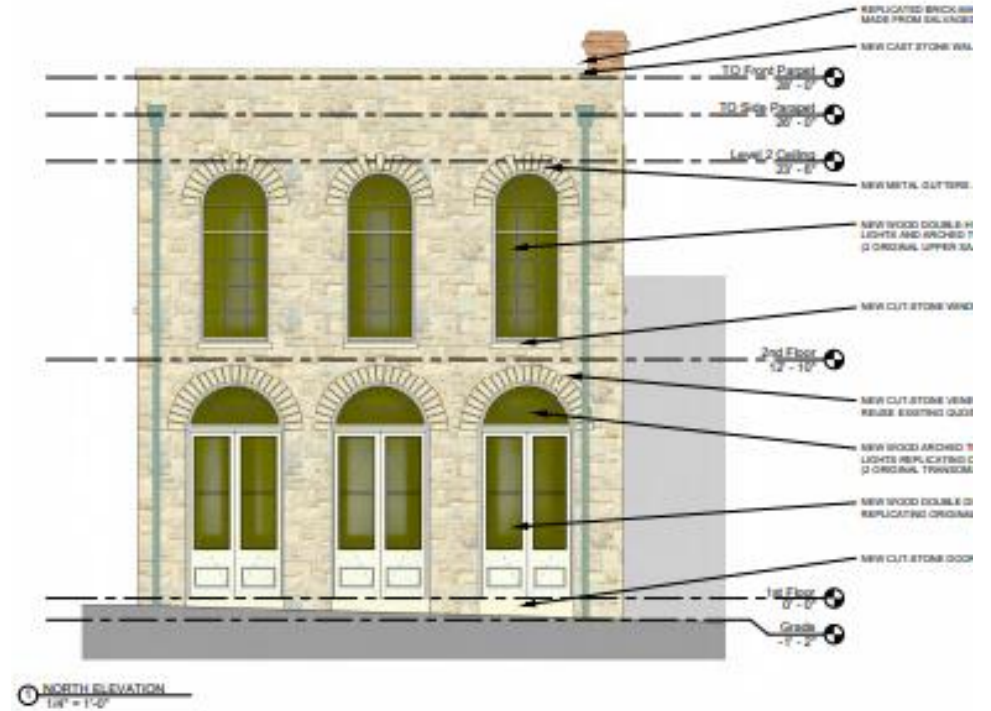
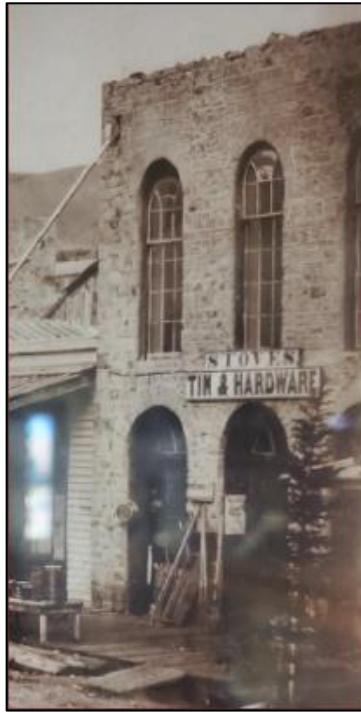


Montana Historic Preservation Grant program (MHPG)

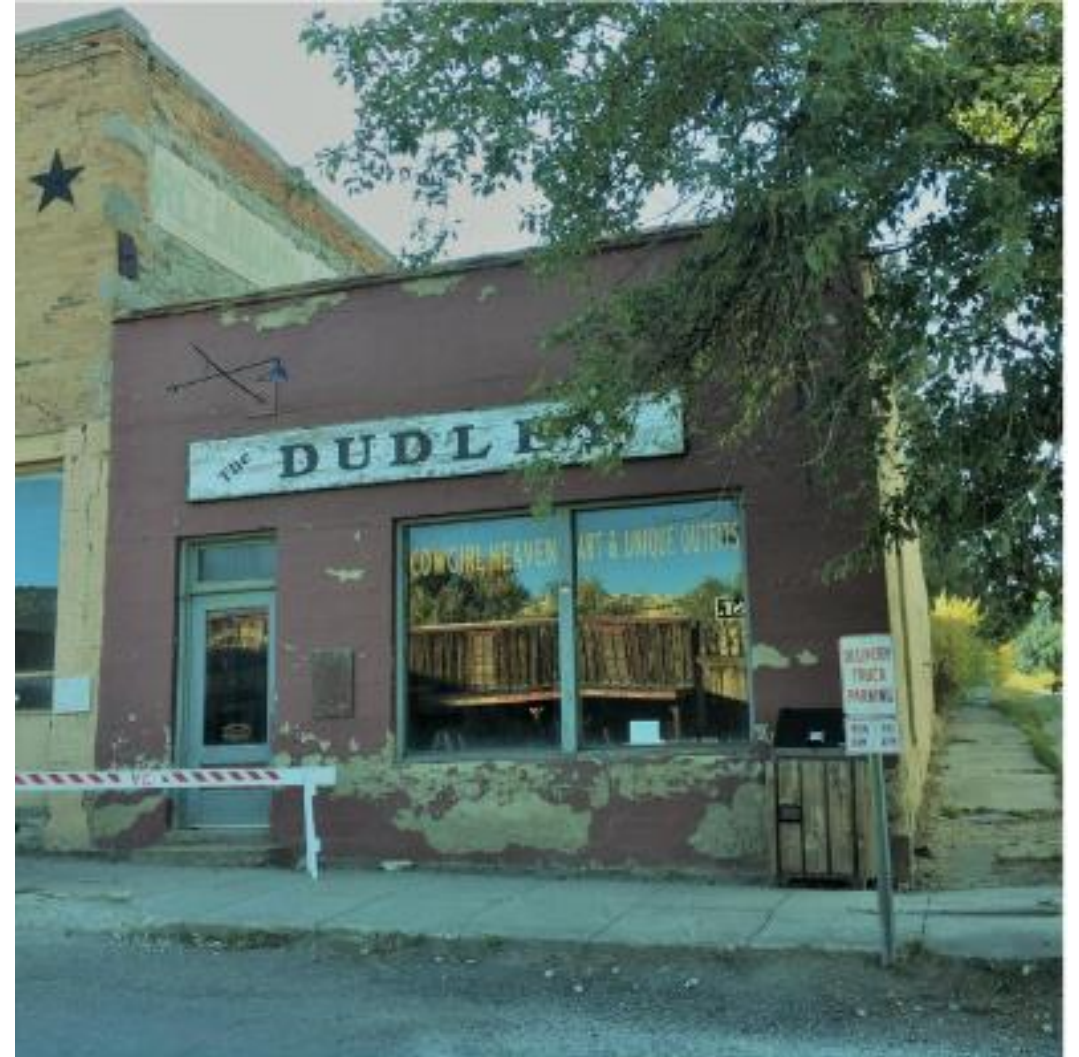
- Program Established in 2019
- Funded through the Accommodations Tax
- Administered through the Montana Department of Commerce
- Applications open until last day of February ~ February 29, 2024
- Ranked and presented to the Legislature January 2025
- Qualifying projects approved by the Legislature by end of 2025 session
- Projects to be conducted in the following biennium FY 2025-FY 2027 July 1 2025- June 30 2027
- Environmental Review Required for Compliance with Montana Environmental Policy Act

Dudley Building Rehabilitation Project Scope

- Stabilization
- Façade Restoration
- Frame & Replace Roof
- Metal Coping on Parapets
- Window & Door Restoration
- Interpretive Display on Ground Floor



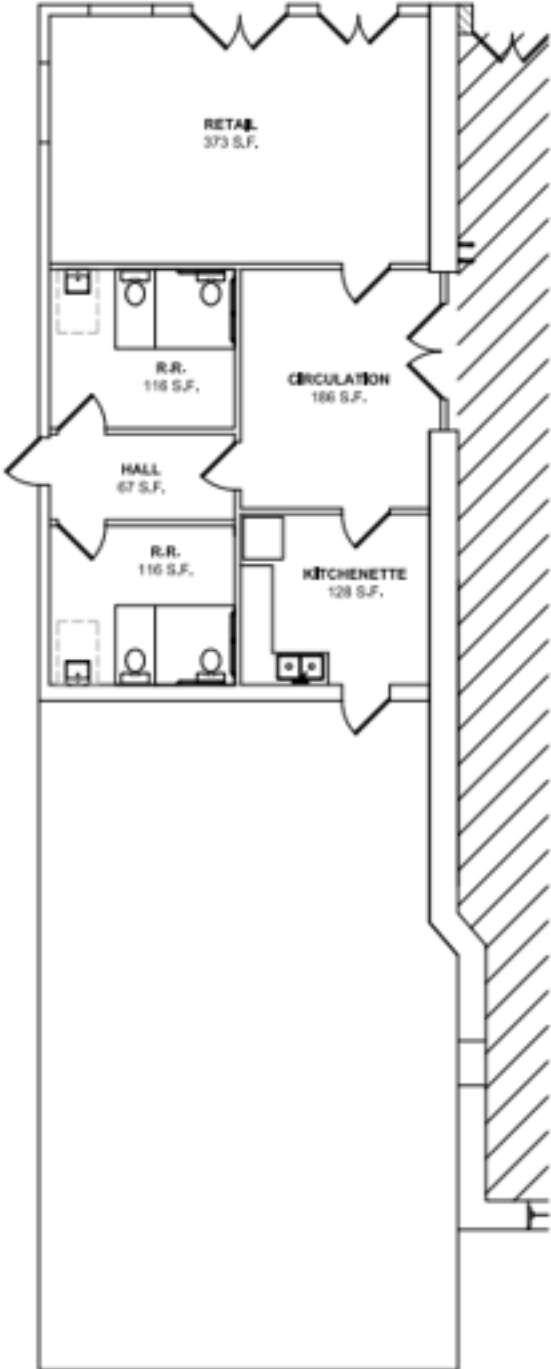
The Dudley Building, then and now



Rehabilitation of the Dudley Building



DUDLEY PROPOSED
FACADE OPTION 1
1/4" = 1'-0"
FEBRUARY 9, 2024



DUDLEY PROPOSED
3/16" = 1'-0"
FEBRUARY 9, 2024

Project Budget

Dudley Building: Rehabilitaion		
Requirements		\$ 33,000
Dumpster, toilet, lift, locates		
Roof		\$ 118,000
Demolition/Abatement/Replacement		
Dirtwork		\$ 34,000
Beam Bracing		\$ 23,000
Masonry		\$ 180,000
Interior Rebuild & Finish		\$ 312,000
Construction Sub Total		\$ 700,000
Professional Services: Architectural ~ Engineering		\$ 45,000
Site Management 5% & GC 15%		\$ 140,000
Subtotal		\$ 885,000
10% Contingency		\$ 70,000
Total - not to exceed		\$ 955,000

Implementation Schedule

TASK	MONTH / YEAR
ADMINISTRATION MILESTONES	
Grant Awarded	May 2025
Procurement for Professional Services	May-June 2025
Select Firm	June 2025
Plans & Drawings Complete	July 2025
ACTIVITY MILESTONES	
Abatement Assessment	May 2024
Abatement Funding Secured (non-MHPG funding)	Aug 2024
Roof Abatement & Repair (non-MHPG funding)	Sept-Oct 2024
Procurement Process for MHPG Construction	July-Aug 2025
Select Contractor	Aug 2025
Construction (Year 1) Exterior Walls, Seismic Bracing, Windows, Doors	Sept 2025-Nov 2025
Construction (Year 2) Interior Improvements, Finish Out	Jan – Aug 2026
Project Closeout	Oct 2026
Other: Install Interpretive Displays	Jan-Apr 2027
Celebrate Dudley Restoration, Open in Full Use	May 2027

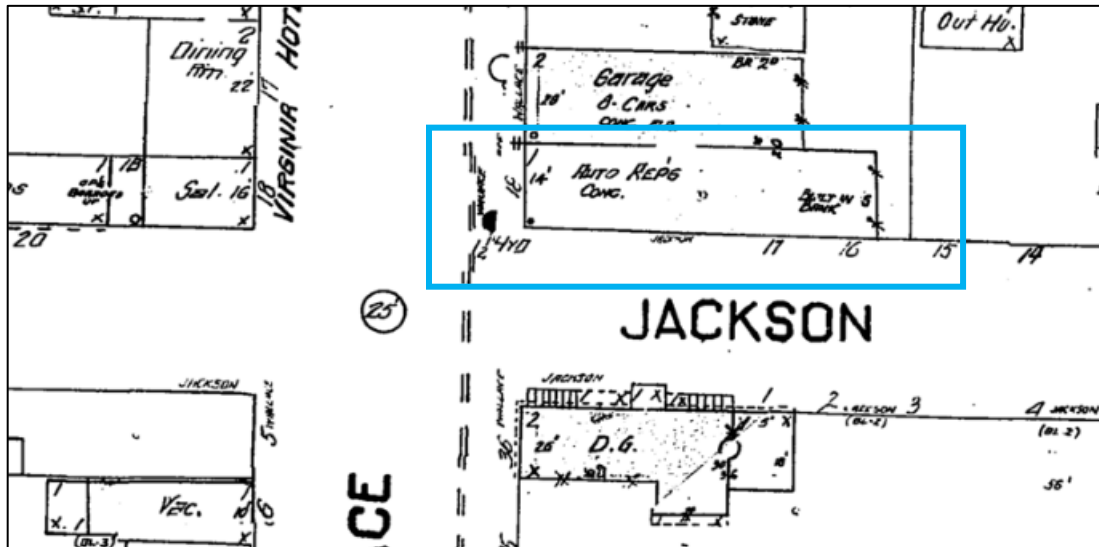
Funding for the Restoration Project (MHPG requires 20% match for public & non-profit owners)

Source	Type of Funds	Amount	Status of Commitment	Rates and Terms
Montana Historic Preservation Grant (MHPG)	Grant	500,000	Pending	
Montana Heritage Commission FY2025-27	Agency Funds	337,000	Confirmed	
EPA Abatement Funds	Grant	118,000	Pending	Rolling review, anticipate secured funds and abatement performed by spring 2025

The Rehabilitation of The Dudley Building Project Meets the Categorical Exemption from Further Environmental Review



- Projects that involve only minor repairs or *rehabilitation to an existing facility, including functional replacement of an existing facility or facility components;*



• Sanborn Map, Oct 1922

- *Projects where the footprint of the proposed structures, pipelines, or other infrastructure would be substantially unchanged from existing conditions, and there is no increase in the population served by the facility*



Thank You!