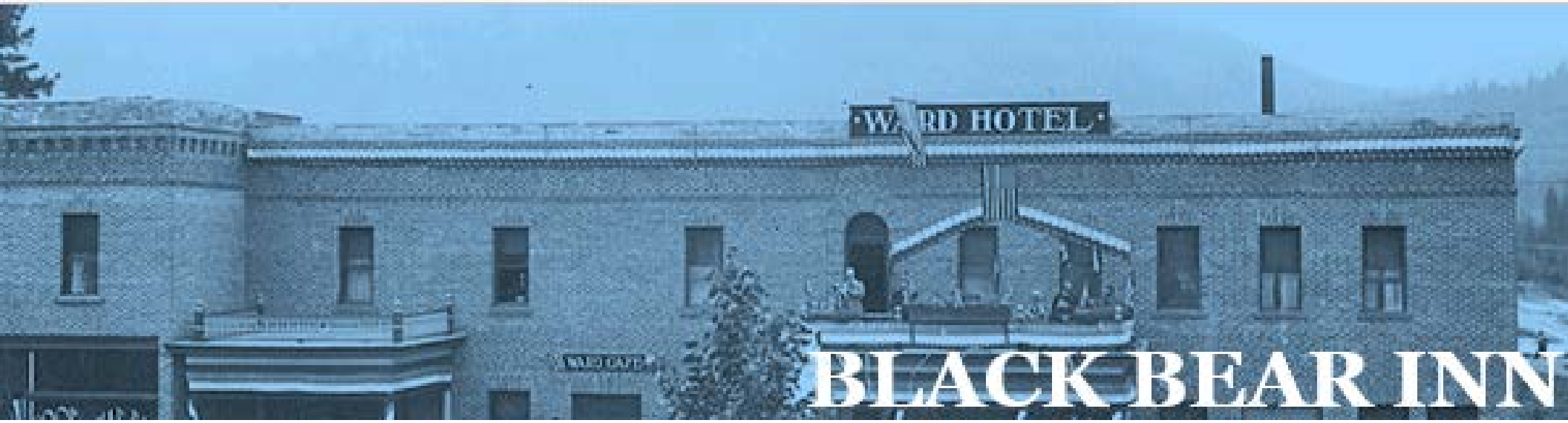

Adaptive Reuse Feasibility Study

November 2019

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BLACK BEAR INN (24SAxxx)
THOMPSON FALLS, MONTANA
ADAPTIVE REUSE FEASIBILITY STUDY

Black Bear Inn
101 Fulton Street
Thompson Falls, MT 59873

Owners:
Daniel Moore and Marlaina Mohr
http://www.black-bear-inn.com

Sanders County Community Development Corp
2405 Tradewinds Way #1c
Thompson Falls, MT 59873

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The funding for the Black Bear Inn Adaptive Reuse Feasibility Study was made possible with funding from a Montana Department of Commerce Main Street program grant.

Special Thanks to Daniel Moore and Marlaina Mohr, Jen Kreiner and Lesley Gilmore and Bob Franz for their assistance in creating this work.

Photo Credits: All other photos courtesy of Montana Preservation Alliance

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INTRODUCTION

The historic Ward Hotel, more commonly known as the Black Bear Inn, is located in the heart of Thompson Falls' commercial district. Completed in 1907-08, the Ward Hotel proclaimed itself: T*he Place Where They All Stop – Best Hostelry between Missoula and Spokane – Welcome at Any Hour Day or Night.*

In February 2019, the City of Thompson Falls and Sanders County Community Development Corp received a planning grant for this report through the Montana Department of Commerce Montana Main Street (MMS) Program for a feasibility study and Preliminary Architecture Report for repurposing the historic hotel.

Over the years, a number of planning efforts have been conducted in Thompson Falls and Sanders County. Over time, renewed use of the Black Bear Inn has been a hope of the community. This plan for the Black Bear Inn draws on those previous studies and seeks to identify needed improvements to the building and lay out goals for its full redevelopment. The goals of this feasibility study center on the expressed vision of the owners and the community:

> *In Thompson Falls there are young people and families who look for opportunity, many bright young people grow up here and then leave. We hope the Black Bear can create opportunities for those people, help Thompson Falls be more than a retirement community, and contribute to the quality of life for all.*[1]

The vision for the project was to renovate and repurpose the historic inn as a community gathering place and destination, and in doing so, revitalize Main Street and increase economic opportunity in Thompson Falls. Recognizing the historic significance of the property, the owners determined that any changes and uses would be accomplished while retaining the original integrity of the historic building. Accordingly, and in compliance with the contractual requirements for the report, the preservation architectural specialist of the State Historic Preservation Office reviewed and commented upon the 50% Draft Report.

The intent of architectural evaluation in this report is to evaluate the current condition of the exterior envelope and interior; to identify causes of deterioration, recommend repairs, and prioritize the work needed; and to provide construction cost estimates for the identified treatments. While some restoration opportunities have been included in the report, they are not included in the construction cost estimates, as they do not impact the longevity of the building.

The general scope of work includes evaluation of the physical structure's existing condition; analysis of proposed uses; and assessment of phased capital improvements to meet preferred uses – presented and summarized in typical Preliminary Architectural Report format.

Acknowledgments

The many parties engaged in this feasibility study worked together in a collaborative effort. MPA is grateful to the following partners for their assistance in preparing this assessment:

Building owners Daniel Moore and Marlaina Mohr, the City of Thompson Falls, and Jen Kreiner and the Sanders County Community Development Corp. Important funding support was provided by the Montana Department of Commerce's Main Street program.

Partners

Black Bear Inn

Owners Daniel Moore and Marlaina Mohr were actively engaged in the development of this feasibility study. They have owned the historic hotel for 2 years, making remarkable progress in that time to stabilize the severely deteriorated structure, and reopen it. Mr. Moore is a software engineer and former construction contractor with knowledge of building systems and construction requirements. Ms. Mohr is a professional business woman with a background as a hairdresser and salon operator.

Sanders County Community Development Corp

Sanders County Community Development Corporation (SCCDC) is a small non-profit organization dedicated to the improvement of community services, public facilities and the development of an economic climate that encourages business expansion and job creation within Sanders County, Montana. Strategic activities to achieve SCCDC's mission include small business support and services, community project development, facilitation and grant administration.

As an active representative on Thompson Falls' Main Street organization, SCCDC applied for Montana Main Street funds on behalf of the Black Bear. There was an opportunity to pull in professional services to assist with the planning and feasibility of use for this Main Street cornerstone historic building. The successful public-private partnership between Thompson Falls Main Street, the City of Thompson Falls and the Black Bear Inn is an important connection to build and nurture in rural northwest Montana.

Prior to MPA's involvement, Daniel and Marlaina had redeveloped ¼ of the space. The presence of their new businesses (Black Bear Coffee and Black Bear Hair) in the remodeled space immediately impacted Main Street by providing new services, creating jobs for youth and adding to the aesthetic qualities of downtown Thompson Falls. The proposed uses for the building's second floor will continue to improve quality of life, create local jobs, and keep dollars local. The new owners are looking for ways to add to the fabric of the community to benefit current residents of all ages, as well as attract a younger demographic.

Montana Preservation Alliance

The Montana Preservation Alliance (MPA) is Montana's only statewide non-profit historic preservation organization. MPA champions the preservation of the state's unique heritage and historic places, through advocacy, education and technical assistance, and offers support and guidance to promote stewardship, funding and protection for resources.

In the Spring of 2019, the MPA was hired to conduct an adaptive reuse study and, in consultation with the owners and the SCCDC, to draw up a feasibility framework for repurposing the historic Ward Hotel Ranch, with input from the community.

This report identifies the core values of the inn, issues and opportunities for new business in downtown, and an assessment of business options which might be considered in this space.

Methodology

MPA visited the site on July 11 and August 14, 2019 to examine the building and conduct an assessment of the roofing, wall finishes, foundations, and structures (where visible), and look for apparent structural deficiencies. MPA's assessment team was comprised of MPA board member Lesley M. Gilmore, AIA and Bob Franzen, AIA. Our efforts were aided greatly by assistance from Daniel Moore's construction crew.

Historic Preservation Objectives

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* introduce four distinct treatment approaches: rehabilitation, preservation, restoration, and reconstruction. The Black Bear Inn is a historically significant structure for which high standards of rehabilitation, with aspects of restoration, are expected. To that end, the following Standards for Rehabilitation will be applied to all approaches and recommendations provided herein. This attitude is proposed in response to the anticipated active use of the building for commercial and business purposes.

Rehabilitation is defined "as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[2]

The Standards for Rehabilitation have been developed by the National Park Service, as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.[3]

1 EXECUTIVE SUMMARY

Building Names – Historic & Current

Black Bear Inn (current)
Black Bear Hotel (1938 Sanborn)
Hotel Thompson (1927 Sanborn)
Ward Hotel (1910 and 1914 Sanborn)

Address: 925 Main Street, Thompson Falls, MT

Ownership & Management History

Construction Date: 1907-08

Original Owner: Edward Donlan

Current Owners: Daniel Moore and Marlaina Mohr, since 2017

Building Uses – Historic

The full building was used for a hotel originally, with the typical support spaces - dining room, office, bar, and kitchen – on the first floor and the guest rooms on the second floor. The 1911 annex supplemented these functions with four storefronts on the first floor and additional guest rooms on the second floor. The second floor of the annex was destroyed by fire in 1924 and never rebuilt. This report addresses the original building only, as the annex is under separate ownership.

Building Uses – Current & Future

Current Use: Daniel Moore and Marlaina Mohr purchased the Black Bear Inn in 2018. Since then, they have stabilized the building while crafting a vision for revitalizing the building and the downtown corridor. They have partially renovated the first floor where they have opened the Black Bear Coffee shop and a bakery, Black Bear Hair, and a community meeting room, as well as offices for the Owner. The former bar/cafe on the first floor is vacant, as are the lodgings on the entire second floor.

Future uses: Suggested uses for the remainder of the first floor compliment the coffee shop, bakery, salon and community space, and draw in the traveling public – Visitor/Main Street center, outdoor retail and services (outdoor gear sales and rentals, bicycle repairs, welcome and wayfinding, etc).

On the second floor, reuse concepts center around business collaboration, education and technology – a call center, business incubator, and/or education/business collaborative. These uses also fall under similar building code requirements, meaning that the owners could plan improvements common to all of these uses as they further explore their opportunities and create a business plan for the property.

Historic Status/Tax Credit Eligibility

The Black Bear Inn is a historically significant resource within the Thompson Falls Multiple Resource Area, with the distinction of being individually listed in 1986 in the National Register of Historic Places. "The Ward Hotel is significant as one of the most important commercial buildings along Main Street and for its association with Edward Donlan, a successful politician and businessman in the town's early history."[4]

The inventory form states that the building has lost some of its integrity due to minor façade alterations, however it appears eligible for federal and state historic tax credits if owners comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. Historic tax credits offer significant financial incentives to the overall project.

State Historic Preservation Office Documentation

Prior written documentation on the building includes the 1984 Montana Historical and Architectural Inventory, the National Register Multiple Resources Area Nomination for Thompson Falls (see Appendix C, listed in 1986). In September 2019, the 50% draft went to MT State Historic Preservation Office for comment. They found the plan to be compatible with the building and its potential reuse. NR Reference #: 86002769

Property Information:

Building Orientation

The main façade of this long rectangular building faces north.

Building Area

First Floor: @4,186 square feet Second Floor: @4,186 square feet

Prevailing Winds & Weather Patterns[5]

Prevailing winds: South
Average annual precipitation: 23”
Average annual snowfall: 29”
Average annual wind speed: 3 - 7 mph
Elevation: 2,460 feet

General Condition Statement

The Black Bear Inn is in fair condition. It has suffered from neglect of the primary envelope components that would ordinarily protect the whole of the building. The roofing membrane and coping (that protects the walls) are in poor condition, and the exterior brick veneer does not appear to have been sufficiently tied back to the wood frame structure. The current owner has rectified several of these masonry issues and is continuing to correct them. The wood double-hung windows are mostly in poor condition, yet most of them are protected by exterior storm windows, thus related interior damage is minimal.

The building configuration is conducive to several uses, as outlined above. The interior materials are typical of the early 1900’s and most of them are in reparable condition.

In addition to the repairs necessitated by the condition of the building, modifications will be required to bring the building up to the current *International Existing Building Code* (the 2018 version has been used for this report) for the Change of Occupancy anticipated for a new use on the second floor. It is anticipated that the second floor occupancy will be changed from the current use of Hotel (Code Residential-2 Use) to Business. Business uses can include professional offices, educational facilities for students above the 12th grade, and a concentrated use for a call center. For additional Business type uses, see Chapter 3 of the 2018 *International Building Code (IBC)*.

Note that if the Owner chooses to retain a small residential apartment on the second floor, Section 510 of the 2018 IBC shall apply. This section requires specific fire-ratings for walls, ceilings, and floors between the two separate Use Groups.

Environmental Concerns

Hazardous materials are typically found in construction of this time period. Until testing is performed, it should be assumed that lead-based paint and various asbestos-containing material are present. Asbestos is often present in window glazing putty, roofing paper, roofing sealants, resilient tile flooring and the associated mastic, and insulation. Asbestos is also found in plaster and mortar, albeit less frequently. Thompson Falls is located in a high risk area for Radon gas, a known carcinogen. The building should be tested for all of these hazardous materials and appropriate plans made based on professional assessments.

Disclaimer

This report reflects observations on the dates of the inspections. The inspection was based on those building components accessible to view and exploration; some material probes and selective removal supplemented the visible evidence where necessary. MPA makes no representations regarding latent or concealed defects that may exist in the building. This report is made only in the best exercise of our ability and judgement. Not all locations of all materials are described herein, yet all areas of concern are addressed.

The following minimum requirements are associated with the Change of Occupancy.

Primary Code Requirements related to Change of Occupancy

1. A structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force-resisting system and any strengths or weaknesses therein shall be prepared. The report shall also describe any feature that is not in compliance with the provisions in IEBC Chapter 12.
2. Calculations are needed to indicate that the existing framing will support the greater live load of 50 psf at office (compared to exiting 40 psf of residential) – or the structure will need to be reinforced.
3. The existing corridors have 43-foot dead ends, requiring reconfiguration or installation of automatic fire alarm system (allowing up to 50-foot dead-end).
4. The two existing exits from the second floor are located too close to each other. Unless the code official rules that this is not a life safety hazard, an additional exit will need to be located at least 50'-6" from the existing exit. This length can be reduced if the building is sprinklered or equipped with an automatic fire alarm system. Such exits can be in the form of fire escapes.
5. The entry door into the Community Space:
   a. Replace the non-compliant threshold that exceeds the allowable ¾" height. A wider, lower, and beveled threshold will be required here.
   b. Replace the door knob with an accessible lever.
6. See remainder of requirements in Code Analysis.

Prioritized List of Recommendations

The recommended work on the following pages – and suggested time frames for implementation - is a culmination of the detailed assessment that follows and only includes projects intended to stabilize and protect the building and the occupants. It does not include restoration projects that could return the building to its original appearance.

Severe Priority (within two years):

1. Roofing:
   a. Replace the roofing down to the sheathing.
   b. Replace the hung gutter with a 5"-wide gutter. Reinstall the two existing downspouts.
   c. Replace the sheet metal of the front coping, lapping over the roofing membrane. Resecure coping units at the joints. Coordinate this work with replacement of the parging (with sheet metal flashing) over the brick below the front edge of the coping.
   d. Provide sheet metal coping over southernmost end of west parapet wall.
   e. Mechanical Penetrations and Chimney Flashing – Severe: Replace within two years, in conjunction with the roofing replacement.
2. Exterior Walls:
   a. Repoint the brick at the top eight courses (at a minimum) of the cornice. Some of these courses might easily require rebuilding, with mechanical fasteners to the wall sheathing beyond.
   b. Remove the parging atop the top cornice brick course. Replace with pre-painted metal flashing to blend with the paint brick color. This should be coordinated with replacement of the sheet metal coping.
   c. Test the cornice brick for adherence to the primary wall. Refasten as required.
   d. Repoint the brick at the exterior face of the east parapet.
   e. Rebuild the portions of brick walls bowing out more than 1".

f. Resecure the concrete windowsills to remove or lessen the gap at the sheathing. Flash as required to keep moisture from penetrating the wall below.
g. Provide flashing at second floor door sill of north façade.

3. Interior:
   a. Remove and discard the suspended ceilings. Remove deteriorated and delaminated plaster. Repair remaining plaster.

Moderate Priority (within five years)

1. Chimney: Repoint the mortar joints.
2. Repoint the joints in the stepped cracks above windows.
3. Prepare and fill skyward joints in the concrete windowsills.
4. South façade: Replace or paint spalled brick, depending upon severity of deterioration. Rebuild the window arches/lintels where expanded.
5. Prepare and repaint the projecting sign to protect the sheet metal.
6. Interior Walls: Remove and discard water-soaked plaster and patch.
7. Wood flooring: Remove all the carpeting. Salvage, repair, and clean the resilient flooring. Repair/patch wood flooring that has been sawcut. Refinish the wood flooring.
8. Windows:
   a. Reglue lower rail and stile joints, removing metal angles in the process.
   b. Scrape wood sash and trim and prepare for paint. This should be coordinated with, and occur after, testing for lead.
   c. Replace glazing putty and reset glass with proper glazing points as required.
   d. Repaint sash and putty.
   e. Patch cracks in concrete sills.
   f. Replace missing hardware, replace missing sash cords. Render windows operable.
   g. Provide sheet metal weather stripping at the meeting rails, jambs, sill, and head. This will reduce air infiltration.
   h. Provide exterior storm sash; repair aluminum storms as desired.

Low Priority (within ten years):

1. Doors: Provide missing hardware. Lubricate hardware. Install doors where needed.

Estimated Construction Costs

The work recommended is estimated to cost:

Term	
Within 2 yrs	$215,665
Within 5 yrs	$138,605
Within 10 yrs	$31,980
Code Improvements	$137,510
TOTAL	$523,760

NOTE: These construction cost estimates do not include work for the interior first floor, design fees, structural assessment fees and associated treatment recommendations, or mechanical/plumbing and electrical work. The installation of an automatic sprinkling system is also not included.

The construction cost estimates – included with the recommendations on the following pages – include design and construction contingencies, general conditions, and overhead and profit. Larger projects allow for efficiency of scale and professional fees. Final cost is dependent upon receipt of at least three bids from qualified contractors, timing of bidding, and unknown conditions discovered during construction. The estimates are calculated in 2019 dollars; if projects are bid in later years, escalation costs should be factored in.

Figure 1. Black Bear Inn, 2019

2 NEEDS & OPPORTUNITIES

Location

Black Bear Inn stands in its original location at 925 Main Street, on the south side of what was platted as Railroad Avenue, in Thompson Falls, Montana, directly across from the Northern Pacific Railroad tracks and depot. The City of Thompson Falls is the county seat of Sanders County, located in the northwest portion of the state near the Idaho border.

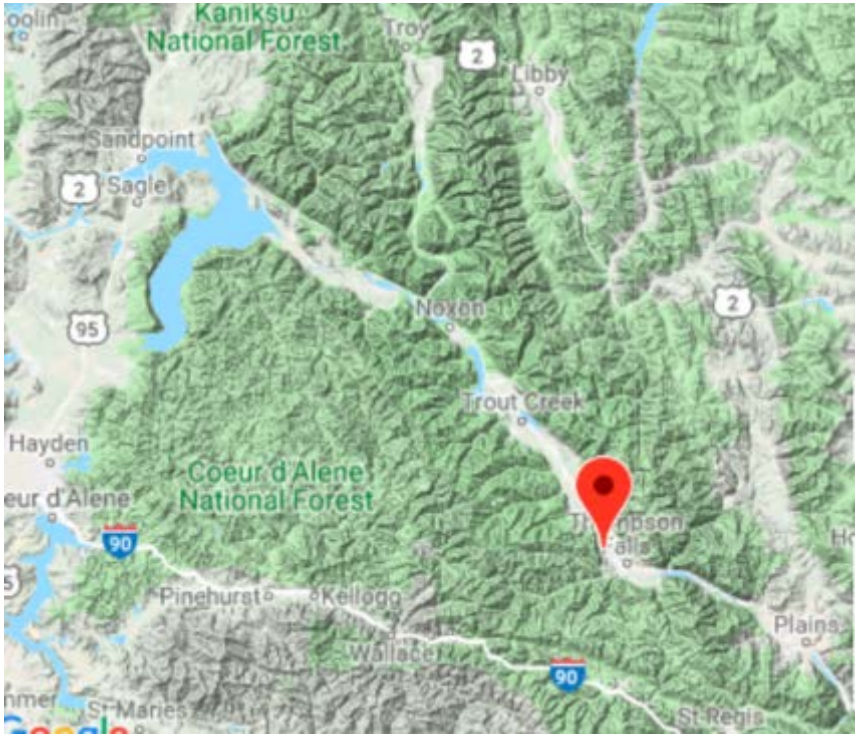


Figure 2: Location of Thompson Falls

Figure3: Aerial View Black Bear Inn, corner of Main and Fulton Streets

The historic Ward Hotel is located on a prominent corner in the heart of the Thompson Falls central commercial district. Its history is interwoven with railroading, logging and other early industries that contributed to the growth of western Montana. It is highly visible from traffic passing on Highway 200. Bordered by its former annex to the east, an alley to the south, Fulton Street to the west, and Highway 200 to the north.

The setting is conducive to accepting a fairly high level of activity compatible with nearby downtown properties. Projected growth and community planning forecast that this location will see investment in the near future, and for a sustained period. The physical characteristics of thesite do not suggest any major risks or negative impacts linked to redeveloping the building. Existing infrastructure is nearby and already serving the site, including newly laid fiber optic cable. Improved site access and accessibility are easily achievable.

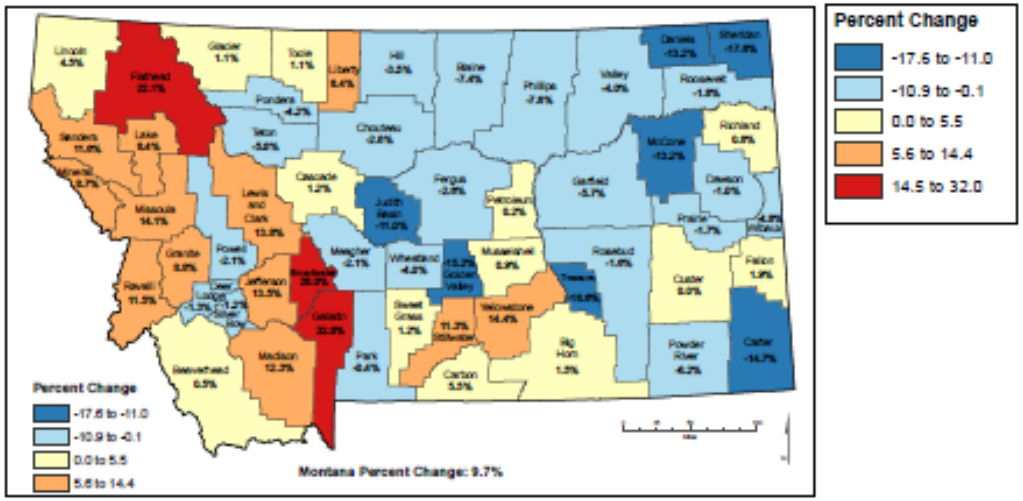
Financial Incentives

The rehabilitation of The Black Bear appears to be highly eligible for historic tax credits and grants for historic preservation and rural development. This is a substantial project that meets the thresholds for investment, the building is listed in the National Register of Historic Places, and it is an income-producing property. If there is an interest to pursue tax credits and preservation grants, it is important to note that for state and federal tax credits and grants, the work must meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties, which limit many alterations of the building, such as removal of historic fabric, replacement of historic windows, removal of character defining elements, changes to interior spatial design, and addition of non-historic elements that would impact the integrity of the building, such as modern balconies. That is why it is strongly advised that ideas be discussed, and any plans be reviewed, with the Montana State Historic Preservation Office well ahead of construction. In the end, all tax credit projects must be approved and certified with the National Park Service through Montana State Historic Preservation Office.

Figure 4. Black Bear Inn, 2019

GROWTH AREAS & PROJECTED POPULATION TRENDS

Percentage of Population Change (2000-2010)

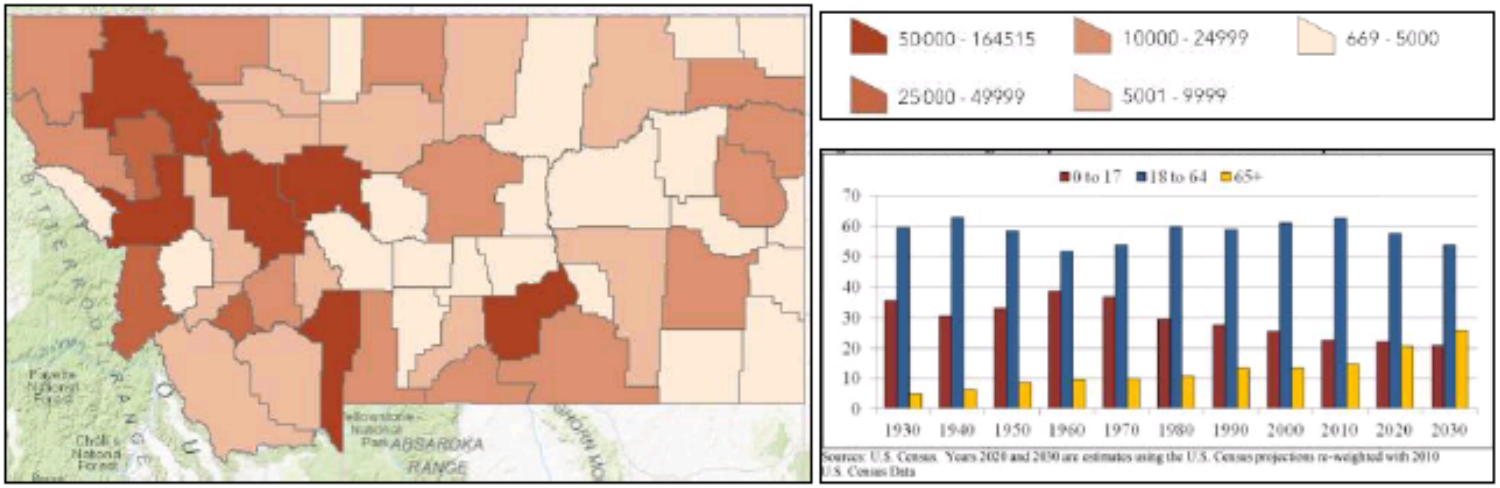


Sanders County = 11.6% Montana % Change = 9.7%

In terms of demographics, people are rediscovering this part of the state so population is growing and the regional economy is showing some signs of growth. However, growth is led by the Missoula and Flathead Valley regions; Sanders County still suffers from a high poverty level (19%), lack of access to services and resources, and other issues endemic to rural communities dependent upon non-diversified economies. It is worth noting that as the county seat, Thompson Falls serves the entirety of Sanders County and the surrounding area.

Indicators are that resident and non-resident travel will continue to grow. The social and economic needs throughout Sanders County are profound. Every event hosted, every visitor who comes through, and every dollar spent helps keep the greater community alive, maintains the sense of place, and helps to bolster the local economy.

Population Growth by 2020

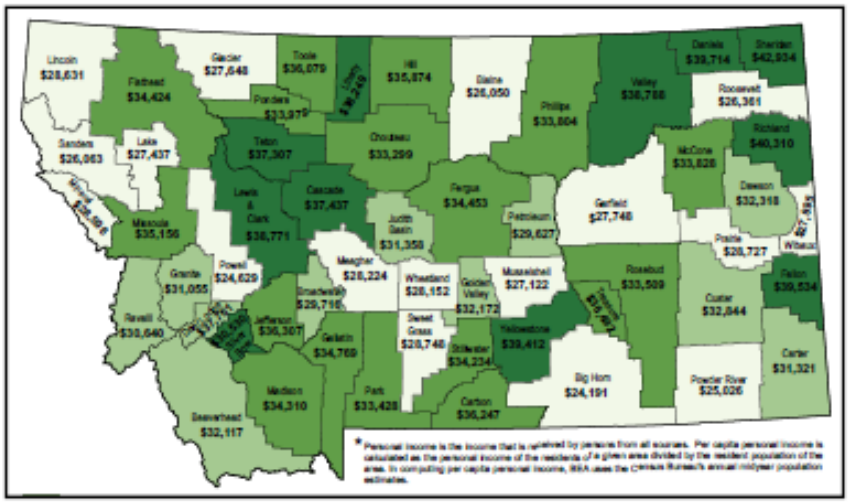


Sanders County Population Growth = 25,000-49,000
Current Sanders County Population = 11,711 (2017)

Figure 5: Sanders County Population Trends
Data Source: US Census Bureau, Census 2010

Sanders County median income is significantly lower than average in Montana and the level of poverty is higher than typical for rural Montana counties.

Median Income



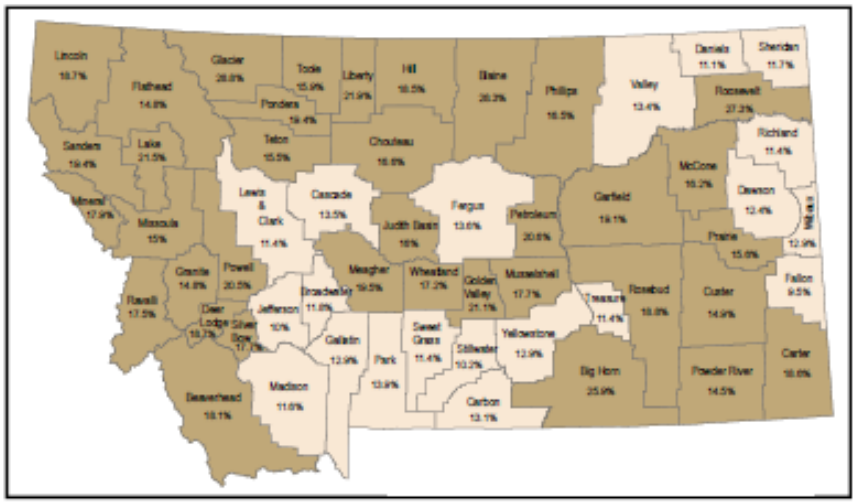
Dollars

- 24,191 - 28,748
- 28,749 - 32,844
- 32,845 - 36,492
- 36,493 - 42,934

Note:
Color coding for Deer Lodge and Butte-Silverbow Counties appears to be switched according to the numbers presented.

Sanders County Median Income = $24,191-$28,748

Level of Poverty



Poverty Rate

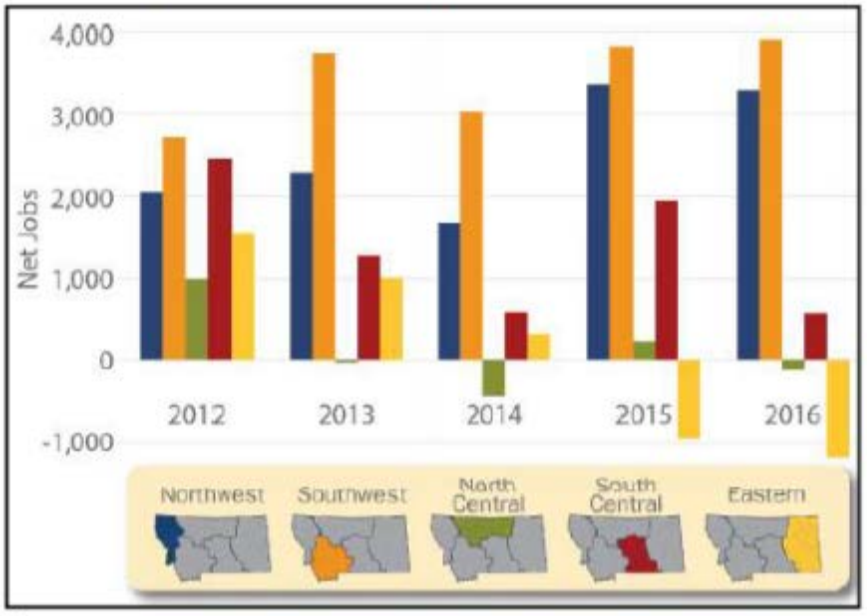
- Less than 14%
- 14% or More

Figure 6 & 7: Sanders County Earning Trends
Data Source: US Census Bureau, Census 2010

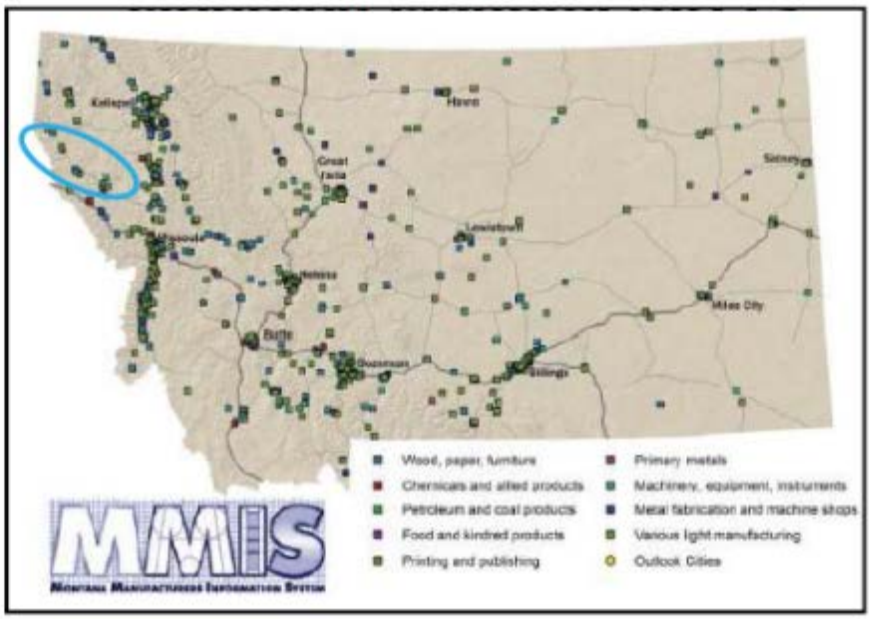
Sanders County Poverty = 19.4%

Job growth and manufacturing are growing strongly in the Glacier Country area of Montana. However, because these statistics include the Missoula and Flathead Valley areas, they present a more optimistic picture of areas like Sanders County, which remains remote, under-supported, and in need of significant economic development and stimulus. There is a significant opportunity for growth to take advantage of regional trends. As the traditional sources of employment have dwindled (railroad, timber, mining), Economic opportunities are increasingly focused on tourism and hospitality.

Montana Job-Growth By Region (2017)



Montana Manufacturing By Region



Figures 8 & 9: Sanders County Jobs and Manufacturing Trends

3 HISTORY OF PROPERTY

Figure 10: Ward Hotel and Annex, ca. 1912

History of the Ward Hotel

Excerpted from 1986 National Register Documents: "Historical and Architectural Inventory Form for the Historic Ward Hotel" "Historic Resources of Thompson Falls, MT."[6]

National Register Significance: The Ward Hotel was one of the buildings found to hold primary historic and architectural significance within the Thompson Falls Multiple Resources Area in 1986, which resulted in the Thompson Falls Hydroelectric historic district and 18 individual residential and commercial buildings constructed 1900-1916. The Hotel stood out as "one of the most important commercial buildings along the Main Street in Thompson Falls, Montana."[7]

Constructed between September 1907 and May 1908, the Ward Hotel holds important associations with Edward Donlan, an early day politician and business man in western Montana. Born to Irish parents in Quebec, Donlan found work at a young age as a teamster in the Canadian lumber camps, then came to Montana in 1899 where he laid railroad track near Great Falls, and then worked in the western Montana timber camps. By 1895 he owned his own sawmill near Eddy with extensive land holdings in and around Thompson Falls, including the original water rights to the Clark Fork River near the town.

Donlan launched the Thompson Falls Mercantile Company at the corner of Broad & Main Streets along with an effort to recruit immigrants and develop the area surrounding Thompson Falls into "the lumbering capital of the Northwest. He also championed Thompson Falls as the county seat for newly created Sanders County, which helped provide for the greatest period of economic and architectural growth in 1905-1916."[8]

Donlan owned several small dams on the Clark's Fork, and it is likely his acquaintance with Montana Power's John Ryan and other members of the future Thompson Falls Power Company that led them to invest here.

Edward Donlan went on to a career as a politician, and ran unsuccessfully for governor in 1908. He is best remembered as a state legislator for sponsoring passage of Montana's White Slave Act, a bill that outlawed importing or exporting white women in Montana for immoral purposes. While this appeared on the surface to offer protection for vulnerable women against forced prostitution, it also was a vehicle, like the Mann Act on the federal level, to discourage interracial relations between white women and non-white men.

The county ultimately built the courthouse and jail on property acquired from Donlan, and he sold property to the Thompson Falls Power Company for construction of the dam. In 1913-1914, Donlan began to sell his Sanders County holdings and moved his operations to Milltown outside of Missoula. Much of his Thompson Falls property went to the Thompson Falls Improvement Company and the Thompson Falls Water Company. He sold west of town as Donlan's Additions 1 & 2, and spent his remaining years in Missoula, serving again in the state senate seat and living to an old age until his death in 1952.

Construction History

Excerpted from National Register Documents: "Historical and Architectural Inventory Form for the Historic Ward Hotel" and "Historic Resources of Thompson Falls, Montana" by Mike Koop, 1986.[9]

Construction for the Ward Hotel began in September 1907 and was completed in May 1908. Edward Donlan named the hotel after his eldest son, Edward. The original design called for 30 sleeping rooms, an office, a bar, a restaurant, and full basement for a power plant and a laundry room. Jessie R. Pruden did the excavation and foundation, James Lyons of Missoula was the contractor and J.B. Franklin of Missoula did the electrical work. Pruden employed seven men to the stone foundation. Ten carpenters under J.W. Kennedy nailed the timber frame from lumber supplied by the Graves saw mill. Furniture was purchased from Chicago, and on May 24, opened for business.

The two story Ward Hotel is a frame structure with a brick veneer fastened to the sheathing of the wood frame, which bears on a stone foundation. The main (north) façade has eight 1/1 double-hung sash windows with wood sills and brick relieving arches. A pair of modern hinged glass doors centered along the façade are covered by a glass transom. Along the west side of the façade two large picture windows flank a recessed entry which is covered by a metal awning. There is a door on the second story which led to a balcony. This opening has a brick semicircular arch enhanced by proud brick quoins and decorative brick voussoirs. An attractive and elaborate corbeled brick cornice surrounds the building on the north and west facades. Two wooden balconies, one above the main entrance and one attached to the northeast corner of the structure, were removed at an undetermined date; according to the Sanborn Fire Insurance maps, between 1927 and 1938.[10] The west elevation, facing Fulton Street, has an entrance and four 1/1 double hung windows similar to the main façade on the first floor. The south façade has a covered entryway and three 1/1 double-hung windows on the first floor, with seven 1/1 double-hung windows piercing the second story. The east wall adjoins a one-story brick addition that originally served as the hotel annex.

The inn has been extensively remodeled. The interior of the Ward Hotel has been altered since its construction. In 1911, the kitchen, which occupied the southeast corner of the hotel, was moved into the new brick annex to the east, and the dining room was expanded into this vacant space. Adjacent to the restaurant is a vestibule which leads into the lobby where the staircase to the second -floor rooms is located. This lobby area has been remodeled with modern light -fixtures and a suspended ceiling.

The 20 hotel rooms on the second floor have either been remodeled, expanded or converted for storage. Several rooms still contain small corner sinks that may be original. The basement, which at one time provided dormitory space, has been partially finished with showers and a kitchen in one room.

Current Floor Plans

The following floor plans and photographs of the Black Bear Inn were documented during MPA's site visits on July 11 and August 14, 2019. The second floor plan was measured on site to facilitate a more detailed analysis. The first floor and basement plans were derived from the drawings (pdf format) provided by the Owner. These two plans are more representative of actual conditions and should not be used for detailed work.

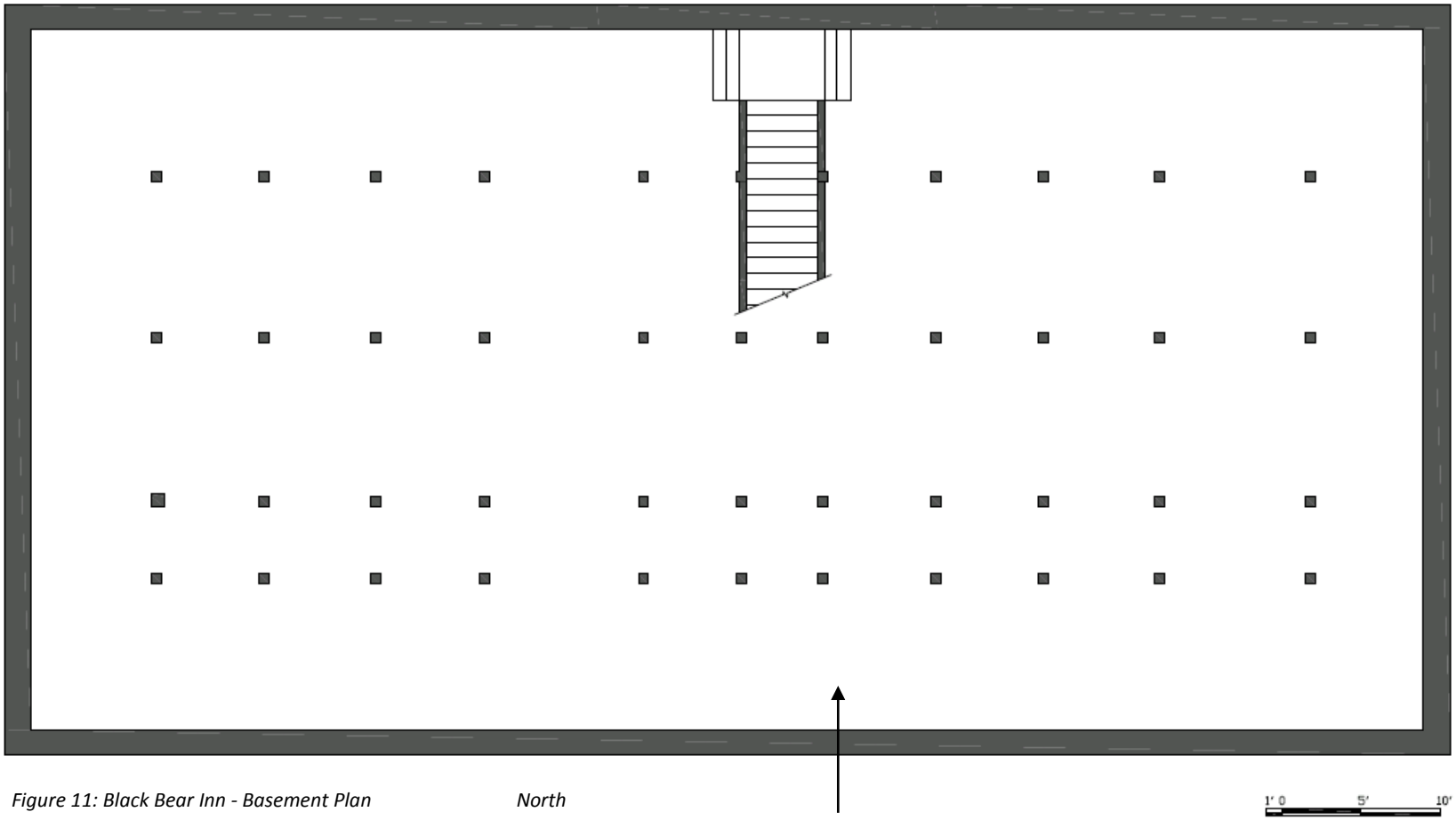


Figure 11: Black Bear Inn - Basement Plan

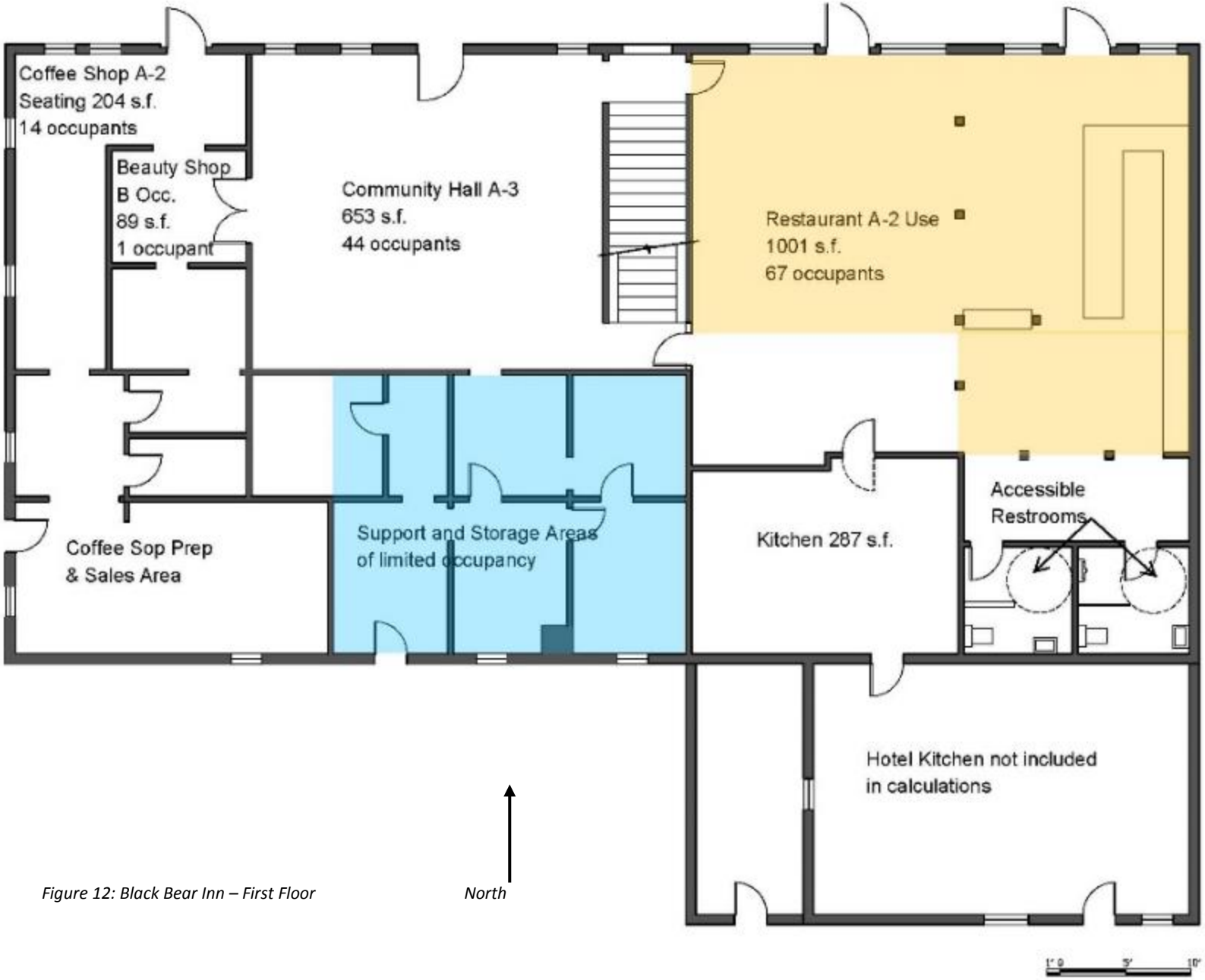


Figure 12: Black Bear Inn – First Floor

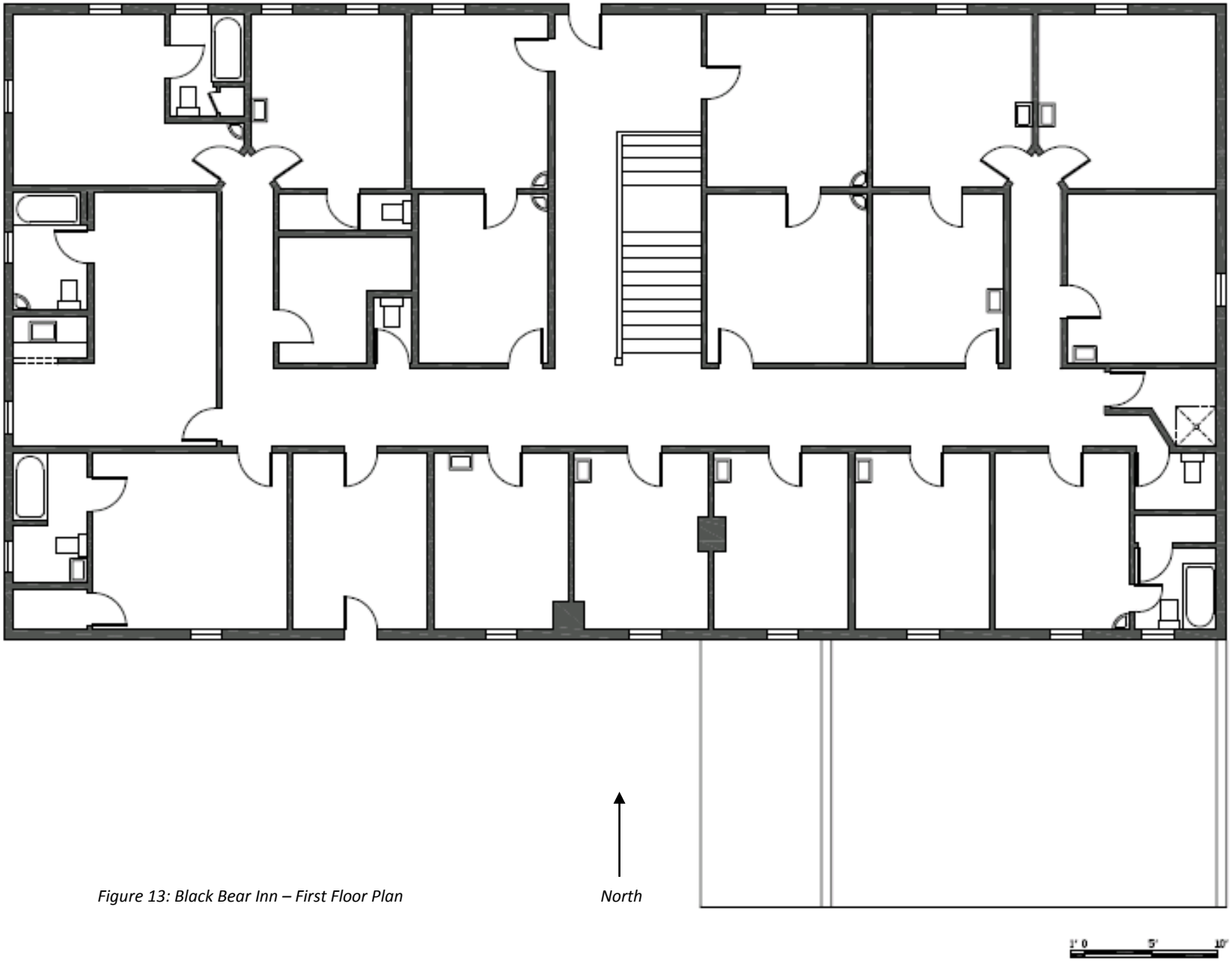


Figure 13: Black Bear Inn – First Floor Plan

FIRST FLOOR

1 COFFEE SHOP

Figure 14: Black Bear Coffee Shop

2 SALON

Figure 15: Black Bear Hair

3 COMMUNITY ROOM

Figure 16: Black Bear Ballroom *Photo Courtesy Daniel Mohr, Black Bear Inn*

Character Defining Features

Historic buildings are comprised of features that tell of the building's import, history, and place therein. Known as character-defining features, retention of these components is essential to retaining the integrity of the building. These characteristics – and subsequent building integrity - are linked to application of the historic preservation tax credits and other historic preservation grants.

The Black Bear Inn has retained many original components intact. With the fire of 1924 and the chain of ownership over time, some original features were lost. On the exterior, probably the most significant loss was the projecting balconies on the primary façade, followed by the addition of the 1911 annex, which formerly reached a two-story height and was remodeled down to one after the fire. On the interior, the historic lobby and first floor business spaces have been remodeled. This is consistent with commercial properties that are upgraded to present modern conveniences and designs.

The building's current configuration and features are considered an inherited condition that does not require restoration in order to comply with historic preservation credits and grants.

The following is a brief summary of the character-defining features of the Black Bear Inn. It is not meant to be all inclusive, but to highlight the most salient features that support the historic status of the building. Additionally, it provides a basic level of understanding what needs to be protected and remain unharmed.

Massing

The Black Bear Inn is a two-story structure reflecting tall interior ceiling heights. The corner lot location provides for three facades to the (primarily) rectangular floorplate. The long primary façade, with multiple entries, is oriented toward Main Street. The shorter west side façade has one entry and the long south façade has multiple entries to the service alley behind the building.

This rectangular mass rises to an elaborate cornice (see Masonry Detailing below) atop the parapet wall that conceals the flat roof beyond. This is typical of western commercial buildings of this era.

Figure 17: Black Bear Inn. Simple massing with multiple entries (at the left) facing Main Street.

Masonry Detailing

The building appears to be a full load-bearing masonry building typical of commercial buildings along main streets across the United States. The detailing is intricate and indicative of skilled masons that settled in Montana at the turn-of the-century (20th). Only where exposed by damage or subsequent modifications is it revealed that the brick is a veneer applied to a wood-frame building. See discussion of Structure below.

The wall planes are constructed of a single wythe of brick laid in stretcher courses. The brick is of the larger standard size associated with the early 1900's – 8" long x 2¼" high x 4" deep. The corbeled brickwork of the cornice is the most significant aspect of the Main and Fulton Street façades, accentuated by seven courses of a seed patterned brick resting on a two-coursed beltcourse. Flat brick arches, comprised of progressively taller and extending brick keystones, front the wood lintels of all the window openings. The sills are fitted with cast-in-place concrete lug sills that extend beyond the width of the opening.

The original second floor door opening to the primary front balcony is pronounced with brick laid in alternating projecting courses to approximate the appearance of quoins. This treatment is continued along the archivolt above the round arch of the opening. The extrados of header brick protrudes beyond. The brown paint on this brick emphasizes the brick proud of the wall plane.

The brick was not originally painted, thus the existing contrast between brown- and white-painted brick is not currently considered a character-defining feature. It is unknown when the brick was painted.[11]

Figure 18: Black Bear Inn. The multi-course cornice, with corbeling and seed patterned brick, is the piece de resistance of the building.

Figure 19: Black Bear Inn. The lug windowsills are of poured-in-place concrete.

Structure

The original portion of the building is wood-framed with a brick veneer, as described above. The 1911 kitchen addition at the rear (south) side of the building was constructed of three-wythe load-bearing brick. This latter construction was in concurrence with the trend in Thompson Falls for downtown commercial buildings to be of fire-resistant masonry construction (prompting a 1914 ordinance for the same) and as protection against the increased fire risk associated with a commercial kitchen.

This original treatment for the main building is purportedly heavy timber with a brick veneer. The earliest Sanborn map depicts a perimeter wall thickness, for the north and west facades, that most likely is intended to indicate a veneer. This condition is more accurately reflected in the 1927 Sanborn map, with shading of all four facades (to indicated veneer) and the note "vend." The perimeter walls of the rear kitchen are, by contrast, not shaded nor labeled as veneered.

Figure 20: Black Bear Inn. Typical window head treatment of keystoned brick.

The perimeter walls of the hotel building are 12" thick, including the 4" exterior brick veneer. The depth of the studs – in the 8" wall thickness – was not evident, yet they appear to be 2" thick. They are located 16" on center, as are the ceiling and roof framing (2" x 9" and 2" x 8", respectively). The exterior of the perimeter wall studs is clad with 1"-thick 4"-wide horizontal wood sheathing and tar paper. The method of fastening the brick to the wood sheathing was not evident. Different types of insulation (fiberglass batt, spray foam, etc.) fill some of the cavities behind the sheathing.

Figure 21: Black Bear Inn. The second floor opening to the original balcony (location evident by the joist pockets at arrow tips), with brick quoins accentuated by the alternating paint coloration.

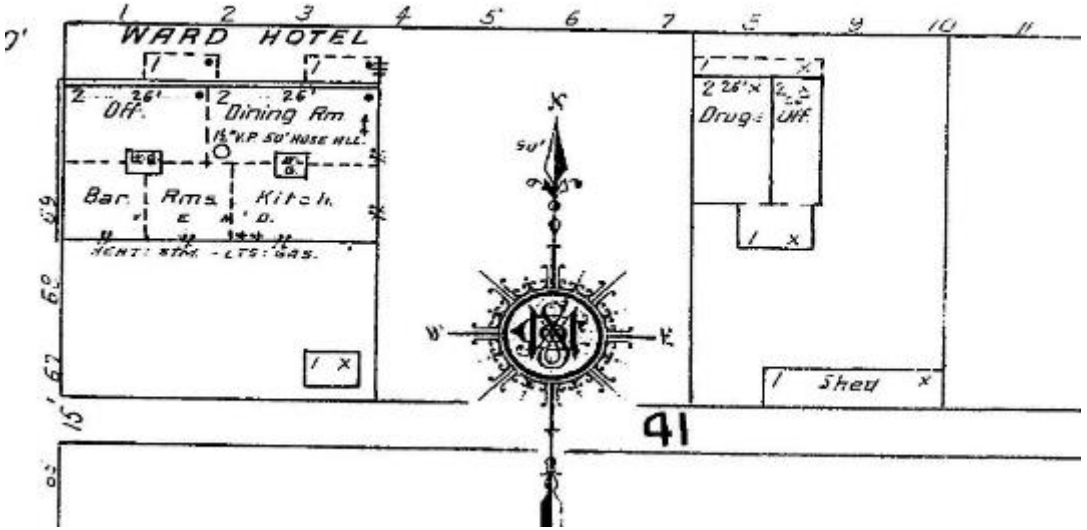


Figure 22: Black Bear Inn. 1910 Sanborn Fire Insurance Map.

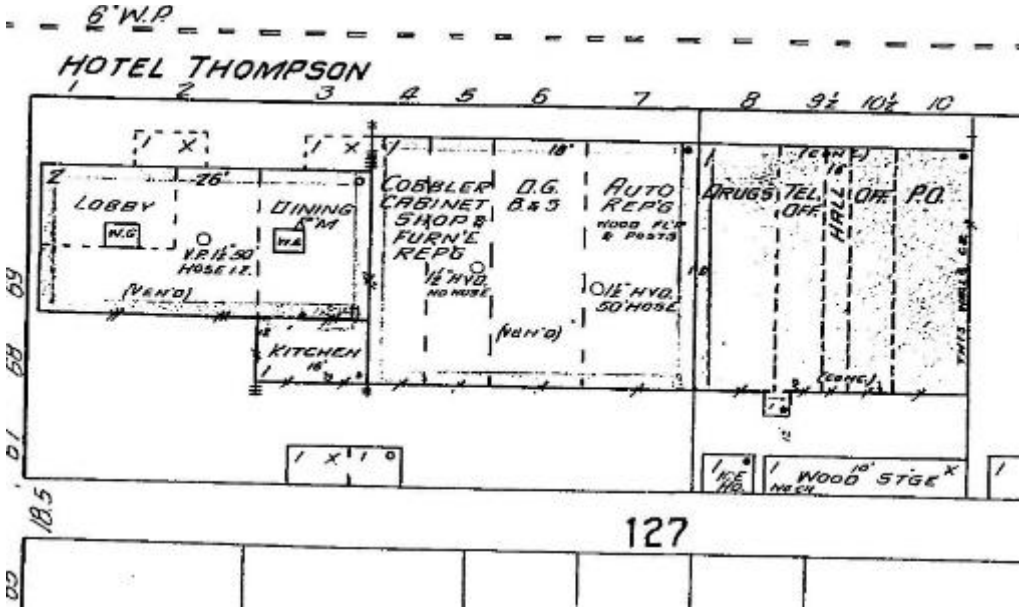


Figure 23: Black Bear Inn. 1927 Sanborn Fire Insurance Map.

Entries

Figure 24: Black Bear Inn. Historic photograph depicting the five entry doors on the north facade, at left. Photograph courtesy of Daniel Moore.

The Black Bear Inn was originally constructed with five entries fairly evenly spaced along the north façade, and a basement and first floor entry at the west façade. It appears that most of the entries had transom windows and all were flanked by windows. This latter feature is a result of the regularity of the punched window openings in the walls of both floors. The second floor windows and doors are typically stacked (aligned) above those on the first floor. A singular opening near the center of the second floor wall was dedicated for the door to the main front balcony, since removed.

Early photographs and remaining features indicate that the doors were stile-and-rail wood doors with glazing at eye-height. Most of the doors have since been replaced with aluminum storefront doors – the westernmost one fitted with sidelights. The center door on the first floor has been infilled with stone and the door at the second floor remains, fixed in place and obscured with an exterior-mounted air conditioning unit.

The first floor entry second from the east has been the most modified, concurrent with c.1938 stylistic conventions and with the removal of the balconies.[12] This entry now is comprised of a full bay of poured-in-place concrete structure with header aligned with the original below the brick arches. Large picture windows flank the wide fully-glazed aluminum entry door. The original “masonry openings” for the remainder of the windows and doors remain intact.

Figure25: The first floor opening into the erstwhile dining room was updated with concrete c.1938. The center entry - to the right - has been infilled with stone.

Figure26: Black Bear Inn. Westernmost first floor aluminum entry with sidelights and transom, within the original masonry opening.

Windows

The window openings are punched into what was intended to appear as a load-bearing brick wall. They are narrow and tall, fitting standard wood one-over-one double-hung windows, with the exception of three shortened, fixed or awning, windows at the west and south facades. Most of the original window sash remains in situ.

Some of the windows have been fitted with exterior aluminum triple-track storm windows and some have been infilled to accommodate signage or air conditioning units.

Figure27: Black Bear Inn. Typical double-hung window at right and shortened window at left, at second floor of west façade.

Signs

The hotel's name has been changed to reflect ownership. Originally named the Ward Hotel, as of 1927 it was known as the Hotel Thompson until c.1938 when named the Black Bear Hotel. In the 1970s, it was called the Townhouse Hotel. The extant signs highlighting the name "Black Bear Hotel" have gained their own significance over time and identify the building by its function as a hotel.

Figure28: Black Bear Inn. Historic (c.1938) Black Bear Hotel sign on Main Street.

Figure29: Black Bear Inn. Painted sign on west facade.

Interior Configuration

The first floor interior of the building has changed over time, as is common of commercial enterprises. The two main front rooms – known as the dining room (east) and gathering room (center) - and the stairway in between appear to remain from the original layout. The second floor configuration, with double-loaded L-shaped corridor and main entry stair and landing area, is consistent with its original layout as a hotel.

The volumes of these components appear to be original, due to retention of the original ceiling heights.

Figure30: Black Bear Inn. Second floor corridor wit interior windows, transoms, and typical trim treatment. Photograph taken looking east.

Interior Stairway

The interior stairway is the primary original component that was used by the public regularly to access the hotel rooms on the second floor, as well as the central balcony. The doorway to this balcony remains at the second floor landing, which is a copious space well-suited to accommodating visitors waiting to enjoy the balcony. The stairway retains its historic wooden features: guardrail with carved newel post, handrail, beadboard wainscot, treads, and risers. The wood, with a clear finish, appears to be Douglas Fir. Carpeting covers the treads and risers.

Figure 31: Black Bear Inn. The main interior stairway, looking down north to the first floor. The balcony door is at the landing by the far wall.

Interior Transoms, Windows, Doors, and Trim

Interior transoms – operable glazed sash above room entry doors – were a common method of sharing natural illumination from perimeter rooms (with windows) to the interior hallways and interior rooms. Interior windows provide additional natural light to the four rooms that flank the stairway. Many of the original wood stile-and-rail doors, with five horizontal raised panels, remain.

The transoms, windows, and doors are trimmed with profiled Douglas Fir casings that meet at bulls-eye blocks. The lower portion of the plaster walls are protected with a beadboard wainscot with a profiled cap. Most of the walls have the original 9”-high two-part wood base.

Some of the doors and trim retain the original clear finish; most of the doors have been repainted.

Figure32: Black Bear Inn. Typical corridor transom at second floor corridor.

Figure33: Black Bear Inn. Typical second floor room with original paneled doors and transoms.

Figure34: Black Bear Inn. Original beadboard wainscotting on the second floor.

4 CONDITION ASSESSMENT

Condition Definitions

The following terminology is applied throughout to describe the conditions evaluated:

Good Condition:

- The feature is intact, structurally sound, and performing its intended purpose.
- There are few or no cosmetic imperfections.
- The feature needs no repair or rehabilitation, and only minor or routine preventive maintenance.

Fair Condition:

The feature is in fair condition if either of the following conditions is present:

- There are early signs of wear, failure, or deterioration, although the feature or component is generally structurally sound and performing its intended purpose. -or-
- There is failure of a subcomponent or portion of the feature or component.

Poor Condition:

The feature is in poor condition if any of the following conditions is present:

- The feature is no longer performing its intended purpose. – or -
- Significant portions of the feature are missing. – or -
- Deterioration or damage effects more than 25% of the feature – or – The feature shows signs of imminent failure or breakdown.

Unknown Condition: There is insufficient information available to evaluate the feature. Often, this is the result of the feature being inaccessible for (close) inspection.

Accessibility:

The feature is considered inaccessible to the handicapped if either of the following conditions is present:

- There is an attempt at accessibility (i.e. ramp, handrail) that is not accessible per the Americans with Disabilities Act (ADA).
- There is a need for an accessibility component (i.e. ramp), to comply with ADA.

Level of Need

One of the following levels of need will be identified for each deficiency noted, as follows:

- ❖ Severe: The feature may be significantly damaged or irretrievably lost if action is not taken within 2 (two) years.
- ❖ Moderate: The feature may be significantly damaged or irretrievably lost if action is not taken within 5 (five) years.
- ❖ Low: Damage/Deterioration/Loss is not expected to impact the feature or surrounding features in the immediate future. Yet if not performed within 10 (ten) years, damage would incur.
- ❖ No Action: No action is needed or the feature has been lost and replacement will either not add value or not be in keeping with the level of preservation indicated.

Where “monitor” is included in the recommendations, measurements and observations should occur on a regular basis.

Figure35: Thee Ward Hotel, 1912 photograph provided by the Owner.

Exterior Assessment

General

The Black Bear Inn is a two-story commercial block with gracious proportions. The exterior walls are faced with a brick veneer that belies the wood frame (post and beam) construction behind it.

The brick is detailed much like solid masonry construction with: brick jack arches with prominent keystones above the windows and a full centered arch above the second floor balcony door opening; brick quoins at this same door opening; a 7-coursed seed patterned corbel below the primary corbelled cornice of the parapet walls; concrete lug windowsills; yet lacking a distinctive treatment at the base of the building.

The standard sized brick, presumably from the local brickyard (opened c.1900)[13] is set in standard running bond without header courses. The brick are likely tied back to the wood sheathing for stability. With the exception of the east parapet wall, the bricks are currently painted white, accented by brown paint at the sills, quoins, and arches. It is unknown how long the brickwork has been painted. The simple rectangular footprint, flat roof, brick walls, decorative cornice, punched openings with tall windows were typical treatments for two-story commercial blocks. The primary, north façade was originally pronounced with two classically detailed balconies at the second floor.[14]

Roof & Drain Description

The flat roof, concealed behind the building parapet, slopes to the south (alley) side of the building, where it drains to a continuous 4"-wide (at top) sheet metal K-style hung gutter and two painted corrugated rectangular (2½" x 3½") downspouts. The west downspout feeds into a storm drain in the ground, which appears to extend to a drain hole where it daylights near the alley. The east downspout extends away from the building, where it is obscured by material in the fenced-in storage area south of the kitchen). The Main Street parapet is capped with sheet steel coping that extends approximately 4" over the top of the front cornice. The bottom edge of this face is stiffened with a continuous ½" fold. The east and west parapets have been capped more recently with sheet steel coping. The furthest south end of the west parapet is covered with deteriorated roofing membrane instead of sheet metal. All the sheet metal is of galvanized steel, unpainted unless stated otherwise.

Figure 36: Black Bear Inn. Looking to the northwest across the slightly-sloped membrane roof.

Figure37: Black Bear Inn. Looking down at the rusted sheet metal coping of the front parapet. The sealant covering the joints has dried and cracked.

Condition

The roofing membrane is in poor condition, with swollen areas that contain water. Cracking at the membrane seams and holes in the the parapet flashing are allowing further water into the system. Plaster at the upper walls and ceilings of the upper story is water-damaged from these penetrations in the roofing system.

The gutter is rusting, enough that holes will soon form and allow water to leak out; it is in poor condition. The two downspouts are in good condition.

The sheet metal coping of the front parapet is rusting and in poor condition, holes have formed, and the joints between coping units (approximately two feet long) are loosening. The sealant used to cover these joints is dried and cracked with aging. The sheet metal coping of the side parapets is generally in fair condition and not rusting, however the lapped joints are opening up. Wood sheathing and framing is exposed at the furthest south end of the west parapet, where the roofing membrane protective cover is deteriorated.

Figure 37: Black Bear Inn. The crack at the arrow tip is a typical condition of the roofing membrane.

Figure 38: Black Bear Inn. Looking southwest at the exposed parapet wall's wooden sheathing.

Gutter Sizing

Per the Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA), this size of flat roof in Montana (Helena used for worst case scenario) requires a 5”-wide gutter with two downspouts of 2½” x 3½”. Thus the downspouts are sized appropriately, but the gutter is too small.[15] This inadequacy of size could result in overflow down onto the wall below.

Figure39: Black Bear Inn. Looking down at the west end of the gutter. The bottom surface is rusting. The gutter is fastened to the wood fascia with a spike and ferrule system.

Figure40: Black Bear Inn. Looking west along the back face of the front parapet wall.

Recommendations/Level of Need

Severe (within two years):

1. Replace the roofing down to the sheathing.
2. Replace the hung gutter with a 5”-wide gutter. Reinstall the two existing downspouts.
3. Replace the sheet metal of the front coping, lapping over the roofing membrane. Resecure coping units at the joints. Coordinate this work with replacement of the parging (with sheet metal flashing) over the brick below the front edge of the coping.
4. Provide sheet metal coping over southernmost end of west parapet wall. oof Penetrations

Figure 41: Black Bear Inn. The chimney is not properly flashed and the mortar joints have eroded.

Description

A brick chimney and several sheet metal mechanical vents penetrate the roof.

Condition

The curbs and flashing appear to be of adequate height.

The brick chimney is straight and plumb, yet most of the mortar joints are eroded; they are in poor condition.

Walls

Description

The exterior walls are finished with a painted brick veneer and cast-in-place concrete windowsills. Cast-in-place concrete has also been used at the modified opening of the north façade. A concrete lintel spans the full opening over the picture windows that flank the entry second from the east. The original entry just west of the modified opening has been infilled with stone veneer.

Condition

Several of the brick arches at the south façade have settled unevenly, causing the current Owner to rebuild several of them, utilizing steel lintels. Minor stepped cracks above the windows are typical of buildings of this vintage and are not a cause for concern, as they continue through mortar joints and not the bricks. Some of the concrete sills have shrinkage cracks, yet appear to be stable and secure. Other – primarily second floor – concrete window sills have wider cracks (see Windows) and are considered to be in fair condition.

Figure 42: Black Bear Inn, north facade, showing a minor stepped crack above the jack arch of a first floor door.

Figure 43: Black Bear Inn. The concrete sill of this second floor west facade window is cracked above the stepped crack in the brick below.

The single-wythe brick veneer wall is susceptible to isolated areas of moisture penetration. Open mortar joints and missing brick indicate that the sill of the second floor door to the north balcony (no longer extant) is in poor condition; it does not appear to have sufficient flashing or threshold to cover the brick veneer.

The rear south wall has received the most moisture (presumably from the roof, gutter leaks above), causing paint to peel, brick to spall, stepped cracking to occur, and the brick window arches to expand. This poor condition is the result of moisture frozen behind the single wythe of brick.

Figure44: Black Bear Inn. The door threshold at the second floor, north facade, does not appear to cover the brick veneer sufficiently.

Figure 45: Black Bear Inn. The condition of the west portion of the south facade is representative of the façade. Water penetration has caused isolated brick to spall, mortar joints to erode (see cracking at arrow tip).

Figure 46: Black Bear Inn. Brick has spalled, mortar joints have cracked, and brick arches have expanded.

Figure 47: Black Bear Inn. Open mortar joints and spalled brick are the result of moisture penetration into the brick veneer.

The parapet walls have suffered from water infiltration, causing the mortar joints of the top four courses of brick to deteriorate. This poor condition is particularly evident at the stepped corbelled cornice work. Some of the brick at the east cornice has been tied back to the building with iron bars, in an effort to pull the masonry back to the primary wall. Cementitious parging has been inserted into the 4"-high gap between the sheet metal coping and the top brick course of the cornice, to direct runoff away from the brick. The parging is cracking, allowing water into the brick veneer, as evidenced by the dark staining. This poor condition occurs throughout the full length of the cornice, along the north and west facades.

Figure 48: Black Bear Inn, east facade, where mortar is deteriorated at top 2-3 courses of brick.

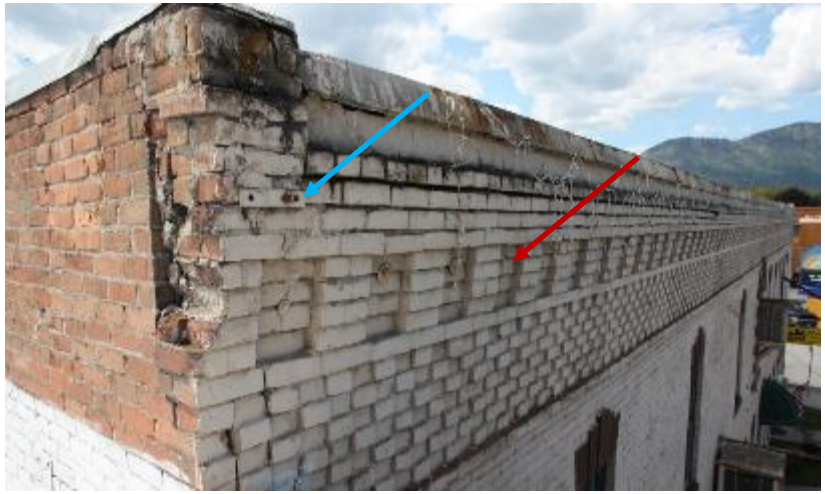


Figure 49: Black Bear Inn. The east end of the corbelled brick cornice has been tied back (at blue arrow tip) to the wall to prevent further pulling away. Anchor bolts have been drilled through the closest four recessed panels of the corbelling (see red arrow tip at furthest one).

Figure 50: Black Bear Inn. Cornice of west facade. The upper courses of brick and mortar have eroded and loosened from water penetration at the coping.

Figure 51: Black Bear Inn. Moisture has caused the top parging to crack and the paint to peel from the brick. Some of the brick have spalled.

Figure 52: Black Bear Inn. Close-up of cracked and delaminated parging at west parapet.

The current owner has recently repainted the exterior first floor brick of the north and west facades.[16]

The most severe issue with the walls is a pattern of brick bowing away from the wood frame. This poor condition appears to occur primarily at the first floor of the north and west facades, with greater severity at the west façade. The brick has pulled as much as 2" or more from the sheathing, bowing extensively between the window openings and pulling the concrete sills away from the wood sills at the window openings. The resultant 1"-deep sill gap leaves the frame walls vulnerable to moisture penetration. If the bowing increases, passersby will be susceptible to falling brick.

Figure 53: Black Bear Inn. Typical bowing of brick veneer at first floor of west elevation. Photograph taken looking north.

Figure 54: Black Bear Inn. The >2" gap between the brick veneer and the structure is probably indicated of insufficient masonry ties in the original construction.

The Owner has indicated that the solid brick rear kitchen addition will be demolished, thus its condition is not addressed herein. This removal will provide salvaged brick for replacement of spalled units elsewhere.

Recommendations/Level of Need

Severe:

1. Repoint the brick at the top eight courses (at a minimum) of the cornice. Some of these courses might easily require rebuilding, with mechanical fasteners to the wall sheathing beyond.
2. Remove the parging atop the top cornice brick course. Replace with pre-painted metal flashing to blend with the paint brick color. This should be coordinated with replacement of the sheet metal coping.

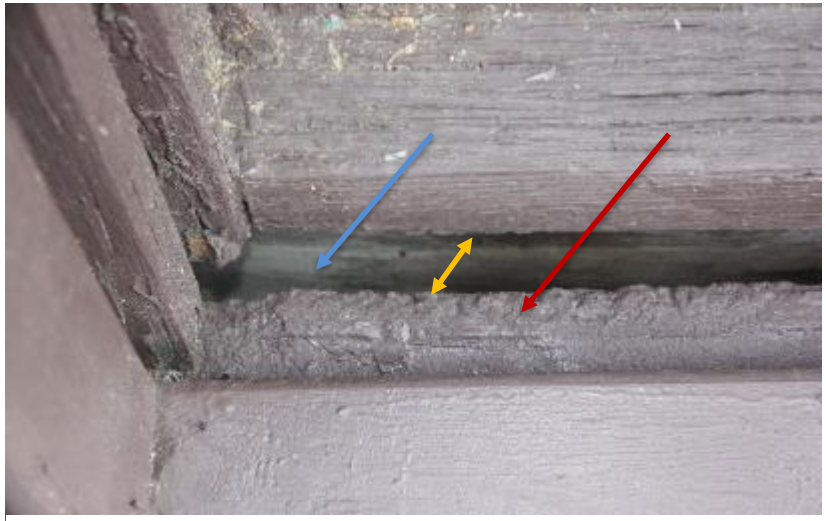


Figure 55: Black Bear Inn. Looking down at gap (orange line) between concrete windowsill (red arrow tip) and wall substrate (blue arrow tip) at first floor window of west facade.

3. Test the cornice brick for adherence to the primary wall. Refasten as required.
4. Repoint the brick at the exterior face of the east parapet.
5. Rebuild the portions of brick walls bowing out more than 1”.
6. Resecure the concrete windowsills to remove or lessen the gap at the sheathing. Flash as required to keep moisture from penetrating the wall below.
7. Provide flashing at second floor door sill of north façade.

Moderate:

1. Repoint the joints in the stepped cracks above windows.
2. Prepare and fill skyward joints in the concrete windowsills.
3. South façade: Replace or paint spalled brick, depending upon severity of deterioration. Rebuild the window arches/lintels where expanded.

Restoration Consideration

The white painted brick changes the character of the building considerably, particularly in contrast with the red painted brick. The building's integrity and stateliness would be improved by either stripping the paint from the brick or by painting all the brick a red color similar to its original appearance. The following steps will be helpful in ascertaining the direction to take:

1. Find out why the brick was painted. If brick deterioration was the cause, the brick should probably remain painted.
2. If the brick is sound, experiment (at obscure, rear location) with gentle preservation-standard methods to remove the paint. If the paint cannot be removed without damaging the brick, the paint should be retained.
3. If it is determined to retain the paint, it should be thoroughly cleaned prior to repainting with a breathable masonry paint such as those by Keim or Cathedral Stone.
4. If it is determined to strip the paint, the gentlest removal methods should be tested at obscure (rear) locations.

Historic Signs

Description

Two exterior signs remain from the Black Bear Hotel period. The painted sign onto the west façade brick, and the projected hanging metal sign at the north elevation.

Condition

The painted sign is in good condition; the paint is well adhered. The projecting sign is in fair to poor condition. The metal has surface rust, several large holes have been patched with sheet metal, and the face

Figure 56: Black Bear Inn. The c.1930s projecting sign announcing the Black Bear Hotel.

of the sign is pockmarked with numerous sheet metal patches. The latter presumably were installed to cover holes caused by rust.

Recommendations/Level of Need

Retain both historic signs. They are supplemented by the Black Bear Inn signs, which indicate current usage.

Moderate: Prepare and repaint the projecting sign to protect the sheet metal.

Figure 57: Black Bear Inn. The face of the historic Black Bear Hotel sign has numerous metal patches, presumably covering holes caused by rust.

Windows

Description

Ample natural illumination is provided throughout the building with regularly spaced one-over-one wood double-hung windows. The windows are 1½" thick and separated by a ½" wood parting stop. They are fitted with wooden sills on top of the concrete sills. Many of the windows are fitted with exterior aluminum triple-track storm units.

The windows are operated with a sash cord pulley system, with one steel pull and one steel Fitch style sash lock for each bottom sash. None of the windows are equipped with weatherstripping.

Condition

A representative sampling of the windows operate smoothly, yet the sash are in fair to poor condition. The bottom rails of several of the windows have rotted and split, prompting prior installation of steel angles to fix the rail to the stiles. Some bottom rail joints need to be reglued. Some of the glass panes are cracked, some of the pulls and locks are missing, and some of the pulley cords are cut.

The exterior paint on most of the sash and exterior brickmolds is intact, yet the paint on the sills has typically worn. It is assumed that this paint contains lead, until testing reveals otherwise.

The wood sills are generally lacking paint protection, yet the wood is sound. Many of the concrete sills have a cross-sectional crack, some of which are wide enough to indicate wall movement.

Energy-Efficiency Note: The existing aluminum exterior storm units provide a modicum increase in energy efficiency (over the minimal performance of the single-glazed primary sash). The use of storm windows is advised, as an effective way to render the window system equivalent to a new insulated glass unit.

Recommendations/Level of Need

Moderate Need:

1. Reglue lower rail and stile joints, removing metal angles in the process.
2. Scrape wood sash and trim and prepare for paint. This should be coordinated with, and occur after, testing for lead.
3. Replace glazing putty and reset glass with proper glazing points as required.
4. Repaint sash and putty.
5. Patch cracks in concrete sills.
6. Replace missing hardware, replace missing sash cords. Render windows operable.
7. Provide sheet metal weatherstripping at the meeting rails, jambs, sill, and head. This will reduce air infiltration.
8. Provide exterior storm sash; repair aluminum storms as desired.

Figure 58: Black Bear Inn. The northwest window in Room 11 is representative of the typical window in the building. Room 11 is at the northwest corner of the 2nd floor.

Figure 59: Black Bear Inn. Lower portion of northwest window in Room 11.

Figure 60: Black Bear Inn. Crack in exterior concrete windowsill at northwest window in Room 11.

Interior Assessment – Second Floor

Ceilings

Description

The original plaster ceilings (on wood lath), located at 9'-6" above the finished floor, have been concealed at most rooms. The lower ceilings are typically a fiberboard fastened to wood furring suspended from the higher ceilings. The fiberboard panels are 1' x 1' and 2' x 4', depending upon the room; this material was widely used in the late 1930s. Ceilings in a few rooms and the corridor have a more recent application of metal suspended grid with 2' x 4' acoustical panels. The suspended ceilings are generally set at 8'-2" above the finished floor.

The ceilings don't appear to have been suspended to hide mechanical ductwork.

Condition

Many of the fiberboard ceilings are in poor condition. They are bowed from the weight of moisture penetration (from roof leaks above). Where visible – primarily at the exterior walls - the plaster ceilings are wet and disintegrated.

Recommendations/Level of Need

Severe: Remove and discard the suspended ceilings. Remove deteriorated and delaminated plaster. Repair remaining plaster.

The Owner has indicated the intent of exposing the original plaster ceiling.

Figure 61: Black Bear Inn. Looking east down main corridor.

Figure 62: Black Bear Inn. Original plaster ceiling exposed above the fiberboard ceiling and suspended ceiling below.

Walls

Description

The original plaster walls (on wood lath) remain in most rooms. Some of the walls have been covered with c.1950s paneling. It appears that the paneling was installed for cosmetic purposes and not to conceal plaster damage.

Figure 63: Black Bear Inn. Wood veneer paneling in second floor Room 10.

Condition

Most of the wall plaster is in good condition, as is the wood veneer paneling. Some of the exterior walls have been damaged by penetrating moisture – typically near the roof/ceiling.

Figure 64: Black Bear Inn. The plaster walls are typically in good condition.

Figure 65: Black Bear Inn. Some of the exterior wall plaster has cracked and delaminated from water penetration.

Recommendations/Level of Need

Moderate: Remove and discard water-soaked plaster and patch.

Doors

Description

The typical doors are of stile-and-rail wood construction (likely Douglas Fir) with five horizontal raised panels on each side. The doors are typically 2'-6" wide, 6'-5" tall, and 1-3/8" thick. Hallway and closet doors are fitted with glass transoms above. Several doors have been replaced with flush hollow core wood doors.

Most of the doors have been painted over the original clear finish (shellac or varnish). Most of the transoms have been infilled with plywood on the room side. The transom sash, glass, and plywood have been painted.

Stenciled numbers on the hall side of the doors identify the room numbers.

Condition

The extant doors are generally in good condition. The doors missing from their openings have been stored in the basement by the current Owner. Some of the hardware is missing.

Recommendations/Level of Need

Low: Provide missing hardware. Lubricate hardware. Install doors where needed.

Figure 66: Black Bear Inn. Typical five panel door and painted transom.

Figure 67: Black Bear Inn. Most of the hallside of the doors are identified by stenciled numbers.

Windows

See Exterior Assessment.

Flooring

Description

The primary original flooring is of 3¼”-wide tongue-and-groove wood which appears to be Douglas Fir. The first floor Ballroom has a similar flooring. With the exception of a storage closet, the wood flooring is concealed beneath thin wall-to-wall carpeting and/or resilient flooring. The latter – sheet linoleum and vinyl tile - is typical in the restrooms.

Condition

The carpeting is worn thin and in poor condition. Where visible, it appears that the resilient flooring is in fair condition. The finish of the wood flooring is worn, yet the visible wood is in good condition, except for at least one location (Room 11) where the boards have been sawcut.

Recommendations/Level of Need

Moderate: Remove all the carpeting. Salvage, repair, and clean the resilient flooring. Repair/patch wood flooring that has been sawcut. Refinish the wood flooring.

Material Note: The resilient flooring and adhesive have not been tested for asbestos. If any of the flooring or adhesive is scheduled for removal, it should be tested first and proper precautions taken during removal.

Figure 68: Black Bear Inn. The wood tongue-and-groove flooring in the second floor closet is indicative of the flooring throughout the second floor.

Figure 69: Black Bear Inn. Some rooms have sheet linoleum flooring underneath the carpeting.

Figure 70: Black Bear Inn. Original wood flooring visible where the carpet has been pulled up in Room 11.

5 ALTERNATIVE ANALYSIS

Photo: TFalls Main Street

Vision Statement: *"Downtown is the heart of Thompson Falls. It is an active place, a vibrant place, a place with attractive and unique small town character. It is welcoming and friendly, quaint and safe. Downtown is an employment center, where historic buildings and new development blend together to house local stores, local restaurants and community services. It is a place to meet friends and family at parks and events, a place where visitors feel at home. It is the community's trailhead for the amenities and recreation that give Thompson Falls a quality of life on par with anywhere in the west. While downtown is a distinct part of the community, it works as a team with all of Thompson Falls. It is a culmination of all of these things that makes Thompson Falls a community where people choose to live."* [17]

~ *City of Thompson Falls Downtown Master Plan*

Downtown Thompson Falls Market Studies

Thompson Falls has been fortunate to have the sponsorship of the SCCDC, the City and local chamber, as well as Montana's Department of Commerce and Montana Economic Development Association in leading several studies that have laid the groundwork for Thompson Falls' downtown and county-wide revitalization. Further, the county had the benefit of a recreation and tourism study on bicycle tourists. All of this professional research has greatly contributed to this subsequent plan for reuse of the Black Bear Inn building. (See bibliography for links to these studies.)

The Voices of Thompson Falls:

In July 2019, 20 people joined the owners and project team for a conversation about the future of the Black Bear. The owners described the hopes they have for this property and its prominence in town to sustain itself and give back to the community. Their aspirations center on providing opportunities for young people and families, for jobs, education and community-building.

People were encouraged to share their observations about needs in the community and ideas for programming the renovated Black Bear Inn. (See appendix D for notes of that meeting).

The many ideas discussed fell into a few categories, many of which are similar enough to fall under the same code requirements. They are also compatible uses that could co-locate on the second floor:

Education: Space for a learning center, vocational classes and a place to study for GED, serving high school and students hoping to enter the workforce, were concepts that people agreed were important. Training in information technology, including classes on Microsoft and coding, arts, cosmetology, and the trades were all discussed. Online learning requires 3 things:

- a workspace and online access
- connection to an educational program who are generally willing partners if costs are borne by the local access venue
- instructors

Thompson Falls schools formerly had an agreement with the College of Great Falls to offer classes, and it was suggested that the High School could partner on programming for space in the Black Bear. Other trainings, to meet specific local needs like property appraisal, could also be offered in a refurbished educational space.

Visitor Services: Currently, the library serves as a visitor center for the Chamber of Commerce. The suggestion to move it to the Black Bear, with room to include large photos of the area, maps, staffing, and things for visitors to do was a popular thought. Local partnership between the Black Bear, Main Street, Glacier Tourism Country, the Chamber and the City could support hired staff for the visitor center, and an event coordinator. The Black Bear can offer the facilities from 6 am to 9 pm, lending predictability to build the services over time.

Taking that a step further, collaborative space for studio work like jewelry making or painting, especially on weekends when people visit Thompson Falls, would interest visitors looking for things to do.

Call Center: This concept has been seriously explored by the owners, could accommodate perhaps 26 people to start, which could develop regional expertise and spin off more. While they are not so common in small towns, the need is global and could also connect remote workers. New fiber optic service along Hwy 200 runs in front of the hotel, providing the essential infrastructure. If it outgrew the Black Bear, other nearby buildings could also convert to call center space.

Retail: There is currently no outdoor store in the area, and this would be a good fit with local and tourism interest in outdoor recreation. The Black Bear is already building in this direction and the idea of being a recreation destination, with rental bikes, maybe kayaks, non-motorized trail maps all offered here. It was noted that a shop in Seeley Lake was run by local high school kids and that expanding bike tourism, with a goal to collaborate with the growing corridor from Mullan to Couer d'Alene to Thompson Pass, could be a great success.

Business Incubator: Space for small, fledgling or pop-up businesses would also be a compatible use of some portion of the upstairs.

Ward Hotel 1912, detail.

SANDERS COUNTY
COMMUNITY RESOURCE ASSESSMENT

In 2015, 40 Thompson Falls residents participated in the Sanders County Community Resource Assessment. Sponsored by SCCDC and key partners, the assessment team from the Montana Economic Development Association (MEDA) recorded the community's hopes for future, asking three key questions:

- What do you think are the major strengths and assets in Sanders County?
- What do you think are the major problems and challenges in Sanders County?
- What projects would you like to see completed in two, five, ten and twenty years in Sanders County? [18]

The results of the 2015 county-wide assessment were wide ranging and informative, and included a focus on Thompson Falls which wrapped into a 2015 downtown master plan for the city. Since then, several studies have combined to empower the community to launch a local Main Street Program, create a Community Trails project, and work toward several initiatives to boost the vibrancy of the town.

The assessment and the master plan captured both appreciation and concern for local historic properties. People acknowledged the "many historic, culturally significant and recreational amenities in and around downtown' but also expressed concern over "long term vacancies in buildings downtown," noting that "a number of properties that could be developed or repurposed." The Black Bear Inn is highlighted as "the most significant historic building remaining downtown," despite its having not been used in a commercial capacity for some 30 years by that time.

"When asked about which activities were most important to improving downtown, 63% of respondents said that restoring older buildings is very important or important."[19]

Some highlights:

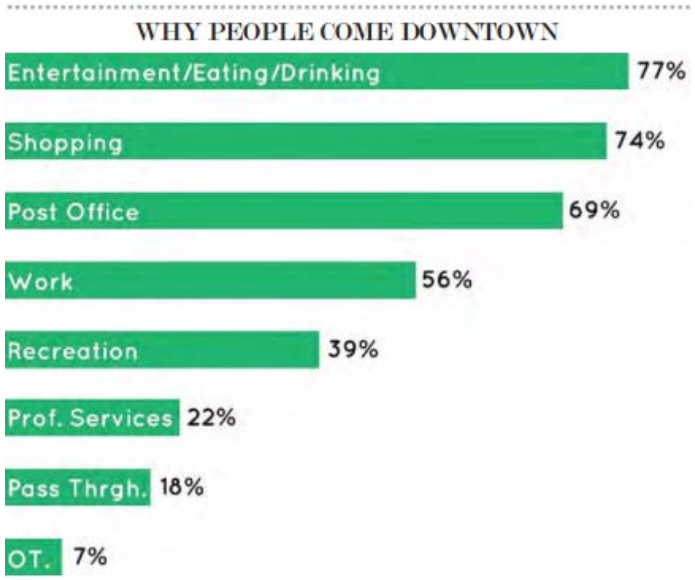
KEY FINDINGS—PUBLIC WORKSHOP

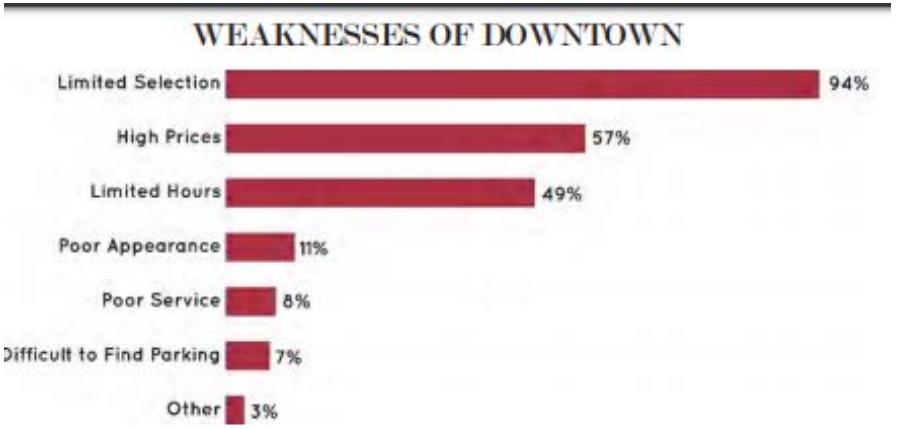
The top strengths of downtown Thompson Falls include the proximity to recreation and natural amenities, and the beauty and isolation that create the sense of community and quality of life

Top weaknesses of downtown Thompson Falls include the lack of directional signage and promotions and the need for more events

Top opportunities include the potential to create a consistent theme downtown, increased promotions to increase visitors, and continued improvement of recreation opportunities

Figure 71. Key Public Findings in MEDA 2015 County Survey.





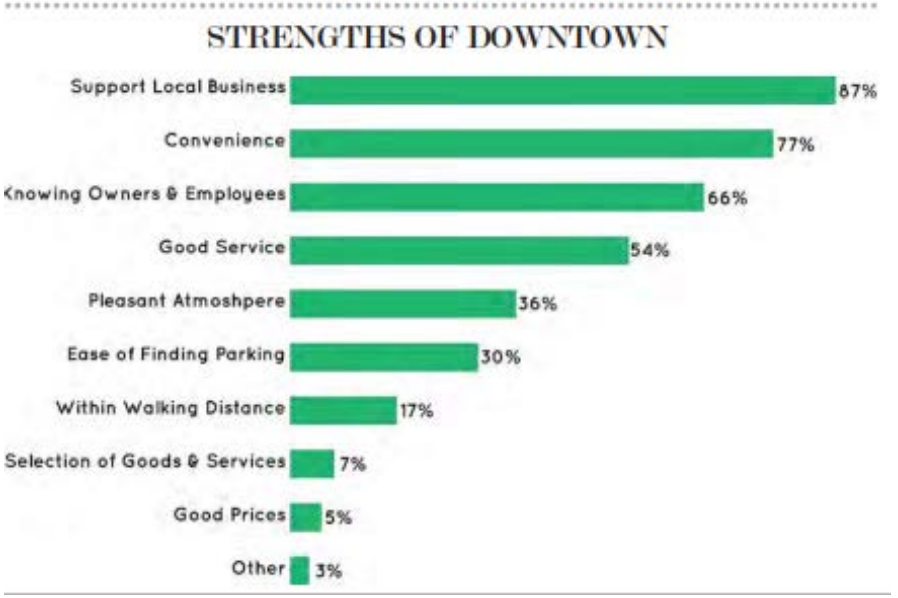


Figure 72. Sanders Co Perspectives, City of Thompson Falls Downtown Master Plan[20]

Voices from downtown

Select quotes from the survey

When asked "what other actions do you feel are important to improving Downtown Thompson Falls? People stated…

"Improvement of access to the river. There are streets that end at the river. Each of these streets have river access that is not kept up or improved."

"Focus on the substance of good business rather than just the appearance."

"More activities to bring people to our town."

When asked "if you could CHANGE two things about Downtown Thompson Falls what would they be?" People stated…

"More entertainment"

"More use of trees and greenery intermixed with hardscapes, to make the main sidewalk more appealing, along with wider walking space with tables to sit outside and enjoy the shade and scenery. "

"Do something with the Black Bear Hotel"

Figure 73: Perspectives on Thompson Falls, via 2015 Sanders County Assessment[21]

Figure 82: Inaugural Crew of Black Bear Coffee, 2019

Concepts ~ First Floor: Recreation & Tourism

Black Bear Inn: A Center of Community

Since opening in 1912, the Ward Hotel has been an anchor to this small town by the Clark Fork River. In its day, it was a stopover where good food, cold drinks and a warm bed could be found year round.

Black Bear Welcome Center: Today, the Black Bear Inn has reclaimed its rightful place as a gathering spot. Open from early morning to late at night, with hot coffee, good food and a community room, the historic inn offers a welcoming space to gather together, share stories and build lasting friendships.

Additionally, the current owners and many locals favor relocating the town's visitor center from the Sanders County Library to the Black Bear, where the extended hours would better serve the public. Tourism dollars may be available to support a welcome center at the Black Bear, which could also house the local Main Street program's outreach. In the spirit of its long standing role in the community, it seems fitting for the hotel to again be "The Place Where They All Stop."

In the context of the 2015 MEDA assessment, Jerry Duran, with the Montana Department of Commerce observed: "Several events were mentioned in each community that could attract visitors from outside of the area to participate throughout the year. Currently, the communities do not have adequate resources to advertise to increase participation and in many cases do not have collaboration among the neighboring communities within the county."

Since that time, good collaborative work has been done through the active efforts by Thompson Falls Main Street, Sanders County Local Development and Sanders County Arts Council.

Listed below are some of the attractions, venues and events for potential partnership within Sanders County:

Clark Fork River
David Thompson Days
Flat Iron Quilting Show
Glacial Lake Missoula
Hot Springs: Camas & Quinns
Huckleberry Festival
Paradise Center
Rex Theater
Road to the Buffalo
Sanders Co Garage Sale
Sanders Co Jail Museum
Sanders Co Library
Thompson Falls & The Dam
Thompson Falls Trails
Thompson Falls State Park


WARD HOTEL WARD HOTEL WARD HOTEL WARD HOTEL

THE HOTEL WARD

The Place Where They all Stop—Best Hostelry Between Missoula and Spokane—Welcome at any Hour, Day or Night.

Strictly Modern - First Class Service

J. A. SCOTT, Proprietor

HOTEL WARD HOTEL WARD HOTEL WARD HOTEL WARD

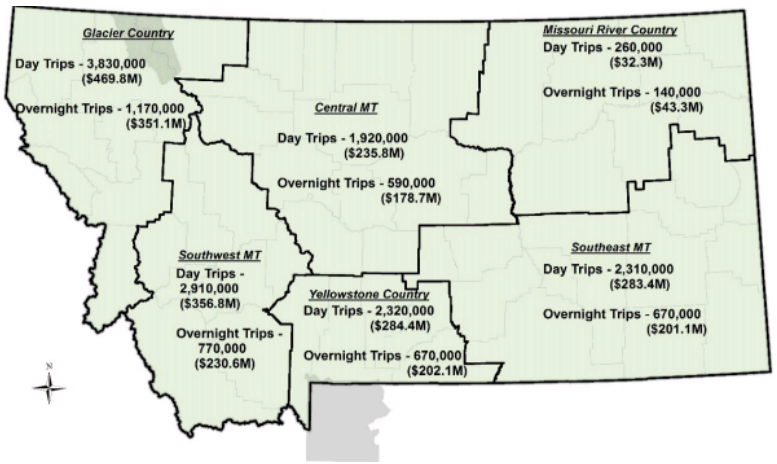
Figure 83: Hotel Ward advertisement, 1913

Access to incredible public lands is the single greatest asset the state of Montana can offer to both current and future employees.
~ UM Bureau of Business and Economic Research

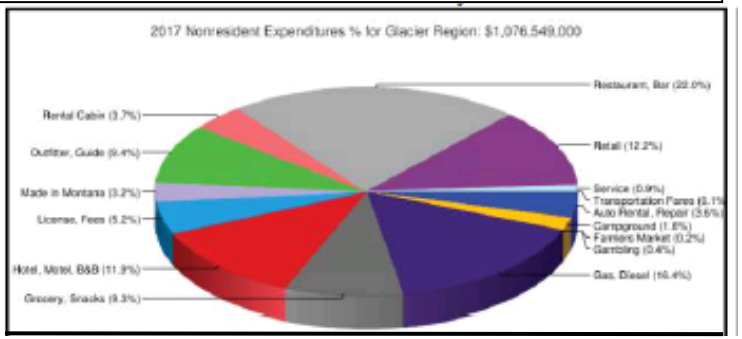
Visiting Public: A study in Oct 2017 by the Montana Institute of Tourism and Travel Recreation analyzed Montana Visitors' Key Niche Activities and reported that in 2016, the top visitor experience of over 500 surveyed visitors in all seasons of the year was scenic driving and that, not surprisingly, a sizeable number of them hopped out of the car for day hikes. Increasingly, we also see a rise in tourists who strap their bicycles to their vehicles and spend the day bike touring and mountain bike riding.

These visitors include younger travelers and small family groups. They may range from prepared outdoors enthusiasts and local Montanans to urban and out-of-state visitors unfamiliar with the western back country. Larger groups of students or rustic tours are becoming more common in Montana, and the local Community Trails initiative hopes to capture this audience. For all of these, amenities offered at the Black Bear –coffee, wifi, baked goods – are appealing.

Bike rental, trail and tourism information currently in development for the Black Bear will expand the offerings to this demographic of travelers. The BBI owners might consider how to build further in this direction and target touring cyclists as other small towns like Twin Bridges and Ovando have done in Montana. While plans for the Black Bear do not currently include residential use, other services such as cycle repairs, tools and showers are essential to distance bike riders.



"Montanans spent more than $2.8 billion on in-state trips last year according to a new report from the University of Montana's Institute for Tourism and Recreation Research… Montanans took 135 million daytrips and 4 million overnight trips. They spent the most money in the Glacier area and Southwest Montana – two areas that received the most visitors … Restaurants and bars made up the highest spending category in each county. Top activities for travelers included scenic driving, day hiking and wildlife watching."[1]



Figures 77 & 78: Tourism Data for Glacier County

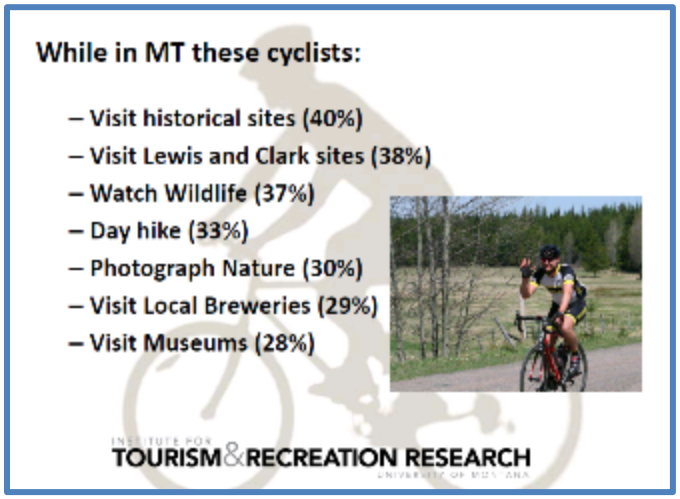
Partnership with Outdoor Recreation:

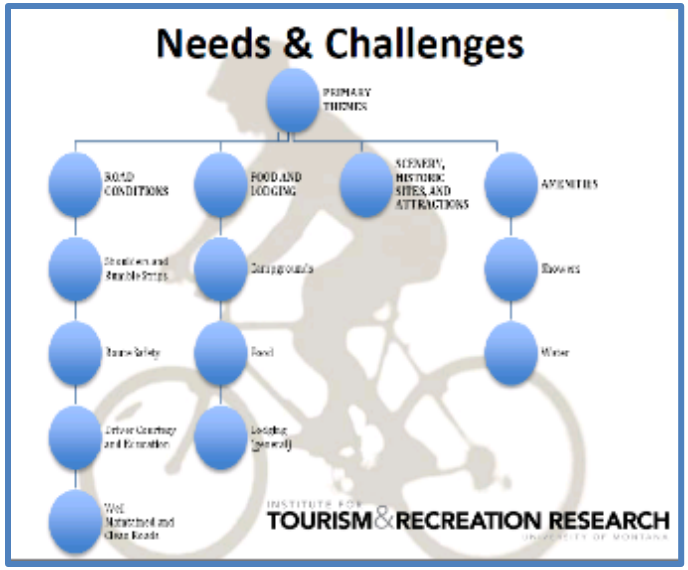
The 2015 Sanders County Development Assessment highlighted the Community Trails project, noting that "A main goal of the Trails Committee is to consistently coordinate with other groups or agencies that have existing or proposed trails in the area, which will strengthen our core trail network and mission."

Black Bear Cycling Shop: By partnering with the Trails Committee and nearby camping facilities including the state park, the Black Bear could provide for cyclists in ways that hold potential for local tourism and business. (See MPA's 2019 study on bicycling and heritage sites for a deep dive into these possibilities.)[22]

Figure 79: Thompson Falls Trails Map

2014 Survey of Bike Riders in Thompson Falls





Figures 80, 81: Bicyclists in Thomson Falls Survey Results

Business Alternatives ~ Black Bear Inn: Second Floor

A main issue throughout the county wide assessment was Business Development, with a goal of sustainable job creation. These same issues came up in our 2019 public meeting to inform this report and engage the community in thinking about the future of the Black Bear.

In considering all of this data, it is very clear that redevelopment of the Black Bear Inn has long been a major concern of the community. The efforts by the current owners are being met with local enthusiasm and the space presents opportunities for reuse in a variety of ways, both old and new.

The following alternatives were arrived at in conversation with the owners, local development leaders, the public and the MPA's preservation planners. Our goal was to identify business opportunities and community needs that would best fit into the historic hotel, particularly the vacant second floor.

These alternatives are explored on the following pages.

Range of Alternative Business Concepts:

- **Call Center**
- **Business Incubator**
- **Business/Educational Collaboration**

Figure 74: Ward Hotel 1912, detail

Business Concept: Call Center

Montana employees are caring, hardworking, smart and grounded. Our clients love working with our consultants because they are not arrogant. They feel they get huge value from their engagements with our employees." – BBER High Tech Survey, Uof M

An estimated three million Americans are employed in the call center industry, with a reported 7,400 centers employing 50 or more people in the U.S. Those in this customer service sector earn a decent wage, averaging $32,890 for people with only a high school diploma. [23]

Many call center operators in the U.S. consider 300 to 500 employees an optimal size, with an efficiency of scale. There are three primary factors in siting a center: "an ample supply of trainable workers to fill those jobs, reasonably priced real estate, and the right incentive packages. The biggest lure is cash incentives, training grants, and other highly labor-related lures that states and municipalities can offer for the creation of jobs."[24]

In Montana, call centers have been established in

- Billings (Answernet)
- Great Falls and Butte (FCR)
- Missoula (Big Sky Call Center)
- Kalispell, the Montana One Call Center

Montana One is the largest privately held answering service in Western Montana. It is a homegrown Montana business, owned and operated since 1985 by Doug Johns. According to their website, Doug is very hands-on and takes pride in basing all their services in Montana. This would be a connection to explore for a Thompson Falls satellite.

Montana One Call Center
209 Parkway Drive, Kalispell, MT 59901
406-752-6811 406-752-7306
info@montanaonecall.com

An article by the Site Selection Group puts the cost of setting up the individual work stations at

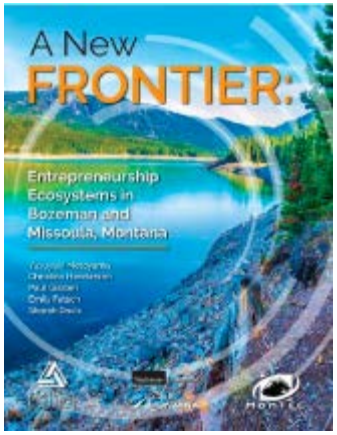
Item	Terms	Comments
Annual Operating Expenses:	$5 to $6 per square foot	Taxes, utilities, insurance, etc.
Furniture:	$1,000 per workstation	New workstation and chair
Cabling:	$250 per workstation	New cabling
T & Telephony Equipment:	$750 per workstation	New equipment
Back-Up Generator:	$100,000 to $200,000	Subject to size of generator

Figure 75: Costs for Call Center Work Station, source: Site Selection Group 2016

Business Concept:
Business Incubator

Business incubators provide space, furnishings, equipment and more to new businesses in the startup phase. The incubator is often a large space outfitted with office infrastructure, commercial kitchen equipment, tools, etc. They may also share support staff, or common services. Incubators are a path for launching a business on a small scale, while building toward a larger footprint and business model.

As an economic development project, incubators often qualify for grant funds to build out and equip the space, and to provide basic facilities to burgeoning businesses. Some examples in Montana are the MT Small Business Development Center in Great Falls, the Lincoln School in Livingston, Red Lodge Roosevelt School, the Bozeman Technology Incubator, the Montana Technology Enterprise Center in Missoula, and the MSU-B Montana Business Incubator in Billings.



The Ewing Marion Kauffman Foundation funded this study, "A New Frontier: Entrepreneurship Ecosystems in Bozeman and Missoula, Montana." According to the foundation, it is the first major study of entrepreneurship in Montana. The Kauffman Index has ranked Montana the #1 state for startup activity for four straight years, a source of pride for the economic development community across the state. The full report may be accessed at: https://mthightech.org/wpcontent/uploads/2017/04/Entrepreneurship-Ecosystems_Montana-Report.pdf.

Some relevant report findings are summarized here:[25]

UNIQUE LOCAL ASSETS BOOST ENTREPRENEURSHIP LEVELS

- Montana's high level of entrepreneurship is leveraged by **dense networks** of active local support organizations (non-profits, university-related, government, and individuals), which were well perceived and utilized by entrepreneurs.
- Entrepreneurs in Montana seek out resources, participate in events, meet mentors **beyond their hometowns,** often 200-300 miles away.
- Entrepreneurs in Montana have **diverse backgrounds,** coming from all over the country, with Silicon Valley or international experiences.
- With exception of a few companies specifically working in the local environment, Montana companies **target national and international markets** and procure their inputs globally.
- Montana companies enjoy the **high level of workforce** locally with a high retention rate built upon the quality of life offered in the region.

Figure 76: Local Assets cited in A New Frontier

Business Concept:
Business/Education Collaborative

Educational Groups: The Black Bear offers great potential in the educational arena for hosting programs, school groups, trainings and workshops. The 2015 Sanders County economic assessment brought forward the need, expressed in many communities, for broader educational opportunities for residents. With Thompson Falls located 90 miles from the nearest higher-level educational center, opportunities to access college level courses remotely is a hope held by many. Dan Johnson, USDA, of the MEDA team suggested Thompson Falls High School, Flathead Valley Community College (FVCC) and Missoula College, and Salish Kootenai College as partners. The following non-traditional programs seem well-suited to a niche at the Black Bear.

On-Line Programs: The internet is a platform affording great alternatives for working students. Mr. Johnson suggested revisiting the SCDC feasibility study for a Technology and Research Center, with the idea to blend community college partnership and a technology center at a single location. Program concepts suggested include:[26]

- A Computer Lab to enable residents to take classes online
- Interactive Television with group participation, via FVCC etc.
- Community TV run by students in a training studio setting, with SKC TV or MT Public TV or MTPRadio
- Hybrid Courses that combine face-to-face monthly visits with instructors and online coursework
- Dual Enrollment. The MT State University system offers high school students the opportunity to take college level courses through the One-Two-Three program. mus.edu/dualenroll/

School Partnerships: Exploring partnerships with the Thompson Falls school district, or a private school could lead to hosting of collaborative computer science or business courses at the Black Bear. Code school programming, a growing sector of employment much needed in the high tech industry or a model such as the Lincoln County Charter School for Innovation, a vocational school with offsite classes, offer potential ideas on what's possible.

Maker Space. In 2001, the Massachusetts Institute of Technology launched the FabLab program, now an international project "to encourage local entrepreneurs, communities and learners to take their own ideas from the drawing board to prototypes in view of starting a local micro business, inventing a product or completing a class project." Fab Labs are based in small-scale workshops equipped with high-tech desktops, industrial grade fabrication, electronics tools and software, enabling students "to create just about anything using methods ranging from desktop manufacturing to personal fabrication." The U.S. FabLab network offers how-to startup and instruction guidance: http://usfln.org/start-a-fab-lab/

BITTERROOT FABLAB

Equipped with computers, a design station with large monitors, an electronics workbench for robotics, a drawing tablet and scanner, and hand tools for design and construction, BRFabLab has members of all ages.[27] www.umt.edu/bitterroot-college/fablab/default.php

USDA's Rural Development program offers grants to rural enterprises for business planning and set-up for distance learning facilities.

6 DESIGN & CONSTRUCTION

Preferred Alternatives

Tbd in consultation w owner

Needed Improvements

Tbd following selection of preferred alternatives

CODE COMPLIANCE

General

The Black Bear Inn building is an existing, historic building. As such, it is not required to comply with all the code requirements that a new building must follow. However, it is imperative that the building be made as safe as possible, within the parameters of its historic character, its use, and its specific location. There are several issues arising from renovating this existing building for new uses. The primary issues are highlighted herein. Application of *the International Existing Building Code* is complex and layered, with changes in use causing ripple effects of compliance. This analysis herein, while detailed, can change with a modification in use, thus should be re-examined thoroughly during preparation of construction documents. It is always advisable to consult with the Authority Having Jurisdiction – in this case, the Department of Labor and Industry.

The State of Montana will soon adopt the 2018 International Building Code series: *International Building Code* (IBC), *International Existing Building Code* (IEBC), *International Energy Conservation Code* (IECC), and the *International Fire Code* (IFC). The construction, plumbing, electrical and mechanical work is reviewed by the State's Department of Labor and Industry.

Construction Permits

The City of Thompson Falls does not have a Building Department, thus all construction permit applications and inspections are managed by the State of Montana's Department of Labor and Industry. Permits shall be submitted, along with construction documents stamped by a licensed professional, to the state for general construction, as well as electrical, mechanical, and plumbing work. The state's website includes a clear statement of the purpose of such application:

> "The purpose of the electrical permit issuance and electrical inspections is to protect the health and safety of people and property from the danger of electrically caused shocks, fires and explosions; to establish a procedure for determining where and by whom electrical installations are to be made; and to ensure that the electrical installations and electrical products made and sold in Montana meet minimum safety standards….an electrical permit is required for any installation in any new construction, remodeling or repair, except as provided by section 50-60-602, MCA….all other [other than residential homeowner] electrical wiring projects require state electrical permits obtained by Montana licensed electrical contractors and the wiring must be performed by a Montana licensed electrician. For electrical licensure information, call 841-2300."[28]

The state's Department of Labor and Industry is available for consultation regarding interpretation of the code and the application process.

IEBC or IBC

As of the 2018 code series, the rehabilitation of an existing building is now contained solely in the *International Existing Building Code*; Chapter 34 of the *International Building Code* has been removed in its entirety. Existing buildings are required to comply with the *International Existing Building Code,* which outlines three different and distinct methods to achieve compliance.

1. Prescriptive compliance method.
2. Work area compliance method.
3. Performance compliance method.

The second alternative is the one most conducive to retention of the existing structure and features of this historic building – and the phasing of work over the years. Of particular application for this historic structure, a change of occupancy (from R-1 to R-2 or B on the second floor) requires that seismic force design be provided per the IEBC – and not the IBC.

The IEBC contrasts the risk categories of the existing and new uses: where the new use is of the same or lesser risk category than the existing use, it need not conform to the seismic resistance features required of a new structure. All of the proposed current and new uses are of the same seismic risk category Type II (per IBC Table 1604.5). Because the new uses do not constitute a reclassification to a higher risk category, per IEBC Section 1006 Structural, the structure is not required to conform to the seismic requirements for a new structure (per Section 1613 of the IBC).

To summarize, the IEBC requires seismic force design if substantial structural alterations are made to the building (IEBC 806 & 906). Generally, IEBC requires that the alterations - the new construction aspects - comply with IBC code requirements (like new construction would), and that the building will be no less complying than the existing building.

Building Type and Occupancies

The following analysis summary – and the full analysis in the Appendix – is based upon the 2018 IBC and 2018 IEBC.

Existing Building Data

1. First Floor:
   a. Current & Use: A-2 (restaurant/coffee shop) and B (beauty shop)
   b. Proposed Use: A-2 (restaurant/coffee shop, A-3 (Community Hall), and B (beauty shop)
   c. Area: 2,772 s.f.
   d. Seismic Risk Category per IBC Table 1604.5: Type II
2. Second Floor:
   a. Most Recent Use: R-1 (Hotel)
   b. Proposed Use: B, R-1 or R-2 (residential dwellings)
   c. Proposed change in occupancy could be for all 4,186 s.f.
   d. Seismic Risk Category per IBC Table 1604.5: Type II.

Construction Type

Building Type VA: Any materials permitted by code (i.e. the existing construction materials are not non-combustible).

Occupancy Loads for Exiting & Plumbing Fixture Counts

First Floor

Use	Square Feet	Occupant Load
A-2 Restaurant and Coffee Shop:	1,205 net s.f.	81 persons
A-3 Community Hall:	653 net s.f.	44 persons
B Beauty Shop:	89 g.s.f.	1 person

Second Floor

Use	Square Feet	Load
R-1 (Hotel):	4,186 gsf	16 units
R-2 (dwellings):	4,186 gsf	21 persons
B - regular	4,186 gsf	28 persons
B – Concentrated*	4,186 gsf	84 persons

*A concentrated business load category has been added to the 2018 IBC and is defined as follows:

> The occupant load factor for concentrated business use shall be applied to telephone call centers, trading floors, electronic data processing centers and similar business use areas with a higher density of occupants than would normally be expected in a typical business occupancy environment. Where approved by the *building official*, the occupant load for concentrated business use areas shall be the actual o*ccupant load*, but not less than one occupant per 50 square feet of gross occupiable floor space.[29]

Applicable Code Provisions

The 2018 IBC requires compliance with the following provisions. Each of these should be reviewed individually with the Authority Having Jurisdiction, to see which requirements can be waived for this existing historic building. In addition, a structural engineer should provide calculations to confirm that additional loads will not be placed on the building.

The Black Bear Inn is considered a historic property under the following definition provided in the IEBC (Chapter 2): “Any building that is listed in the National Register of Historic Places.” As such, various code requirements are lessened, provided that the building is not made any less safe than it currently is. The burden of proof is on the applicant; application of any specific provisions of the Historic Buildings (Chapter 12) needs to be addressed in a report by a registered design professional. Specific sections from IEBC Chapter 12 – Historic Buildings pertinent to this project are included below:

1. Because the Black Bear Inn is assigned to Seismic Design Category D, a structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force-resisting system and any strengths or weaknesses therein shall be prepared. The report shall also describe any feature that is not in compliance with the provisions in IEBC Chapter 12.
2. Consideration can be given to not insulating the exterior walls. Such an installation should be studied to potential damage to the historic fabric (dew point location is critical).
3. Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

The following provisions from IEBC still apply, regardless of the building's historic status:

FIRST FLOOR

Use Group A and B on First Floor – Assumed level of work limited to Alteration Level 2 (affecting less than 50% of the building area):

1. Limit occupancy to <100 occupants. (If >100 occupants, the first floor will need to be sprinklered by IEBC Section 803).
2. The existing plaster and lath ceiling shall be retained to maintain a one-hour fire separation between the first and second floor.
3. Provide one-hour rated separation between first floor and basement.
4. Existing historic finishes may be retained.
5. New finishes shall comply with 2018 IBC Chapter 8.
6. New electrical work shall comply with NFPA 70.
7. Reconfigured spaces shall comply with the 2018 *International Mechanical Code*.
8. Existing altered mechanical systems shall provide not less than 5 cfm per person of outdoor air and note less than 15 cfm of ventilation air per person.
9. Newly introduced mechanical devices and equipment that produce airborne particulate matter and odors shall be provided with local exhaust.

SECOND FLOOR

Use Group R (R-1 or R-2) on Second Floor:

1. Per IBC 420.5 shall be equipped throughout with an automatic sprinkler system per Section 903.2.8, smoke detection, and fire alarm systems. Note that this occupancy is not considered a change in occupancy. Per Section 708, the walls between dwelling units shall have a fire-resistance rating of not less than one hour. The walls shall be continuous from floor to deck above - or fire-blocked or draftstopped per 708. The attic may be draftstopped into areas not exceeding 3,000 s.f., or above every two dwelling units, whichever is smaller.
    a. Per Section IBC 903.3, an NFPA 13R system is allowed for the residential floor.
    b. Per Section IBC 907.2.9.2, smoke alarms shall be installed throughout the second floor.
    c. IEBC Section 803.2 reinforces this requirement for sprinkling residential areas.
2. One-hour fire rating required between second floor R and first floor A use (if the building is sprinklered - otherwise a two-hour rating is required). The existing plaster and lath ceiling is allowed to be considered one-hour rated per IEBC Chapter 12 – Historic Buildings. (Same requirement between R and B).
3. Minimum ceiling heights:
    a. Occupiable spaces and corridors: not less than 7'-6".
    b. Toilet rooms, storage rooms: not less than 7'-0".
4. New finishes shall comply with Chapter 8: Interior Finishes.
5. Existing historic finishes are allowed to remain per IEBC Chapter 12.
6. Per applicable IBC Section 1013.8, in R-2 units, the windowsills (when >72" above finished grade) shall be greater than 36" above the finished floor (aff). The existing sills are approximately 26¾" aff, thus need to be provided with window fall prevention devices per ASTM F2090, such as the following:
    a. Kidco Screen mesh #S303.

b. KidCo Window Stop #S304.

Note: This clause only applies to Use Group R-2.

7. Electrical: The number of outlets will need to be increased to comply with current code for the use.
8. Mechanical: Mechanical ventilation requirements will need to be reviewed and complied with.
9. Lighting: Natural light quantity to be reviewed for compliance.
10. Exit signs will have to be provided.
11. Ventilation will be required in the attic space per IBC Section 1203.2.
12. Toilet facilities shall be provided within each residential or hotel unit.
13. Corridors have 43-foot dead ends, requiring reconfiguration or installation of automatic fire alarm system (allowing up to 50-foot dead-end).
14. A second exit, located at least 50'-6" from existing exit, is required.

Use Group B on Second Floor:

1. Calculations are needed to indicate that the existing framing will support the greater live load of 50 psf at office (compared to exiting 40 psf of residential) – or the structure will need to be reinforced.
2. Electrical: The number of outlets will need to be increased to comply with current code for the use.
3. Mechanical: Mechanical ventilation requirements will need to be reviewed and complied with.
4. Lighting: Natural light quantity to be reviewed for compliance.
5. Plumbing: Public restroom will need to be provided:
   a. Regular B Use: One water closet and one lave for each sex.
   b. Concentrated B Use: two water closets and one lav for each sex.
6. A fire protection sprinkling system is not required for B Use.
7. Exit signs will have to be provided.
8. Manual fire alarm and detection system is required.
9. Corridors have 43-foot dead ends, requiring reconfiguration or installation of automatic fire alarm system (allowing up to 50-foot dead-end).
10. A second exit, located at least 50'-6" from existing exit, is required.

ROOF

When the roofing work is performed, it shall include a full roof covering replacement – with tear-off down to the roof decking. This will not require compliance with 2018 IBC's slope or secondary drainage requirements. (per IEBC Chapter 7).

Fire Sprinkler System Benefits

Installation of an automatic fire sprinkler system throughout the building allows for reduced code requirements in Historic Buildings. Such installation would provide the following benefits:

1. Assembly use on first floor would not be limited to 100 occupants.
2. One-hour fire separation between A or B on the first floor and S-2 in basement no longer required.
3. One-hour fire separation between A or B on first floor and R or B on second floor no longer required. Yet note that the existing plaster-on-lath is accepted as one-hour rating per IEBC Chapter 12, so this requirement is currently met.

4. Note that an automatic sprinkler system is required on the second floor if it is used for residential occupancy.
5. Dead-end corridors can be allowed for length of 75 feet. (50-foot dead-end corridor allowed if building is equipped with automatic fire alarm system.)
6. Corridor fire-rating requirements can be reduced as follows:
    a. First floor Assembly: from 1-hour to 0.
    b. Second floor Business: from 1-hour to 0.

NOTE: If the second floor is used for residential purposes, the full floor is required to be sprinklered and the corridors rated at ½-hour fire rating.

Features Allowed by Code

The following existing features are allowed:

1. Exit access stairways that communicate between only two stories are not required to be enclosed.
2. Existing handrail and guardrail at center stair are allowed to remain and serve as compliant features.
3. Existing plaster, trim, and other historic materials.
4. Existing exit access travel distances of 45' (first floor) and 60' (second floor) are in compliance.

Accessibility

General

Rehabilitation of the Black Bear Inn Building will include functions that will be open to the public. Existing buildings are subject to two documents that mandate incorporation of accessibility features, depending upon the level/extent of construction work engaged in. If a building is repaired (i.e. maintained), then it need only have barriers removed, where readily achievable (as described below). When a building is altered, each altered element or space shall comply with the Americans with Disabilities Act (ADA), unless compliance is technically infeasible. In this case, the alterations shall comply with the requirements to the maximum extent feasible.

Standard Provisions – Americans with Disabilities Act (ADA)

For the purposes of the brief analysis provided herein, the most recent edition of the *U.S. Department of Justice: 2010 ADA Standards* (dated September 15, 2010)[30] – as adopted by the Department of Justice (DOJ) - has been followed. These standards apply to facilities covered by ADA, including places of public accommodation, commercial facilities, and state and local government facilities. The Black Bear Inn Building's adaptive reuse will be considered a place of public accommodation, which is covered by DOJ's Title III regulations.

Alterations to Qualified Historic Buildings

Alterations to a qualified historic building[31] shall comply with the above requirements, unless "the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility."[32] With such an exception, the DOJ ADA regulations allow alternative methods to be used to achieve program accessibility.

Such exceptions would be difficult to apply to the Black Bear Inn, given that access to the first floor is generally "readily achievable" and not threatening to the historic significance of the building.

Code Provisions – International Existing Building Code

See Code Analysis in the Appendix. In summary, the *International Existing Building Code* (*IEBC*)[33] requires only that elements that are altered shall comply with the applicable accessibility provisions of the *International Building Code* (*IBC*), unless technically infeasible. Code-compliant repairs do not subject the building to accessibility requirements by code.

Per IEBC Section 305 – Accessibility for Exisiting Buildings - the proposed alterations and change of occupancy to the Black Bear Inn Building are required to include the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas unless the cost exceeds 20% of the costs affecting the area of primary function. It is probable that the cost of installing an elevator to the second floor would exceed 20% of the second floor rehabilitation.
3. Accessible toilet rooms shall be provided, where technically feasible. The recent installation of two accessible restrooms on the first floor proves the feasibility and compliance.

Areas of Compliance

The Black Bear Inn Building has many features that facilitate access without extensive alterations. The entry doors are all a minimum of 3' wide, yet the interior doors are typically only 2'-6" wide. The interior floor surfaces in the proposed public spaces are all on one level, and the main north entries are at grade. It appears that all the doors have sufficient maneuvering clearances at their latch sides, for front approach. The entry door into the Community Hall has a threshold that exceeds the allowable ¾" height. A wider, lower, and beveled threshold will be required here. This door is also operated with a round door knob that requires twisting to operate; it should be replaced with an accessible lever.

Second Floor Access

Per IEBC Section 305.9, access to historic buildings can be limited to the public spaces on the level of the accessible entrance. Thus an elevator is not required to provide access to the second floor. This does not prohibit the Owner from providing an elevator, particularly if the second floor is used for the public, such as for R-1 hotel use, or for community education (B Use) purposes.

Areas of Non-Compliance

The main areas of non-compliance s that the doors are operated with knobs that require twisting; this is not allowed.

Options for Complying

Restrooms

Accessible restrooms have been added to the first floor, and should be added to the second floor upon rehabilitation.

Door Operation

The operating hardware on the doors should either be replaced with levers that require a non-twisting operation, or be fitted with lever attachments on the existing knobs.

BUILDING USE

Zoning Regulations

The City of Thompson Falls does not have a zoning ordinance that lists allowable uses for the commercial buildings downtown. The City Public Works director stated that the zoning regulations address setbacks and certainly allow for existing ones. The city does have a Planning Board that could be available to review the proposed project, although the project would not impact issues of growth outside the central business district.[34]

Environmental Concerns

Hazardous materials are typically found in construction of this time period. Until testing is performed, it should be assumed that the roofing membrane, adhesives, and sealants; resilient flooring and associated mastics; insulation; and glazing putty contain asbestos; and that the mortar and plaster might contain asbestos. The State of Montana's Department of Environmental Quality (DEQ) requires that comprehensive testing by a Montana Accredited Asbestos Inspector occur before any renovation or demolition work is initiated. (Statute 75-2-5-1 et seq., MCA; Rule: ARM 17.74.301.405.)

Lead is often present in exterior and interior paints and finishes, in piping, solder, and water. This can present a hazard to children, adults, and pets. Lead's presence, contamination, removal, and disposal are regulated by the Environmental Protection Agency (EPA). EPA rules currently pertain to lead found in childcare facilities and homes, and to worker safety. Since regulations specific to commercial properties have been delayed, it is recommended that the contractor contact EPA prior to beginning any work on painted surfaces. Contractor protection will still be required by the Occupational Safety and Health Administration (OSHA). The contractor is responsible for testing for lead content to protect workers.

Thompson Falls is located in a high risk area for Radon gas, which is a known carcinogen. The building should be tested for Radon gas by a qualified Radon professional, who can also design an appropriate Radon mitigation system.

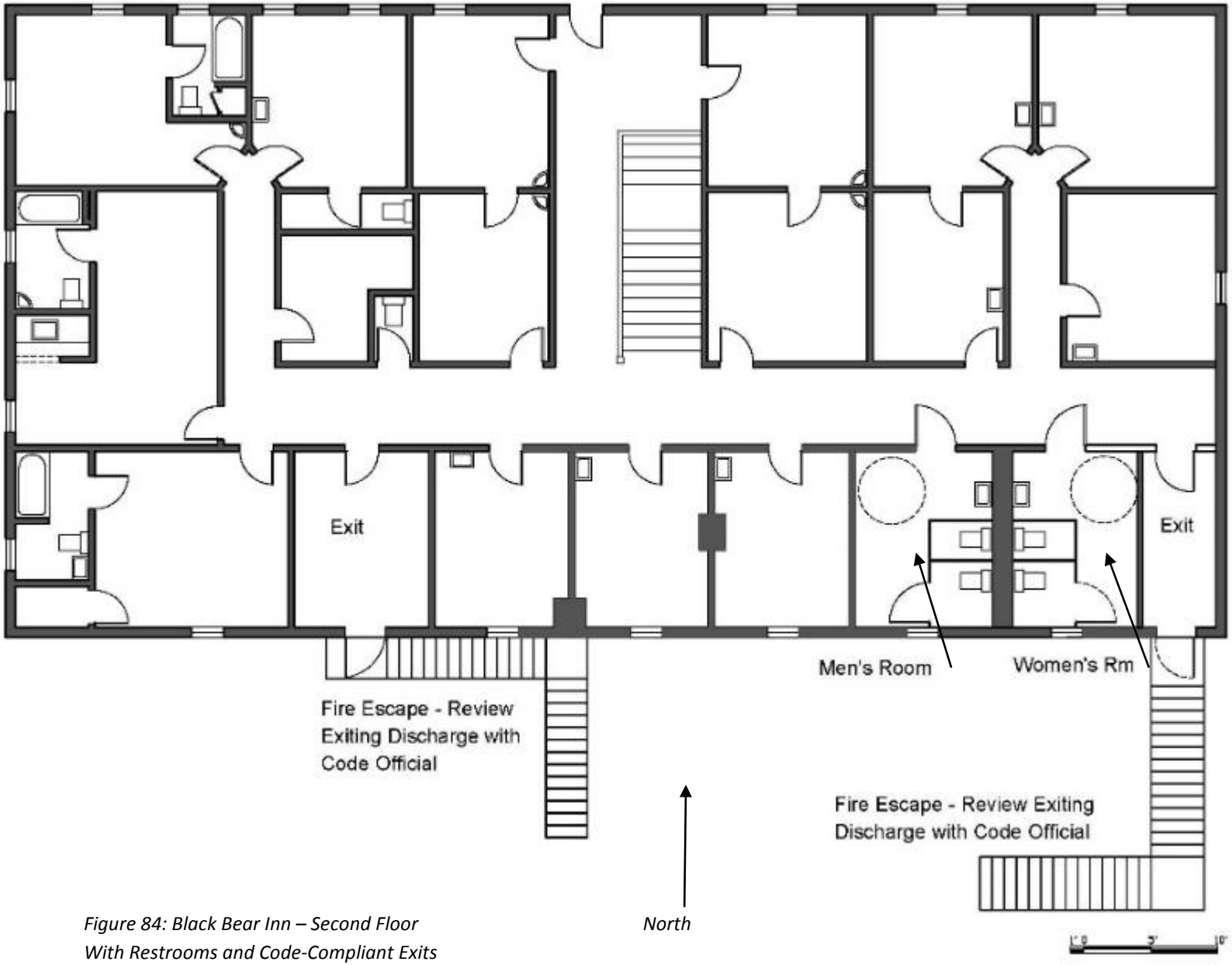


Figure 84: Black Bear Inn – Second Floor With Restrooms and Code-Compliant Exits

7 Conclusion

The historic Ward Hotel, known widely as the Black Bear Inn, is a highly significant historic resource within the community of Thompson Falls. The current owners are making great progress on refurbishing and reopening the building in phases; they have made a deep and thoughtful commitment to the community and young people of Thompson Falls through this impressive project.

Equally impressive is the level of local engagement with the Sanders County Community Development Corp, and the business community of the City of Thompson Falls. This all bodes well for the success of the project and viability of the businesses here into the future.

Our review of the building found it to hold much potential for adaptive reuse, with owners highly interested in restoring this cornerstone of the downtown commercial district to active use. The business concepts considered in the report were all well suited to the property and the community, and in many ways fit the needs expressed by community members consistently and over time.

The first floor is naturally evolving to become a Community Venue, with the coffee shop, baked goods and the hair salon all poised to draw people into the community room and upstairs spaces. A tourism space would further compliment this, along with retail or other activity to further interest visitors, such as an outdoor gear, rental and service business.

The second floor business concepts -- Call Center, Business Incubator, Business/Educational Collaboration – could each stand alone on the upper level, or could also coexist on the upper floor and benefit each other. All of them, in the minds of the authors, would integrate well with the character of the first floor businesses.

To help stimulate the development of the building and potential businesses, there are a variety of tax credit and funding programs that might be explored. That said, we would observe that the renovations and business development underway has much momentum, and the funding cycles might potentially slow the progress of the overall project. Still it is useful to consider the various incentives in Appendix D, and whether they might apply to Black Bear renovation and business recruitment efforts.

And finally, the Montana Preservation Alliance has been honored to be a part of bringing the Black Bear Inn back to life. We were welcomed by the community and impressed by the level of commitment and capacity that is moving this project along. We thank all involved for the opportunity to assist this important project.

8 APPENDICES

Appendix A: Bibliography

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Appendix B: CODE ANALYSIS

Black Bear Inn Rehabilitation

October 2019

IEBC 2018 - Refer to IBC where referenced/required by IEBC.

	First Floor *A-2 & A-3; and B - No Change in Occupancy*	*2nd Floor as Residential* *R-2 (Change from Hotel Use R-1)*	*2nd Floor as Offices or Education above 12th grade* *B (Change from Hotel Use R-1)*
CHAPTER 10 **Change of Occupancy:**		Change of Occupancy Group: Sections 1002 – 1011 apply.	Change of Occupancy Group: Sections 1002 – 1022 apply.
Section 1006 – Structural			
Section 1006.1 – Live Loads		Comply with IBC Section 1607, as follows: Hotels and Multi-Family Dwellings (R-1 and R-2): ~ Private rooms and corridors. 40 psf. ~ Public rooms and corridors: 100 psf. **Application: No change required.**	Comply with IBC Section 1607, as follows: Office Buildings: ~ Corridors above 1st floor. 80 psf. ~ Lobbies. 100 psf. ~ Offices. 50 psf. **Application:** Offices live load capacity is required to be 50 psf, an increase of 25% over prior requirement. **Recommendation:** Run calculations on the existing second floor framing.
Section 1006.2 - Snow and Wind Loads		Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of IBC Section 1608 & 1609 for the new risk category. Risk Category (per IBC Table 1604.5): Current: Category II. Per Change of Occupancy: Category II. **Application:** No change in risk; no snow or wind load requirements.	Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of IBC Section 1608 & 1609 for the new risk category. Risk Category (per IBC Table 1604.5): Category II. Current: Category II. Per Change of Occupancy: Category II. **Application:** No change in risk; no snow or wind load requirements.
Section 1006.3 – Seismic Loads		Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of IBC Section 1613 for the new risk category using full seismic forces. Risk Category (per IBC Table 1604.5): Current: Category II. Per Change of Occupancy: Category II. **Application:** No change in risk; no seismic load requirements. **Note:** The Owner can, at his/her discretion, voluntarily increase the seismic resistance of the building without having to fully comply with IBC.	Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of IBC Section 1613 for the new risk category using full seismic forces. Risk Category (per IBC Table 1604.5): Current: Category II. Per Change of Occupancy: Category II. **Application:** No change in risk; no seismic load requirements. **Note:** The Owner can, at his/her discretion, voluntarily increase the seismic resistance of the building without having to fully comply with IBC.
Section 1007 - Electrical			
Section 1007.1 Special occupancies.		Not applicable.	Not applicable.
Section 1007.2 Unsafe conditions.		Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be	Same.

	First Floor *A-2 & A-3; and B - No Change in Occupancy*	*2nd Floor as Residential* *R-2 (Change from Hotel Use R-1)*	*2nd Floor as Offices or Education above 12th grade* *B (Change from Hotel Use R-1)*
		corrected without requiring that all parts of the electrical system comply with NFPA 70.	

Section 1007.3 Service upgrade.		Where the occupancy of an existing building or part of an existing building is changed. Electrical service shall be upgraded to meet the requirements of NFPA 70 for the new occupancy.	Same.
Section 1007.4 Number of electrical outlets.		Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with NFPA 70 for the new occupancy. **Application:** The number of outlets will need to be increased to comply with current code for R-2.	Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with NFPA 70 for the new occupancy. **Application:** The number of outlets will need to be increased to comply with current code for B.
Section 1008 - Mechanical			
Section 1008.1 - Mechanical requirements.		Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the *International Mechanical Code*, the new occupancy shall comply with the respective *International Mechanical Code* provisions. **Application:** The mechanical ventilation requirements per IMC should be reviewed and complied with.	Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the *International Mechanical Code*, the new occupancy shall comply with the respective *International Mechanical Code* provisions. **Application:** The mechanical ventilation requirements per IMC should be reviewed and complied with.
Section 1009 - Plumbing			
Section 1009.1 - Increased demand.		Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions. **Application:** See MCA 24.301.351 for minimum fixture counts, as summarized below. Hotel: one wc and one lav per guest room. Residential: one wc and one lav per dwelling unit.	Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions. **Application:** See MCA 24.301.351 for minimum fixture counts, as summarized below. Business: one wc per 25 occupants of each gender, and one lav per two wc's.
Sections 1009.2 – 1009.5		n/a	n/a
Section 1010 – Other Requirements			
Section 1010.1 - Light and ventilation.		Light and ventilation shall comply with the requirements of the IBC for the new occupancy. **Application:** ~ Per IBC 1202.5 Natural Ventilation: The openable area of the openings to the outdoors shall be not less than 4% of the floor area being ventilated. OR mechanical ventilation can be provided.	Same.

		~ Per IBC 1204.2 Natural light. The minimum net glazed area shall be note less than 8% of the floor area of the room served. OR artificial light can be provided per 1204.3 (10 foot candles over the area of the room at a height of 30" above the floor level.)	
Section 1011 - Change of Occupancy Classification		If the second floor use is changed from R-1 (hotel) to R-2 (dwelling units)	If the second floor use is changed from R-1 (hotel) to B (Business)
Section 1011.1.1 - Compliance with Chapter 9.		Where a portion of the building is changed to a new occupancy with a different fire protection system threshold (per IBC Chapter 9) and that portion of the building is not separated from the remainder of the building with IBC-required fire barriers, the entire building shall comply with all the requirements of IEBC Chapter 9 (Alteration Level 3) for the most restrictive occupancy classification in the building, and with the requirements of IEBC Chapter 10. **Application:** The fire protection system thresholds vary from the first to second floor, and there is not a 2-hour horizontal separation between the first and second floor. Thus IEBC Chapter 9 applies. **Note:** To allow a one-hour fire separation between the two floors, the whole building would need to be equipped with an automatic sprinkler system. Then only the second floor would need to comply with IEBC Chapter 9.	Same.
1011.2 - Fire protection systems.		When IBC Chapter 9 requires an automatic fire sprinkler system, such a system shall be provided throughout the area where the *change of occupancy* occurs. **Application:** Residential on the second floor would have to be equipped with a sprinkler system.	When IBC Chapter 9 requires an automatic fire sprinkler system, such a system shall be provided throughout the area where the *change of occupancy* occurs. **Application:** Business use on the second floor would **not** have to be equipped with a sprinkler system.
1011.4 Means of Egress. Hazard Category Table 1011.4 1011.4.2 - Equal or lesser category.		R-1 to R-1: No change in hazard category (at level 3) R-1 to R-2: No change in hazard category (at level 3) **Application:** Comply with IEBC Section 905 (really 805.2): "Means of Egress can be as original code shall be considered complaint if – in the opinion of the code official - they do not constitute a distinct hazard to life." It is still advisable to add an exit more than 50 feet from the existing exit. Unless the building is sprinklered, the exit need only be 33'-8" from the existing exit (current distance is 25 feet). See below for lighting and exit signs.	R-1 to B: Change in lesser hazard category (from level 3 to level 4) **Application:** Comply with IEBC Section 905 (really 805.2) for Means of Egress. "Means of Egress can be as original code shall be considered complaint if – in the opinion of the code official - they do not constitute a distinct hazard to life." It is still advisable to add an exit more than 50 feet from the existing exit. (Current distance is 25 feet.) See below for lighting and exit signs.
1011.4.3 - Egress capacity.		Egress capacity shall meet or exceed the occupant load as specified in the IBC for new occupancy. **Application:** See IBC chart below; existing complies.	Egress capacity shall meet or exceed the occupant load as specified in the IBC for new occupancy. **Application:** See IBC chart below; existing complies.
1011.4.4 - Handrails.		Existing stairways shall comply with the handrail requirements of Section 805.9 in the area of the *change of occupancy* classification. **Application of 805.9:** Existing handrails may be retained, provided they are not in danger of collapsing. Exit stairways with required egress width of >66" shall have handrails on both sides. The existing stair has handrails on both sides.	Same.

Section 1011.4.5 - Guards.		Existing guards shall comply with the requirements of Section 805.11 in the area of the change of occupancy classification. **Application of 805.11:** Existing guards may be retained, provided they are not in danger of collapsing. The existing guardrail at the stair is stable.	Same.
Section 1011.5 - Heights and areas. Heights and Areas Hazard Categories Table 1011.5		R-1 to R-1: No change in hazard category (at level 2) R-1 to R-2: No change in hazard category (at level 2) **Application:** The height and area of the existing building is deemed acceptable (1011.5.2).	R-1 to B: Change in lesser hazard category (from level 2 to level 4) **Application:** The height and area of the existing building is deemed acceptable (1011.5.2).
Section 1011.6 - Exterior wall fire-resistance ratings. Exposure of Exterior Walls Hazard Categories Table 1011.6		R-1 to R-1: No change in hazard category (at level 3) R-1 to R-2: No change in hazard category (at level 3) **Application:** The existing exterior walls, including openings, of the existing building are deemed acceptable (1011.6.2).	R-1 to B: No change in hazard category (at level 3) **Application:** The existing exterior walls, including openings, of the existing building are deemed acceptable (1011.6.2).
Section 1011.7 - Enclosure of vertical shafts. Shall be designed to meet the IBC when change of occupancy is made to a higher-hazard category per Table 1011.4.		R-1 to R-1: No change in hazard category (at level 3) R-1 to R-2: No change in hazard category (at level 3) **Application:** The existing stairway need not be enclosed.	R-1 to B: Change in lesser hazard category (from level 3 to level 4) **Application:** The existing stairway need not be enclosed.
CHAPTER 9 **Alteration Level 3**	The Scope of Work for the first floor will be limited to less than 50% of the building area, thus Alteration Level 3 will not apply to the first floor.	As required by IEBC Section 1011.1.1.1 This allows for waiver of 2-hour separation between first and second floor. Yet Note Chapters 7 & 8 apply as well. Applicable sections are noted below.	Same.
Section 904 - Fire Protection As required by IEBC 802.2	n/a	Existing vertical openings shall be enclosed unless not required by IBC. IBC Section 1019 does not require the stairway to be enclosed because it only communicates between two stories.	Same.
Section 904.1.4 - Other required sprinkler systems.	n/a	Not applicable (see IBC Table 903.2.11.6 for uses that do not apply to this building).	Same.
Section 904.2 - Fire alarm and detection systems.	n/a	Shall be provided in accordance with IBC Section 907 as required for new construction. **Application:** Manual system is required.	Shall be provided in accordance with IBC Section 907 as required for new construction. **Application:** Manual system is required.
Section 905 - Means of Egress	n/a	905.2 Means-of-egress lighting shall be required per IBC. 905.3 Exit signs shall be provided per IBC.	Same.
Section 906 – Structural 906.2 – Existing structural elements resisting lateral loads.	n/a	Where work involves a **substantial** structural alteration, the lateral load-resisting system of the altered building shall be shown to satisfy the requirements of IBC Sections 1609 and 1613. **Application:** Structural engineer required to ascertain.	Same.
Section 906.3 - Seismic Design Category F.	n/a	Where the building is assigned to Seismic Design Category F, the structure of the altered building shall meet the requirements of IBC Sections 1609 and 1613. **Application:** Not applicable; the site is assigned a Seismic Design Category of D. (per http://design.medeek.com/resources/seismic/sdc.html)	Same.
Section 906.4 – Reinforced masonry walls.	n/a	Not applicable.	Not applicable.
Section 906.5 – Unreinforced masonry walls.	n/a	For any building assigned to Seismic Design Category C, D, E or F with a structural system that includes unreinforced masonry bearing walls, the alteration work shall include installation of wall anchors at the roof line, unless an	Same.

		evaluation demonstrates compliance of existing wall anchorage. **Application:** The building is assigned to Seismic Design Category D, but the brick portion of the exterior wall is not load bearing, thus this does not appear to apply. Structural engineer should review.	
Section 907 – Energy Conservation	n/a	Level 3 alterations to existing buildings are permitted without requiring the entire building to comply with the energy requirements of the *International Energy Conservation Code*. The **alterations** shall confirm to the energy requirements of the **International Energy Conservation Code** as they related to new construction only. **Application:** The International Energy Conservation Code requirements for insulation etc. shall apply unless their application is considered damaging to the contributing historic features of the building. See IEBC Chapter 12 – Historic Buildings.	Same.
CHAPTER 8 **Alteration Level 2:**	This work applies to Scope of Work – phased – for the first floor.	These sections apply to Change of Occupancy, as part of compliance with Chapter 9.	These sections apply to Change of Occupancy, as part of compliance with Chapter 9.
Section 802.2.1 - Existing vertical openings.	Section applies if the IBC requires enclosure of vertical opening (stair between the two floors). **Application:** IBC Section 1019.3 allows for the opening to remain as is.	Same.	Same.
Section 803.1.1 - Corridor ratings.	Ratings can be reduced if the story is fitted with an automatic sprinkler system.	Same.	Same.
Section 803.2 - Automatic sprinkler systems.	Automatic sprinkler system shall be installed where required by IBC and the work area >50% of the floor area. **Application:** Per IBC 903, required for A with >100 occupants. Consider reducing occupancy down from 117 to <100.	**Application:** Per IBC 903, sprinkler system required for R-1 and R-2.	**Application:** Per IBC 903, sprinkler system not required.
Section 803.4 - Fire alarm and detection.	**Application:** Not required for Assembly Use <300 occupants, when at level of exit discharge (IBC 907.2.1).	See below.	n/a
Section 803.4.1.5 - Group R-1	n/a	**R-1 application:** Provide fire alarm system in existing Group R-1 occupancy.	n/a
Section 803.4.1.6 – Group R-2	n/a	**R-2 application:** Provide fire alarm system in work areas of Group R-2 apartment buildings.	n/a
Section 804 - CO Detection	Not applicable.	**Application:** Required in R occupancies.	Not applicable.
Section 805.3.1.2 - Fire escapes.	n/a	Where more than one exit is required, an existing or newly constructed fire escape shall be accepted as providing one of the required means of egress.	Same.
Section 805 – Means of Egress	Not itemized here since the number of exits, handrails, and guards complies. Refer to IEBC Section 805, however, for door and transom requirements.	Section 805.5.2 Transoms in R-1 and R-2 corridors shall be glazed with ¼" wired glass in metal frames or other glazing assembly to match door fire-rating. (See IEBC 1203.4 for waiver of requirement, if sprinkler head placed at each side of transom.)	
Section 805.6 - Dead-End Corridors	Dead-end corridors shall not exceed 35 feet, unless: ~ IBC allows longer corridor. ~ Building equipped with automatic fire alarm system: 50 feet.	Application: ~ IBC 1020.4 limits to 20 feet, unless sprinklered. ~ Existing dead-end is 43 feet (greater than 35' allowed by IEBC).	Application: ~ IBC 1020.4 limits to 20 feet, unless sprinklered. ~ Existing dead-end is 43 feet (greater than 35' allowed by IEBC).

	~ Building equipped with automatic fire sprinkler system: 70 feet. ~ Corridor length is < 2.5 corridor's least width.	~ Least existing width of 4' x 2.5 = 10 feet, thus not applicable. ~ Building will need to be equipped with an automatic fire alarm system to allow existing dead-end, unless corridors are reconfigured.	~ Least existing width of 4' x 2.5 = 10 feet, thus not applicable. ~ Building will need to be equipped with an automatic fire alarm system to allow existing dead-end., unless corridors are reconfigured.
Section 805.7 Means-of-Egress lighting.	Means of egress lighting required in all work areas.	Means of egress lighting required throughout.	Means of egress lighting required throughout.
Section 805.8 – Exit signs.	Exit signs required in all work areas.	Exit signs required throughout.	Exit signs required throughout.
Section 806 – Structural	Requires structural analysis.	Same.	Same.
Section 807 - Electrical	**Application:** New work shall comply with NFPA 70. **Application:** Existing installation in work area of Group A-2 shall be upgraded per IEBC Chapter 7 (which does not have a section on electrical work – assume per NFPA 70).	**Application:** New work shall comply with NFPA 70.	**Application:** New work shall comply with NFPA 70.
Section 807.3 – Residential Occupancies		**Application for Group R-2:** See list of requirements for dwelling units.	n/a
Section 808 - Mechanical	**Application:** ~ Reconfigured spaces shall comply with the *International Mechanical Code*. ~ Existing altered systems shall provide not less than 5 cfm per person of outdoor air and note less than 15 cfm of ventilation air per person.	Same.	Same.
Section 808.3 – Local exhaust	Newly introduced devices and equipment that produce airborne particulate matter and odors shall be provided with local exhaust.	Same.	Same.
Section 810 – Energy conservation	Alterations shall conform to the energy requirements of the *International Energy Conservation Code* as they related to new construction only. **Exception:** See IEBC Chapter 12 for waiver if compliance would be detrimental to the existing building.	Same.	Same.
CHAPTER 7 **Alteration Level 1**	This is included as required for compliance with Chapter 8 and 9. Redundancies with Chapter 8 are not included below.	This is included as required for compliance with Chapter 8, 9, and 10.	This is included as required for compliance with Chapter 8, 9, and 10.
Section 702.4 – Window opening control devices on replacement windows	n/a	Application for R-2: See sill height requirements and required guards per IBC Section 1015.8.	n/a
Section 705 - Reroofing	The following requirements apply: ~ Recovering or replacing an existing roof covering shall not require IBC minimum slope requirements for low slope roofs, nor secondary drain/scupper requirements. ~ Roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck. ~ Recovering of existing roof covering is not allowed if the existing covering is water soaked or has deteriorated to the point it can't serve as base for additional roofing, and if there are 2 or more existing roof coverings. **Application:** A full roof covering replacement – with tear-off down to the sheathing – will be required when the roof work is done.		
Section 706 – Structural	Structural engineering required for additional roof and/or wind loads.		
CHAPTER 12 **Historic Buildings:**	Definition of Historic Building (per IEBC Chapter 2): Any building that is listed in the National Register of Historic Places. (There are additional attributes for unlisted buildings.) Sections pertinent to this project are included below.		
Section 1201.2 Report	Report by a registered design professional is required if clauses in this chapter will be applied to the project. ~ Because the Black Bear Inn is assigned to Seismic Design Category D, a structural evaluation describing, at a minimum, the vertical and horizontal elements of the lateral force-resisting system and any strengths or weaknesses therein shall be prepared. ~ The report shall also describe any feature that is not in compliance with the provisions in Chapter 12. This allows for the owner to consider not insulating the exterior walls. This should be studied to potential damage to the historic fabric (dew point location is critical).		

Section 1203 Fire Safety Section 1203.2 General	If the historic building does not comply with the construction requirements in this code and constitutes a distinct fire hazard, the building official may approve an alternate automatic fire-extinguishing system. This shall not be used to substitute for the required number of exits.		
Section 1203.4 Transoms	n/a	In fully sprinklered buildings of Group R-1, R-2, or R-3 occupancy, existing transoms in corridors and other fire-resistance-rated walls may be maintained if fixed in the closed position. A sprinkler shall be installed on each side of the transom.	n/a
Section 1203.5 Interior Finishes	The existing interior finishes shall be accepted where it is demonstrated they are historic finishes.	Same.	Same.
Section 1203.7 (and Section 1204.10) One-hour fire-resistant assemblies	Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.		
Section 1203.12 Automatic fire-extinguishing systems.	Every historic building that cannot be made to conform to the construction requirements specified in the IBC for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.		
Section 1204 Change of Occupancy Section 1204.1 General		Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this chapter.	Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this chapter.
Section 1204.4 Occupancy separation	Required occupancy separations of 1 hour may be omitted where the building is provided with an approved automatic sprinkler system throughout.	Required occupancy separations of 1 hour may be omitted where the building is provided with an approved automatic sprinkler system throughout.	Required occupancy separations of 1 hour may be omitted where the building is provided with an approved automatic sprinkler system throughout.
Section 1204.9 Finishes		Where interior finish materials are required to have a flame spread index of Class C or better, existing nonconforming materials shall be surfaced with approved fire-retardant paint or finish, unless the materials are historic in character and the building is equipped throughout with an automatic sprinkler system.	Same.
Section 1204.14 Natural light.		Where it is determined by the code official that compliance with the natural light requirements of Section 1010.1 will lead to loss of historic character or historic materials in the building, the existing level of natural lighting shall be considered to be acceptable.	Same.
Section 1205 Structural Section 1205.1 General		Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 4 or 5. ~ Chapter 4 is repair to existing damage. Not applicable. ~ Chapter 5 – see Section 806 and 906. ~ Exception: The code official shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.	Same.

CHAPTER 3 **Accessibility for Existing Buildings:** Section 305.4 Change of Occupancy	Section 305.7. Alterations affecting an area containing a primary function. The route to the primary function shall be accessible. This shall include toilet facilities and drinking fountains serving the area of primary function (unless the cost to provide the accessible route is >20% of the cost of the alterations). **Application:** Sidewalk and doors shall be made accessible. All but one of the current thresholds are at grade; hardware modifications will be required. The doors are of the accessible width (with some wider), yet the center (main) door's threshold is too high.	Section 305.6 Alterations shall comply with IBC Chapter 11, unless technically infeasible. **Note:** Type A and B (accessible) units are not required to be located on upper stories not served by an elevator (IBC Section 1107.7.1).	
Section 305.8.10 – Toilet Rooms	Where technically feasible, toilet and bathing rooms shall be accessible.	Same.	Same.
Section 305.8.14 - Thresholds	The maximum height of thresholds at doorways shall be ¾". Such thresholds shall have beveled edges on each side.	Same.	Same.
Section 305.9 - Historic Buildings 305.9.1 Site arrival points	At least one accessible route from a site arrival point to an accessible entrance shall be provided.	n/a	n/a
305.9.2 - Multiple-level buildings		An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided. **Application:** The second floor is not required to be made accessible. Note that it is required to have an accessible means of egress.	An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided. **Application:** The second floor is not required to be made accessible. Note that it is required to have an accessible means of egress.
305.9.3 - Entrances	Not fewer than one main entrance shall be accessible.	n/a	n/a
306.9.4 – Toilet and bathing facilities	Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room comply with IBC Section 1109.2.1 shall be provided. **Note:** IBC Section 1109.2.1 applies in assembly and mercantile occupancies where an aggregate of 6 or more male and female water closets is required. **Application:** IBC Section 1109.2.1 does not apply to this facility.	Same.	Same.

IBC 2018 - for basic code parameters that apply to all buildings and for reference/application when required by the IEBC (particularly for new occupancies).

	First Floor ***A-2 & A-3; and B***		***2nd Floor as Residential*** ***R-1 & R-2***		***2nd Floor as Offices or Education above 12th grade*** ***B***	
CHAPTER 1 **Scope and Administration:** Section 101.4.7	The provisions of the IEBC shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.		The provisions of the IEBC shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.		The provisions of the IEBC shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.	
CHAPTER 3 **Use and Occupancy:**	Estimated areas based on Owner-provided drawing: A-2: Restaurants, including commercial kitchens (2,122 s.f.)		R-1: Hotel		B: Business	
	A-3: Community Hall (534 s.f.)		R-2: Apartment house (> 2 dwelling units)			
	B: Beauty Shop (230 s.f.)					
	Basement: S-2 (low-hazard storage)					
CHAPTER 4 **Special Requirements:**						
Section 420.1 - Groups R-1 & R-2	None		420.2 Separation Walls: Walls separating dwelling units, sleeping units, and these from other contiguous occupancies shall be constructed as fire partitions in accordance with Section 708.		None	
			420.3 Horizontal Separation: Floor assemblies separating dwelling units, sleeping units, and these from other contiguous occupancies shall be constructed as horizontal assemblies per Section 711.			
			420.4 Group R shall be equipped throughout with an automatic sprinkler system per Sect. 903.2.8.			
			420.5 Smoke Detection and fire alarm systems shall be provided in Group R-1 and Group R-2 occupancies.			
CHAPTER 5 **Building Heights and Areas:**	Existing height appears to be no more than 30 feet. Allowable heights shown are based on the most restrictive use of a non-sprinklered building.		Existing height appears to be no more than 30 feet.		Existing height appears to be no more than 30 feet.	
Allowable for New Construction:	VA	VB	VA	VB	VA	VB
Height (non-sprinklered)	50 ft	40 ft	50	40	50	40
Number of Stories	2	1	3	2	3	2
Area per Story	11,500 s.f.	6,000 s.f.	12,000 s.f.	7,000 s.f.	18,000 s.f.	9,000 s.f.
Actual Area per Story	@4,186 s.f.		@4,186 s.f.		@4,186 s.f.	
	A-2 & A-3 have the same values		More restrictive R-2 maximums used			
No modifications or exemptions required	Existing building complies		Existing building complies		Existing building complies	
Mixed Use and Occupancy:						
Section 508.2 - Accessory occupancies – ancillary use	419 s.f. (At <10% of the story's area, the B Use of Salon could be considered accessory use to Assembly)		n/a		n/a	
Section 508.4 - Separation of occupancies	Separation between A & R or B, non-sprinklered: 2 hrs Separation between A & R or B, sprinklered: 1 hour		Separation between A & R, non-sprinklered: 2 hrs Separation between A & R, sprinklered: 1 hour		Separation between A & B, non-sprinklered: 2 hrs Separation between A & B, sprinklered: 1 hour	

<table>
<tr><td></td><td colspan="2">First Floor
A-2 & A-3; and B</td><td colspan="2">2nd Floor as Residential
R-1 & R-2</td><td colspan="2">2nd Floor as Offices or Education above 12th grade
B</td></tr>
<tr><td></td><td colspan="2">Separation between A and S-2 in basement (NS): 1 hour
Separation between B and S-2 in basement (NS): 2 hour</td><td colspan="2"></td><td colspan="2"></td></tr>
<tr><td>CHAPTER 6
Construction Type:</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr>
<tr><td>Type V
Primary structural frame</td><td>VA
1</td><td>VB
0</td><td>VA
1</td><td>VB
0</td><td>VA
1</td><td>VB
0</td></tr>
<tr><td>Bearing walls - exterior</td><td>1</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td></tr>
<tr><td>Bearing walls - interior</td><td>1</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td></tr>
<tr><td>Nonbearing walls/partitions - interior</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>Floor construction</td><td>1</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td></tr>
<tr><td>Roof construction</td><td>1</td><td>0</td><td>1</td><td>0</td><td>1</td><td>0</td></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>CHAPTER 7
Fire and Smoke Protection:</td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr>
<tr><td>Section 708 - Fire Partitions:
~ Walls separating dwelling units
~ Walls separating sleeping units
~ Corridor walls per Section 1020.1
~ Not less than required by Table 508.4</td><td colspan="2"></td><td colspan="2">Fire partitions shall have a fire-resistance rating of not less than one hour – between dwelling units and between sleeping units.
Exception: ½-hour rating allowed in Type VB when building equipped throughout with fire sprinkler system.
Walls shall be continuous from floor to deck above (or fire-blocked or draftstopped per 718.)
APPLICABLE EXCEPTION: Attic fire-blocking and draftstopping not required for R-2 less than 4 stories above grade, provided the attic space is subdivided by draftstopping into areas not exceeding 3,000 s.f.</td><td colspan="2"></td></tr>
<tr><td>Section 711 - Horizontal Assemblies Not less than required by Table 508.4</td><td colspan="2">Separation between A & R, non-sprinklered: 2 hrs
Separation between A & R, sprinklered: 1 hour</td><td colspan="2">Separation between A & R, non-sprinklered: 2 hrs
Separation between A & R, sprinklered: 1 hour</td><td colspan="2">Separation between A & B, non-sprinklered: 2 hrs
Separation between A & B, sprinklered: 1 hour</td></tr>
<tr><td>Section 712.1.9 - Vertical Openings
Two-Story Openings
In Groups other than I-2 & I-3</td><td colspan="2">Is allowed if:
~ It does not connect > 2 stories.
~ Is not open to a corridor in Group R occupancy.
~ Is not open to a corridor on nonsprinklered floors.</td><td colspan="2">Stair opening required to be enclosed.
Overridden by Section 1019.</td><td colspan="2">Stair opening allowed if second floor is sprinklered.
Overridden by Section 1019.</td></tr>
<tr><td>CHAPTER 8
Interior Finishes:</td><td colspan="6">See IEBC for allowance to retain existing materials.</td></tr>
<tr><td>Section 803 - Wall and Ceiling Finishes – For New Construction
Classified per ASTM E84 or UL 723:
Class A: Flame spread index 0-25; smoke-developed index 0-450.
Class B: Flame spread index 26-75; smoke-developed index 0-450.
Class C: Flame spread index 76-200; smoke-developed index 0-450.</td><td colspan="2">Table 803.9 – Interior Wall and Ceiling Finish Requirements for A-2 & A-3, & B Occupancy
<table><tr><td>Occ.</td><td colspan="2">Interior exit stairways and ramps, and exit passageways</td><td colspan="2">Corridors</td><td colspan="2">Rooms and enclosed spaces</td></tr><tr><td></td><td>Sprk</td><td>NS</td><td>Sprk</td><td>NS</td><td>Sprk</td><td>NS</td></tr><tr><td>A-2</td><td>B</td><td>A</td><td>B</td><td>A</td><td>C</td><td>B</td></tr><tr><td>A-3</td><td>B</td><td>A</td><td>B</td><td>A</td><td>C</td><td>C</td></tr></table></td><td colspan="2">Table 803.9 – Interior Wall and Ceiling Finish Requirements for R-1 & R-2 Occupancy
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</table>

	First Floor ***A-2 & A-3; and B***	***2nd Floor as Residential*** ***R-1 & R-2***	***2nd Floor as Offices or Education above 12th grade*** ***B***
	B B A C B C C		
Section 804 – Interior Floor Finish	Refer to IBC.	Same.	Same.
CHAPTER 9 **Fire Protection Systems:**			
Section 903 – Where sprinkler systems are required (refer to IEBC for ultimate requirement)	**A-2 and A-3 mixed, unseparated occupancy: 117 occupants.** Group A-2: When fire area > 5000 s.f., **or** occupant load is 100 or more. **Applicable.** **Group B: Not required.**	Group R-1 & R-2: Sprinkler system required. Per 903.3.1.2, NFPA 13R system allowed. (<4 stories)	Group B: Not required.
Section 906 – Portable fire extinguishers	Required	Required in R-1 and R-2.	Required
Section 907 – Fire Alarm & Detection systems	Manual system required for occupancy loads of 300 or more, unless equipped with fire sprinkler system that notifies.	Manual system required when units are 3 or more stores above lowest level of exit discharge, or has more than 16 dwelling or sleeping units. **Not applicable.** **907.2.8.2 and 907.2.9.2 Smoke Alarms: shall be installed – in R-1 and R-3.**	Manual fire alarm required when occupant load is 100 or more, when above or below the lowest level of exit discharge – unless equipped with fire sprinkler system.
CHAPTER 10 **Means of Egress:**			
Section 1004 – Occupant load (for determination of *means of egress* requirements)	A-2 assumed net of 1,250 sf: 81 occupants A-3 net of 653 sf: 44 occupants Total for restrooms: 125 (63 men, 63 women)	Residential: 200 gross sf/person 21 occupants	Business: 150 gross sf/person 28 occupants Total for restrooms: 28 (14 men, 14 women)
Section 1004.8 – Concentrated business use areas [this is a new code section for 2018 IBC; i.e. not in the prior codes]			The occupant load factor for concentrated business use shall be applied to telephone call centers, trading floors, electronic data processing centers and similar business use areas with a higher density of occupants than would normally be expected in a typical business occupancy environment. Where approved by the *building official*, the occupant load for concentrated business use areas shall be the actual *occupant load*, but not less than one occupant per 50 square feet of gross occupiable floor space. Concentrated Business Use: 84 occupants Total for restrooms: 84 (42 men, 42 women)
Section 1005 – Means of Egress Sizing	Exit Corridors and Doors: 0.2 inch x 117 = 23.4 inches (Exits shall be distributed and configured such that loss of any one exit shall not reduce the capacity by more than 50%.)	Exit Corridors and Doors: 0.2 inch x 21 = 4.2 inches Stairways: 0.3 inch x 21 = 6.3 inches (see Section 1009.3 for min. width of 48”)	Standard Business: Exit Corridors and Doors: 0.2 inch x 28 = 5.6 inches Stairways: 0.3 inch x 28= 8.4 inches (overridden by 36” min.) Concentrated Business: Exit Corridors and Doors: 0.2 inch x 84 = 16.8 inches Stairways: 0.3 inch x 84 = 25.2 inches (overridden by 44” min. for exit, and 48” min. for accessible exit)
Section 1006 – Number of Exits 1-500 occupant load per story	2 minimum exits for Restaurant; 1 minimum for the Community Room; 1 for the Coffee Shop; 1 for the Beauty Salon.	2 minimum exits R-1: 75 feet max. common path of egress travel dist. R-2: 125 feet max. common path of egress travel dist.	2 minimum exits 100 feet max. common path of egress travel distance 75 feet max. common path if > 30 occupants.

	First Floor ***A-2 & A-3; and B***	***2nd Floor as Residential*** ***R-1 & R-2***	***2nd Floor as Offices or Education above 12th grade*** ***B***
	75 ft max. common path of egress travel distance		
Section 1007 – Exit and Exit Access Doorway Configuration Min. distance between two exits = Not < one-half the diagonal length of the building or area served.	A-2: Minimum distance = 54' (1/2 = 27') Distance between two extant exits = 18' To conform, the east restaurant space will need to have an alley exit or have clear exiting to and through the Community Room. A-3: Maximum distance = 33' (1/2 = 16.5') The Community Room is only required to have one exit (<49 occupants).	R: Min. distance = 101' (½ = 50'-6") (Hotel example) **If sprinklered, than 1/3 of travel distance: 33'-8" minimum distance between exits.** **Existing distance between fire escape and central stair: 25 feet.** **Application: The two existing exits are too close to each other. Another exit will be required – unless code official deems the building safe enough (see IEBC 1011.4 and 805.2).**	R: Min. distance = 101' (½ = 50'-6") Existing distance between fire escape and central stair: 25 feet. **Application: The two existing exits are too close to each other. Another exit will be required – unless code official deems the building safe enough (see IEBC 1011.4 and 805.2).**
Section 1009.2.1 Elevators	Elevators are required when the required accessible floor is four or more stories above or below a level of exit discharge. **Application:** An elevator is not required for an accessible means of egress.		
Section 1009.3 – Accessible Exit Stairways	Stairway width shall be 48" minimum between handrails, unless the building is equipped throughout with an automatic sprinkler system. An area of refuge is required within an enlarged floor-level landing unless the building is equipped throughout with an automatic sprinkler system, in Group R-2 occupancies, or if two-way communication is provided at the elevator landing. **Application:** An area of refuge should be incorporated into the landing areas for the stairways.		
Section 1011.2 – Stairways	Minimum width: 44" (unless accessible exit)	Exception: Occupant load <50, width shall be 36 inch minimum.	Exception: Occupant load <50, width shall be 36 inch minimum. Applies to standard business occupancy, but not to concentrated business occupancy.
Section 1015 - Guards	1013.2 Guards required on open-sided walking surfaces (such as at loading docks): 42" minimum height. 4" sphere max. opening.	1015.8 Windowsills: In R-2 (and R-3), where the opening of the sill portion of an operable window is located > 72" above finished grade, the lowest part of the clear opening of the window is <36" above the finished floor, fall prevention devices are required or the opening is limited to <4". **Applicable: Windowsills are 26.75" above the finished floor. Use window fall prevention device per ASTM F2090**, , or limit the at largest opened position to 4" maximum. See Kidco Screen Mesh #S303 or KidCo Window Stop #S304.	
Section 1017.2 - Exit Access Travel Distance	NS: 200 feet S: 250 feet Existing: 45 feet	NS: 200 feet S: 250 feet Existing: 60 feet	NS: 200 feet S: 300 feet Existing: 60 feet
Section 1019.3 – Exit Access Stairways (See Section 1022-1023 for interior exit stairway)	Stairways can be open. **Enclosure not required for:** ~ **Exit access stairways that communicate between only two stories (in other than Group I-2 and I-3).**	Stairways can be open.	Stairways can be open.
Section 1020 - Corridors Corridor Ratings	Sprinklered: 0 rating NS: One –hour rating	Greater than 10 occupants: .5 hour (sprinkler system required)	Sprinklered: 0 rating NS: One –hour rating
Section 1020.4 Dead ends	Dead-end corridors shall not exceed 20 feet in length. Exception: 1. Where length of corridor is less than 2.5 times the least width of the dead-end corridor. **Application:** The first floor corridors do not exceed 20 feet in length.	Dead-end corridors shall not exceed 20 feet in length. Exceptions: 1. Group B, R-1, R-2: where building is equipped throughout with automatic sprinkler system: 50 feet maximum. 2. Where length of corridor is less than 2.5 times the least width of the dead-end corridor.	Dead-end corridors shall not exceed 20 feet in length. Exceptions: 1. Group B, R-1, R-2: where building is equipped throughout with automatic sprinkler system: 50 feet maximum. Where length of corridor is less than 2.5 times the least width of the dead-end corridor.

	First Floor ***A-2 & A-3; and B***	***2nd Floor as Residential*** ***R-1 & R-2***	***2nd Floor as Offices or Education above 12th grade*** ***B***
		Application: Least width corridor is 4', resulting in length of 10 feet, thus exception 2 does not apply.	**Application:** Least width corridor is 4', resulting in length of 10 feet, thus exception 2 does not apply.
Section 1023 – Interior Exit Stairs One-hour rating when connecting <4 stories and shall be enclosed (except as overridden by Section 1019).	**INTERIOR EXIT STAIRWAY.** An *exit* component that serves to meet one or more *means of egress* design requirements, such as required number of *exits* or *exit access* travel distance, and provides for a protected path of egress travel to the *exit discharge* or *public way.*	Stair enclosure between only two stories is not required. (Section 1019)	Stair enclosure between only two stories is not required. (Section 1019)
Section 1030 – Emergency Escape and Rescue		Emergency escape and rescue openings are required per 1030.1 - in R-2 occupancies located in stories with only one exit or access to only one exit. **Not applicable.**	N/a.

Montana Department of Labor and Industry

Minimum Number of Plumbing Facilities:

For Public – 1st floor

A-2 Restaurant & Coffee Shop - 81 occupants in 1,205 sf (41 men, 41 women) – Restaurant per MCA

	41 men and 41 women
WC – Male: 1 per 75 occupants	1 wc (at least one urinal)
WC – Female: 1 per 75 occupants	1 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women

A-3 Community Hall – 44 occupants in 653 sf (22 men, 22 women) – Hall per MCA

	22 men and 22 women
WC – Male: 1 per 125 occupants	1 wc (at least one urinal)
WC – Female: 1 per 75 occupants	1 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women
1 drinking fountain per 1,000 occupants (for A-3)	1

B – Beauty Shop Business – 1 occupant in 89 sf (1 man, 1 woman)

	1 man and 1 woman
WC – Male: 1 per 25 occupants	1 wc (at least one urinal)
WC – Female: 1 per 25 occupants	1 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women

All uses combined – Using Restaurant Requirements

	60 men and 60 women
WC – Male: 1 per 75 occupants	1 wc (at least one urinal)
WC – Female: 1 per 75 occupants	1 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women

Business on Second Floor – Regular B Occupancy:

4,186 gross s.f.	Second Floor – 28 occupants (14 M + 14 W)
WC – Male: 1 per 25 occupants	1 wc
WC – Female: 1 per 25 occupants	1 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women
No drinking fountain requirement	0

Business on Second Floor – Concentrated B Occupancy:

4,186 gross s.f.	Second Floor – 84 occupants (42 M + 42 W)
WC – Male: 1 per 25 occupants	2 wc
WC – Female: 1 per 25 occupants	2 wc
Lavs: 1 per 2 water closets	1 lav men; 1 lav women
No drinking fountain requirement	0

ADA

Applicable Highlights:

1. Where multiple single user toilet rooms are clustered at a single location, no more than 50% of the single user toilet rooms for each use at each cluster shall be required to comply with 603.
2. Advisory F213.2 these requirements allow the use of unisex or single-user toilet rooms in alterations when technical infeasibility can be demonstrated. This is not the case at the Black Bear Inn.
3. 603 – turning space, overlap, door swing, mirrors, etc.
4. 206 – ACCESSIBLE ROUTES:
    a. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.
    b. An accessible route shall not be required between site arrival points the building entrance if the only means of access between them is a vehicular way not providing pedestrian access.

Appendix C: National Register Documents

MONTANA HISTORICAL AND ARCHITECTURAL INVENTORY

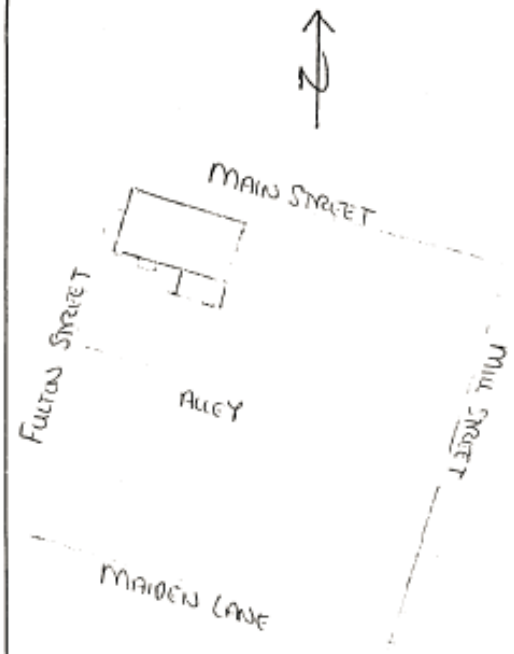
Site # 5

Legal Description: Block 2, lots 8 (W 20.5 ft.) 9 10

Address: 919 Main Street

Ownership: Name: Lincoln Todd c/o J. G. And B. W. Scott

☒ private ☐ public address: Box 876 Thompson Falls, MT 59873



Location map or building plan with arrow north.

Historic Name: Ward Hotel

Common Name: Townhouse Hotel

Date of Construction: 1907-08 ☐ estimated ☒ documented

Architect: N/A

Builder: James Lyons

Original Owner: Edward Donlan

Original Use: hotel/restaurant

Present Use: hotel/restaurant/rentals

RESEARCH SOURCES: Note all records consulted to determine dates of construction, original owners, builders, uses, etc.

Abstract of Title: Deedbook 6, p. 91.

Plat Records: Thompson Falls Original Townsite

Tax Records: 1908 Assessment Book

Building Permits:

Sewer/Water Permits:

City Directories: Polk, Missoula County: 1909, p. 710.

Sanborn Maps: 1910, 1914, 1922, 1927.

Newspapers: Sanders County Ledger: 9/27/09; 4/24/08.

Other: photographs of early Thompson Falls

PHYSICAL DESCRIPTION: Describe present appearance of structure/site, then contrast and compare that with it's original appearance, noting additions, alterations, and changes in materials. Discuss significant architectural features.

The two story Ward Hotel is a frame structure with a brick veneer laid in common bond resting on a stone and mortar and wood pier foundation. The main (north) facade has eight 1/1 double hung sash windows with wood sills and stone relieving arches. A pair of modern hinged glass doors centered along the facade are covered by a gabled, bracketed hood. Along the left side of the facade two large picture windows flank a recessed entry which is covered by a metal awning. Eight 1/1 double hung windows with wood sills and stone relieving arches are located on the second floor of the primary facade. An air cooler is placed within a former door frame which led to a second story balcony. This opening has a brick and stone semicircular arch enhanced by stone quoins and decorative stone voussoirs. An attractive and elaborate corbeled brick cornice surrounds the building on the north and west facades. The west elevation, facing Fulton Street, has an entrance and four 1/1 double hung windows with sills and lintels similar to the main facade on the first floor. Three full-sized 1/1 double hung and two smaller 1/1 double hung windows illuminate the second floor. The south facade has a covered entryway and three 1/1 double hung windows on the first floor, with seven 1/1 double hung windows piercing the second story. Two wooden porches, one above the main entrance and one attached to the northeast corner of the

(cont.)

8-2-84

HISTORICAL INFORMATION: Describe the persons, important events, and/or historical patterns associated with the structure/site and surrounding area.

Edward Donlan may probably be the most signifigant individual in Thompson Falls history. Born to Irish parents in Quebec, Canada, Donlan left home at the age of twelve to work as a teamster in the lumber camps. In 1889 he came to Montana and worked laying railroad track in Neihart, south of Great Falls. He quickly left that for the timber camps of western Montana. By 1895 he owned his own saw mill. Donlan joined the Republican party and in 1902 was elected state senator from Missoula. He ran three more times for the post, in 1906, 1910, and 1918, and won each time. Linking himself to Anaconda Copper Company interests, he ran for governor in 1908 and lost by less than two thousand votes. In the early 1900s, Donlan extended his operations to then western Missoula County. He operated a saw mill near Eddy and held extensive land holdings in and around Thompson Falls. He started the Thompson Falls Mercantile Company in town and held vast amounts of land to the west and east of town. He unsuccessfully tried to entice European immigrants to settle on the flats to the east of town in what his granddaughter called his bid to make Thompson Falls "timber capitol of Montana." Failing this, Donlan worked doggedly to make Thompson Falls the county seat for the newly designated Sanders County. In a bitterly contested political fight between Thompson Falls and Plains, the other candidate, Donlan scored a personal victory over J. C. McGowan and heavily Democratic Plains. A compromise plan gave the seat to Thompson Falls, but the first political appointments to Plains people. Still, the naming of Thompson Falls as the county seat ushered in a boom period that continued up to and through the building of the dam at the falls. Donlan played an important role in this as well. Donlan owned several small dams on the Clark's Fork, and there can be little doubt he helped to persuade John Ryan an other members of the future Thompson Falls Power Company to invest here. Just as Donlan sold Sanders County the lots where (cont.)

INTEGRITY: Assess the degree to which the structure/site, and surrounding area accurately convey the historical associations of the property.

This building has lost some of its integrity. The porches are gone and some of the bottomefloor windows appear to be modern. The swamp cooler and signage are not compatible. The west side has been changed as noted, as has the east and south. The interior, particularly the basement and first floor have undergone extensive remodelings. Selected rooms on the second floor do keep some of their integrity.

HISTORICAL and/or ARCHITECTURAL SIGNIFICANCE: Justify how the persons, important events, or historical patterns associated with structure/site lend the property significance and/or describe the ways in which the structure embodies the distinctive characteristics of a particular period, building type, or style.

The Ward Hotel is significant as one of the most important commercial buildings along the Main Street in Thompson Falls, Montana, and for its association with Edward Donlan, a successful politician and businessman in the town's early history.

Construction for the Ward Hotel began in September, 1907 and was completed in May, 1908. Edward Donlan, the owner, named the hotel after his eldest son, Edward. The original design called for 30 sleeping rooms, an office, a bar, a restaurant, and full basement for a power plant and a laundry room. Jessie R. Pruden did the excavation and foundation work, Janes Lyons of Missoula was the contractor and J.B. Franklin of Missoula did the electrical work. Pruden employed seven men to lay the stone foundation. Ten carpenters under J.W. Kennedy nailed up the timber frame from lumber supplied by the Graves saw mill. Furniture was purchased from Chicago, and on May 24, 1908 the hotel opened for business. In 1911, a back kitchen was added and the restaurant

FORM PREPARED BY:	GEOGRAPHICAL INFORMATION:
Name: John Lazuk	Acreage: Less than one acre.
Address: 350 Strand Ave., Missoula, MT	USGS Quad: Thompson Falls, MT
Date: October 5, 1984	UTM's: 11/624300/5272350

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only
received AUG 27 1986
date entered OCT 7 1986

1. Name

historic Historic Resources of Thompson Falls, Montana

and/or common

2. Location

street & number The town of Thompson Falls and the area immediately south along the Clark Fork River N/A not for publication

city, town Thompson Falls N/A vicinity of

state Montana code 030 county Sanders code 089

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	X commercial	___ park
___ structure	X both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
Multiple	___ being considered	X yes: unrestricted	___ industrial	___ transportation
Resources	N/A	___ no	___ military	___ other:

4. Owner of Property

name Multiple Ownership

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Sanders County Courthouse

street & number

city, town Thompson Falls state Montana

6. Representation in Existing Surveys

title See Continuation Sheet has this property been determined eligible? X yes ___ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state Montana

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	X unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Thompson Falls Multiple Resource Area nomination consists of one historic district and a variety of individual residential and commercial buildings constructed between 1900-1916. The Hydroelectric Dam Historic District is made up of five buildings and six structures, all of which date from 1910-1915 and are in good condition. The buildings include St. Luke's Hospital, a wood frame building currently used as a residence, Dr. Everett Peak's House, the Chief Operators' Houses, a pair of small wood frame cottages, the Bungalow style Superintendent's House, and the wood frame Superintendent's Office, which presently serves as a residence. The six structures in the district consist of the Dry Channel and Main Channel Bridges (1911), the concrete Dry Channel and Main Channel Dams (1915), the masonry Powerhouse and the small, masonry Transformer House. Of the nine independently eligible residential buildings in the nomination, seven can be categorized as intact examples of the Bungalow style, most having been constructed around 1912. The other two dwellings represent examples of the vernacular Victorian and the French Southern Colonial building styles. All of the houses retain a very high degree of architectural integrity. Five independently eligible, two story, commercial brick buildings located along Main Street date from 1910-1914. Each structure has undergone a series of alterations, primarily to the facade, but are nevertheless the best manifestations of commercial architecture in the business district. Two other structures are included in the nomination -- the well-preserved and intact Sanders County Jail (1907-1908), and the wood frame Northern Pacific Railroad Warehouse, which was built in ca. 1909.

The city of Thompson Falls, Montana, with a population of approximately 1300, is located in the Clark Fork River Valley of northwestern Montana at an elevation of 2439 feet, about 100 miles northwest of Missoula, Montana. The city is situated on the north bank of the Clark Fork River and lies between the Cabinet Mountains to the east and the Bitterroot Mountain Range on the west, which forms the western boundary between Idaho and Montana. The subsurface consists of the Wallace Formation, a heterogeneous unit composed of dark gray argilite, arenaceous and argillaceous limestone, gray limey quartzite, shale and sandstone in large areas. Geological similarities to the rich Coeur d'Alene, Idaho mining fields created the Thompson Falls mining district in 1884, but local mines never produced valuable ores as originally expected.

The topography of the area is characterized by large mountains covered with dense stands of a variety of mature trees. Vegetation consists of a mixture of western red cedar and western hemlock forests to the north and grand fir and Douglas fir climax to the south. White pine and yellow pine predominate in the area immediately around Thompson Falls, which is consistent with historical accounts describing the town as being situated within a dense stand of yellow pine.

The region experiences a moderate climate due to the prevailing flow of air from the west to the southwest. Praised by early settlers who claimed that land around Thompson Falls could rival the rich Bitterroot Valley to the south, widespread irrigation failed because of gravelly soil. Yet farming, dairying and ranching have remained as integral parts of the local economy from the 1890s into the 1950s.

Representation in Existing Surveys

Lazuk, John. "Historic and Architectural Survey of Thompson Falls, Montana." 1984 File available at Montana SHPO, Helena, MT

Bowers, Martha and Carol Hanchette. "An Evaluation of the Historic and Prehistoric Cultural Resources in the Thompson Falls, Ryan and Hauser Dam Areas, Central and Western Montana." January, 1982, for the Montana Power Company. Copy available at the Montana SHPO, Helena, MT

HAER/Montana State Bridge Inventory, 1980. Copy available at Montana SHPO, Helena, MT

The Montana Power survey resulted in the determination that the hydroelectric dam-related structures were eligible for National Register listing, and the HAER survey resulted in the finding that both bridges were eligible for inclusion in the National Register of Historic Places.

The layout of the city is a product of the surrounding topographical features -- it spreads out in a general east-west direction paralleling the Clark Fork River to the south, while the north side of the town is bounded by a steep mountain that gradually levels out into a wooded area several miles north of Thompson Falls.

The city of Thompson Falls is made up of a mixture of structures built during three stages of the town's history: from the early 1900s, during the first substantial period of growth from 1905-1916, and from post-World War II housing developments. The central business district is located along a segment of the south side of Railroad Avenue (Main Street) below the Northern Pacific railway. It can be characterized by a variety of scattered 20th century, two story, relatively simply-designed masonry buildings interspersed with several contemporary structures made of concrete block or similar modern materials. Historically, development did not completely infill vacant lots so that today, Main Street does not present a cohesive, unified group of historic buildings. Through the years, fire and demolition have destroyed several historic structures in Thompson Falls, thereby augmenting the lack of infill in the central business district. Of the five early commercial buildings still standing that are included in this Multiple Resource Area, all are two stories high and three are free standing. Each of these buildings has been altered on either the first or second floor; nevertheless, each clearly represents an association with small town commercial construction in Thompson Falls and illustrates the growth and stability of the community in the early 1900s.

Initial development in Thompson Falls centered around Blocks 3,4,5, and 6 of the 1893 Original Townsite on Main Street, between Perry Street to the east and Mill Street to the west. Other early construction was located north of the railroad tracks in Blocks 18 through 24 and Blocks 30 through 34. Buildings in this area, such as Weber's Store (1900-1903) at 510 Main Street and the International Order of Odd Fellows Hall (1901) at 520 Main Street, typically served a multi-purpose function by providing retail space on the first floor and living quarters for either the merchant or a renter on the second story. Additional structures including the Northern Pacific Warehouse (ca.1909) and other similar buildings were strategically placed along the railroad right-of-way parallel with Main Street in Blocks 7 through 14. A few residences also were scattered among these commercial buildings in Blocks 11 and 12 but none remain today. By 1904 the easternmost building was in Block 16, while the farthest construction to the west was in Block 49. Haley Avenue served as the northern boundary for the town at this time.

Between 1905-1921 the majority of residential construction in Thompson Falls was concentrated to the north of Main Street in an area known as Capitol Hill paralleling Preston, Ogden and Haley Avenues. The Grandchamp House (1911) at 1012 Preston Avenue and the house at 916 Preston Avenue (1911) are very good examples of the typical type of dwelling built during this period. Both are rather modest examples of the Bungalow style, each one story high with a hip roof and full width front porch. As the community began to slowly grow and

expand away from the commercial center, some residences also were built to the south and west of the business district. Many of these dwellings were built on corner lots on the upper reaches of Capitol Hill along Ogden, Haley, Third and Fourth Avenues. A small number of houses also appeared at this time on the eastern edge of town on Church and Adams Streets in Blocks 15 and 90, but the area of highest population density extended from an area on the east side, from Perry Street to Gallatin Street on the west.

The designation of Thompson Falls as Sanders County seat in 1906 likely contributed to the construction of over 50 commercial and residential buildings in the community between 1905-1911. Variations of style and use of structures can be placed into three categories for the period: large commercial and community buildings; small log houses and frame cottages; and larger brick and wood frame "pattern book" residences. Some wood frame buildings which functioned as a combined business and residence still appeared in the commercial district, but a greater number of brick structures were being constructed at this time. Notable among these are the two story Ward Hotel (1907), and the Tourist Hotel (1911), both of which are located within the Original Townsite on Main Street. The long, primary facade of the Ward Hotel occupies a prominent location at the corner of Main and Fulton Streets, and architectural details such as an elaborately corbeled cornice and segmental arches over the windows clearly indicate the building's landmark status in the community. The Tourist Hotel, located in Block 3 of the Original Townsite, features buff-colored brick applied to the facade and a three-tiered band of decorative corbeling at the cornice. The Sanders County Jail, located at the corner of Madison Street and Maiden Lane, was constructed in 1907 and is the oldest county building in the community. It is a square, two story brick structure with iron bars covering its original double hung windows. The most basic house type in Thompson Falls in the early part of the 20th century was the small, hip roofed, one story Bungalow. Modest in scale, this house type accomodated either a single person or a small family. Most were square or rectangular in shape, with three or four interior rooms, a full width front porch, and a foundation of either rubble stone or stone and mortar. The Moser House (1911) at 112 Park Street is an excellent example of this style and typifies the type of dwelling commonly owned in Thompson Falls during this period. It was purchased in 1915 by Ada Moser, the wife of William Moser, who worked as a sub-foreman for the Thompson Falls Power Company.

In addition to being named Sanders County seat, Thompson Falls became the site of a hydroelectric dam located on the Clark Fork River near the western edge of the residential district. Construction of the dam and attendant facilities, which began in 1912, was largely the result of the initiative and financial backing of several leading citizens in Thompson Falls. Missoula State Senator Edward Donlan (who owned large tracts of land), local physician Everett Peek, and Arthur Preston together organized the Thompson Falls Light and Power Company in 1910 to develop electrical power for the community. In a significant decision, the U.S. Circuit Court in Montana upheld the right of Donlan and his business, the Northwestern Development Company, to use the waters of the Clark Fork River around Thompson Falls. The court declared that the company owned the river

bed and both banks through all of Township 21 North, Range 29 West. This provided the opportunity for Donlan to build a flume in order to irrigate an area east of the city, and more importantly, to proceed with the construction of the hydro-electric dam.

During the period from 1910-1915 several civic and commercial improvements combined to create a sense of stability and permanency in Thompson Falls. New sidewalks were added on Lower Railroad Avenue (Main Street), while a new building was constructed on the west edge of town for the recently-formed Thompson Falls Water Company. The Harriott Store reopened in 1910 in a new brick building at 706 Main Street after a fire destroyed the first store, and the Thompson Falls public library opened with 200 books available for circulation. Of these three buildings, only Harriott's Store is extant.

Approximately 30 buildings were erected at this time, with most residential expansion continuing to the west and north of Main Street on Capitol Hill. The majority of the population in Thompson Falls centered from the west side of Jefferson Street east to the west side of Grove Street. Small wood frame cottages were common, but larger carpenter-built dwellings such as the Ainsworth House (1910), a very large Bungalow located at 911 Maiden Lane and the Thayer House (1907), an unusual French Southern Colonial residence at 109 Jefferson Street were also constructed. The Bungalow style, widely known throughout America during the late 19th and early 20th centuries, also became one of the most popular house types in Thompson Falls at this time. The west side of the community, where the majority of the Bungalow houses were built, experienced a building boom as a direct result of the most substantial period of growth from approximately 1911-1915. The Bungalow had a number of basic design features which were commonly used. Its lines were low and simple with wide projecting eaves. It was 1 1/2 or two stories high, usually with a large, full width front porch. Exposed rafter ends and dormers were also a trademark. The Bungalow became so popular after 1905 that it was the first residential style to be constructed in quantity by the builder and contractor. Charles Doenges, the most significant builder in Thompson Falls, constructed numerous four square Bungalow style houses in town, each varying slightly in design. The Norby House (1912), the house at 112 Park Street (1911) and the house at 916 Preston Avenue (1911) are nearly identical in design, and all are attributed to Doenges.

In the business district, two story brick buildings continued to be built such as the 1911 Ward Hotel Annex (later partially destroyed by fire) which abutts the Ward Hotel but is not included in this nomination. The First State Bank of Thompson Falls, the town's only banking institution even today, built a two story building on the extreme west edge of Thompson Falls at 1008 Main Street. In 1912 the U.S. Forest Service expanded operations in the town and built a large warehouse behind their offices in the First State Bank building. Neither of these two buildings are included in the nomination due to major alterations. In 1911 the town council voted to build a sidewalk on the north side of the railroad tracks from Perry Street to Park Street. They also passed a resolution requiring property owners to construct sidewalks from the west side of Columbia

Street to the new High School in Block 43 north of Haley Avenue between Cedar and Columbia Streets.

Two steel bridges erected in 1911 in the vicinity of the falls on the river provided much-needed access to the town by wagon and automobile. The Main Channel Bridge is a three panel Parker deck truss, and the Dry Channel Bridge is a 377 foot-long pratt through truss. Both were constructed in anticipation of the building of the hydroelectric dam and are included as part of the historic district. The construction and location of the dam quite probably entered into the decision of Dr. Everett Peek to relocate his office in a newly remodeled and expanded residence along the river adjacent to the dam site.

The historic and architectural survey was coordinated by John Lazuk of Spokane, Washington, an independent research historian, with assistance from Patty Van Sickle, director of the Thompson Falls Community Development Block Grant Office. Methodology included a reconnaissance survey of approximately 400 of the town's earliest structures followed by an intensive survey of 120 of those that were deemed most significant. A detailed physical description was given for each structure noting the original design and any later additions, while black and white photographs were taken of all structures in conjunction with a photo log. Color slides were taken of the most notable buildings. Research in Thompson Falls included an examination of Sanborn maps, tax assessment books, Polk City Directories, plat maps, property abstract records, and early Sanders County Ledger newspapers to establish the chronology of ownership and date of each structure. Interviews with local residents and a review of historical literature at the Montana State Historical Society, the Mansfield Library at the University of Montana, and the City-County Library were used to develop a narrative historical and architectural overview of the city and the area. No archeological survey or testing was performed, in accordance with terms of the contract between the survey coordinator and the Montana State Historic Preservation Office.

Each structure within the survey area was evaluated using National Register criteria and recorded on a Montana Historical and Architectural Inventory form, which included a physical description of the structure, a date of construction, identification of architect, builder and original owner, a description of historical information, an analysis of integrity, and a statement of historical and architectural significance. Structures were identified and assessed based upon criteria and guidelines established for the National Register of Historic Places.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1900-1916 **Builder/Architect** Multiple

Statement of Significance (in one paragraph)

The 18 structures in the Thompson Falls Multiple Resource Area nomination are significant for their association with 1) the early growth of Thompson Falls as initially a mining and later a lumber town, and 2) the development of the hydroelectric dam and its contribution to the overall expansion and stability of the community in the early 1900s. Each of the five commercial buildings, the Odd Fellows' Hall, Weber's Store, the Tourist Hotel, the Gem Saloon, and the Ward Hotel, illustrate the broad social and commercial activity in Thompson Falls in the early 1900s through the end of the period of significance in 1916. The Ward Hotel, for example, was constructed with funds provided by State Senator Edward Donlan in 1907 during the first, and only, substantial period of growth in the community. The Ward was one of the best-equipped hostelries in northwestern Montana, and one of the most popular locations in Thompson Falls for social, recreational and commercial activity. All but one of the nine residences are significant as intact and well preserved examples of the Bungalow style, a design which was widely popular in town during the period of significance. The other house, the Thayer Residence is significant for its use of the French Southern Colonial style.

EARLY HISTORY AND DEVELOPMENT OF THOMPSON FALLS

In the spring of 1808, David Thompson, a geographer and trader with the North West Company, traveled down the Kootenai River into northwest Montana and northeast Idaho. The company hired Thompson to explore the region in order to set up trade relations with its native inhabitants. A series of trading posts near present-day Thompson Falls were operated until 1871 by the North West Company and its successor, the Hudson Bay Company. In the fall of 1883 the Spokane Falls Review reported that from 250-800 prospectors were camped in the mountains, with another estimated 5,000-12,000 arriving the following spring. The gold strike helped to create several settlements on both sides of the mountains, with the first in Montana along the Northern Pacific Railroad line called Heron Siding (present day Heron, 45 miles northwest of Thompson Falls). Attracted by an alternate route to the mountains along Prospect Creek, miners had by 1883 settled along the banks of the Clark Fork River near present day Thompson Falls. Merchants came from Missoula to establish outfitting camps, build wagon roads and eventually to build the town of Thompson Falls. A group of merchants formed the McClinch & Company to collect a toll for road and ferry fees along a route from Thompson Falls to the Idaho border. The Prospect Creek wagon road became increasingly popular resulting in a number of new businesses along the route.

In 1880 the Northern Pacific Railroad began construction of a line in western Missoula County from the city of Missoula to Lake Pend d'Oreille by following the Clark Fork River valley. By 1883 the railroad had constructed a sub-station house three miles outside of the present townsite of Woodlin Flats, which became

9. Major Bibliographical References

See Continuation Sheet; also, portions of the text for this nomination came from "Environmental, Historical, Economic and Cultural Factors in the Development of Thompson Falls, Montana and its Architecture" by John Lazuk, March 1985, on file at the Montana SHPO

10. Geographical Data

Acreage of nominated property approx. 410

Quadrangle name Thompson Falls

Quadrangle scale 1:62500

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	11	623500	5272700	B	11	623950	5272250
C	11	623800	5271800	D	11	623850	5272300
E	11	626450	5272125	F	11	625450	5272900
G	11	624350	5273150	H	11	623650	5272950

Verbal boundary description and justification See continuation sheets for historic resources and historic district maps. Unless otherwise noted, boundaries for each of the individually eligible properties correspond to their legal location.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Michael Koop, Survey Coordinator/NR Assistant

organization Montana SHPO date June 25, 1986

street & number 225 N. Roberts telephone 406-444-7715

city or town Helena state Montana 59620

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89–665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Marcella Sherfy

title SHPO date Aug 20, 1986

For NPS use only

I hereby certify that this property is included in the National Register

William B. Bushong date 10/7/86

for Keeper of the National Register

Attest: See Continuation Sheet for listing date

Chief of Registration

GPO 894-785

known as Thompson Prairie. Stations were also placed in the adjoining communities of Paradise and Plains. Despite the growth and development of Thompson Falls, the railroad maintained the nearest passenger station outside of town at Thompson Prairie. Notices were posted by the railroad for its employees not to stop or even slow down when going through Thompson Falls in 1883 and early 1884. The railroad finally agreed to enter and make stops in Thompson Falls in the spring of 1884, and used a warehouse as their original station house. Other structures, including a watertower and repair shop were built at a later date but are no longer extant.

In 1884, J.M. Cralle hastily surveyed Thompson Falls in an apparently haphazard fashion resulting in very few deeds being filed from 1884-1893 using legal descriptions based on his survey. Miners in Thompson Falls worked claims in the local mining districts and the community continued to operate as an outfitting point for travel up the Prospect Creek Road. The local economy remained stable, in large part, because of a reliance on the timber and agricultural industries, which provided employment for a majority of the labor force.

HISTORIC RESOURCES OF THOMPSON FALLS

The Original Townsite of Thompson Falls, Montana was surveyed in 1893 as a result of increased growth in the town from mining activity in the nearby Coeur d'Alene, Idaho Mountains. A number of commercial buildings were constructed from this period until the turn of the century. Of the few that remain today, the most significant have been included in this nomination. The first substantial period of expansion and development in Thompson Falls occurred during the period from 1905-1917 which saw a dramatic rise in the number of commercial, and more significantly, residential buildings on the west side of the community.

In ca. 1900 a brickyard was opened near Thompson Falls, thereby providing locally-produced masonry as a viable alternative to wood frame construction which had previously served as the major building material. The first documented use of this brick is in the 1901 Odd Fellows' Hall (520 Main Street), and Charles Weber's store (510 Main Street) was erected in 1903 using the same brick. While wood frame buildings continued to be constructed in the downtown area until 1914, the use of brick not only helped to control the ever-present threat of fire, but also provided a certain degree of permanence for the town. Both factors weighed heavily in the decision of the town council to pass Ordinance 28 in 1914, prohibiting the use of any building material other than stone, brick or other noncombustible on Lower Railroad Avenue, extending from the Odd Fellows' Hall west to the former county courthouse.

Between 1903-1905 several progressive individuals arrived in Thompson Falls who were responsible for much of the town's growth and prosperity. Most influential among these men were Charles Doenges, who was a prolific builder/contractor in the community from 1905-1913 and responsible for the construction of numerous workers' cottages and Bungalow style dwellings, 17 of which were included in

the original survey. Houses located at 916 Preston Avenue (1911), 112 Park Street (1911), and 13 Pond Street (1912) were all built by Doenges. Each of these rather simple, one story, wood frame Bungalows are nearly identical in design and are characterized by an almost square shape, hip roof, full width front porch and similar fenestration. The Preston House (1909) at 205 Ferry Street is a good example of the high quality craftsmanship typical of Doenges' work in Thompson Falls. The adaptation of Victorian period motifs such as bay windows and patterned wood shingles in the gabled ends clearly shows Doenges' stylistic influences.

Dr. Everett Peek was one of the original investors in the Thompson Falls Light and Power Company, and also served as County Commissioner in 1908. Peek opened several drugstores in Thompson Falls and the surrounding area and, realizing the potential of the hydroelectric dam project, organized the first community hospital in 1910 at 1014 Maiden Lane adjacent to the eventual power plant site. Missoula State Senator Edward Donlan intended to develop the area surrounding Thompson Falls into the lumbering capital of the Northwest. He accumulated extensive property within and around the town, some of which he eventually donated or sold for development purposes. He also owned the original water rights to the Clark Fork River in the vicinity of the hydroelectric project. Donlan led the initiative to name Thompson Falls as the Sanders County seat, which helped provide for the greatest period of economic and architectural growth in 1905-1916.

Two key events spurred the expansion and development of the town: the designation of Thompson Falls as the county seat, and the construction of the hydroelectric dam project by the Thompson Falls Light and Power Company between 1912-1917. Anticipation of the hydroelectric facilities played a significant role in the development of Thompson Falls from 1910-1912. Financed largely by outside investors, the dam project created hundreds of new jobs, which resulted in an increased population and expanded economy for the community. The dam was one of two hydro-electric sites acquired by John D. Ryan, who was representing the Milwaukee Road railroad, with the objective of electrifying a major segment of the railroad line in Montana. The proximity of the Thompson Falls site to Idaho permitted a modest extension of the Thompson Falls Light and Power Company's business beyond the state line, as it provided power for a time to the Coeur d'Alene mines and smelters.

Aside from Charles Doenges, a few individuals appear to have had a significant impact on the built environment in Thompson Falls. Charles Wicksell, who arrived in 1909, built 11 structures and was the major contractor in the community after Doenges left. Wicksell's peak period of construction coincided with the building boom in the town between 1912-1915, however, none of his buildings are included in the nomination because of incompatible alterations. Nelson Grandchamp was a carpenter who built three Bungalow style houses between 1910-1912. The Grandchamp House (1911) at 1012 Preston Avenue is strikingly similar to other Bungalow houses in Thompson Falls designed by Doenges, and may have been based on the same house pattern. Many other residential and commercial structures apparantly

were built by either an owner or a contractor (several contractors came from Missoula) who was responsible for the construction of just a single building in the community. Albert Thayer built his own house in 1907 at 109 Jefferson Street using stone from his quarry on the Thompson River. By contrast, James Lyons, a Missoula contractor, was hired by Edward Donlan in 1907 to build the Ward Hotel located at 919 Main Street.

After the completion of the hydroelectric project, the economy and population of Thompson Falls declined slightly and then remained steady into the 1920s. A reliance upon the forest products industry in the 1920s and 1930s aided the local economy, but growth in the community was minimal. Due to an expansion in the forest products business, the economy accelerated slightly in the 1930s and 1940s. A number of new businesses, including a movie theatre, tourist camp and general mercantile store opened during this period. Residences were also built on the west side of town along the Clark Fork River in Blocks 1 through 8 of Donlan's First and Second Additions. None of these structures are included in the nomination due to age.

The town has experienced a slow, but steady growth in population that continues today. In the early 1950s a significant decline in the agricultural work force of the area was compensated for by an enlarged forest products industry. By 1950 the population was 851, and in 1960 it increased to 1,274.

The only known preservation/restoration activities within the Multiple Resource Area are the ongoing rehabilitation projects under the Community Development Block Grant program. This work involves low-cost housing rehabilitation which is being done in accordance with the Secretary's Standards for Rehabilitation of Historic Properties.

Appendix D: Funding Sources

STATE & LOCAL GOVERNMENT PROGRAMS

MT STATE HISTORIC PRESERVATION OFFICE

Montana's state agency that encourages the preservation of historic places. MT SHPO offers technical assistance, along with information on recording historic properties and the National Register Program.

NEW! Historic Revitalization Subgrants: Revitalizing Montana's Rural Heritage

In Fall of 2019, MT SHPO was awarded funds from the National Park Service for historic preservation projects in communities under 50,000 in population. The total pool is $350,000, and grants will range from $10,000 - $100,000. They will call for letters of Inquiry in late 2019, and will invite full applications from promising applicants. Funds must be matched 60:40, cash and/or in-kind. Projects from towns with active preservation programs are encouraged. Full details anticipated in November 2019.

Historic Preservation Investment Tax Credits

Montana's state agency that encourages the preservation of historic places. MT SHPO offers technical assistance, and information on how to apply and qualify for federal and state historic preservation investment tax credits. Periodically they also have grant funding. Contact:

Pete Brown, Architecture Specialist, pebrown@mt.gov 406-444-7718
PO Box 201202, Helena, MT 5962

MT DEPT OF COMMERCE (MT DoC)

NEW! Montana Grants for Museums and Historic Sites

The Montana Legislature passed the Montana Museum's Act in 2019, which will fund new facilities for the Montana Historical Society along with grants for historic preservation. The MT Dept of Commerce is in process of writing the rules for these new funds, derived from a 1% addition to the MT Accommodations Tax. Funds will be awarded on a biennial basis, after approval by the Legislature. The first round of applications will be due by Feb 28, 2020.

Montana Tourism Grants

MT DoC funds tourism-related brick-and-mortar projects, such as construction costs associated with building new and/or rehabilitating older tourism and recreation attractions, historical sites or artifacts; costs associated with purchasing new and/or existing tourism and recreation attractions, historical sites or artifacts; and equipment purchased for tourism operations. Non-profit sponsors or local governments are eligible to apply. The funds are awarded on an annual basis through a competitive application process. Sponsors are required to invest $1 for every $2 in Tourism Grant funds received.

http://www.travelmontana.mt.gov/ourprograms/TourismDevEd.asp
MTDoC, 301 S Park, Helena, MT (406) 444-2654

Montana Main Street Program

The Montana Main Street program is housed in the **MT DoC** Small Business division. Main Street is local revitalization using preservation of historic communities as a centerpiece. The program offers a variety of resources and incentives, including construction grants. The state contact is:

Tash Wisemiller, Main Street Coordinator twisemiller@mt.gov (406)841-2756
MTDoC, Community Development Division, 301 S Park Ave; PO Box 200523, Helena 59620

Big Sky Economic Development Trust Fund

Project planning funding is awarded through Certified Regional Development Corporations and tribal governments to support economic development planning activities, including business improvement districts, central business district redevelopment, industrial development, feasibility studies, etc. There are also funds for job creation, to stimulate business development and economic growth.

http://marketmt.com/BSTF

Annmarie Robinson, Section Manager ARobinson3@mt.gov (406) 841-2250

Community Development Block Grants

This federal program, administered through the MT Dept of Commerce, offers funding for planning and for construction. Focused on improving communities by expanding economic opportunities, improving community and public facilities, and good housing for low and moderate-income people, these grants typically range up to $50,000 for planning and $450,000 for construction.

https://comdev.mt.gov/Programs/CDBG

Gus Byrom, CDBG Program Manager gbyrom@mt.gov (406)841-2770

City- County Historic Preservation Commissions

The local preservation commissions often can access grant funds through the MT State Historic Preservation Office. **Check with your local program for possible grants.**

Tax Increment Financing

Tax Increment Financing (TIF) is an economic development tool used to finance public infrastructure and stimulate private development within designated urban renewal areas (URA). URAs must be adopted by local governments in Montana to build partnerships with the private sector, and implement plans that revitalize specific areas within their communities. TIF can fund capital improvements such as parks, streets, and transit systems that attract private investment, businesses, jobs and residents. See:

http://leg.mt.gov/content/Committees/Interim/2015-2016/Revenue-and-Transportation/Meetings/Nov-2015/tif-manual-2014-cornish.pdf

FEDERAL GOVERNMENT PROGRAMS

U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NHL Challenge Cost Share

The NPS Challenge Cost Share program funds projects that encourage preservation of **National Historic Landmarks** throughout the country. Funding ranges from $3,000 to $30,000 per project. Must be matched dollar-for-dollar, cash or in-kind. Government entities and non-profit organizations are eligible to apply.

https://www.nps.gov/orgs/1837/index.htm

Save America's Treasures (SAT)

SAT grants help preserve nationally significant properties and collections that convey our nation's rich heritage to future generations of Americans. Projects must be of national level of significance. Grants are available to nonprofits, state and local governments, Federally-recognized tribes, educational institutions, and some Federal agencies in partnership with nonprofits. **https://www.nps.gov/preservation-grants/sat/**

U. S. DEPARTMENT OF AGRICULTURE

Rural Business Opportunity Grants (RBOG)

The USDA offers a number of programs in the area of rural community development. Of particular interest, RBOGs promote economic development in rural communities by supporting training and technical assistance for business development and regional economic development planning. They also award grants for construction and building improvements. Local governments, economic development organizations, nonprofit organizations, Indian tribes, and rural cooperatives are eligible to apply. The maximum grant amount is $100,000. Further information can be obtained at: **https://www.rd.usda.gov/mt**

Rural and Coop Development Specialist, Montana USDA State Office
900 Technology Park, Bozeman, MT 59701 (406) 585-2545

Federal Forest Funds (PILT)

Under the "Secure Rural Schools and Community Self Determination Act of 2000," counties in Montana receive significant federal funding. In FY 2016, Lincoln County received $635,059. County commissioners in each county have jurisdiction over how these funds are allocated. Under the Congressional funding formula, these funds are primarily applied to school improvements and road repairs, however, economic development efforts can also qualify for these funds. Often referred to as PILT (payment in lieu of taxes), these funds have diminished over time and many counties rely upon these funds to pay for essential services and operations.

NON-GOVERNMENTAL ORGANIZATIONS

Montana Preservation Alliance (MPA)

The Montana Preservation Alliance (MPA) is the Montana's only statewide non-profit historic preservation organization. MPA champions the preservation of the state's unique heritage and historic places, through advocacy, education, and technical assistance. MPA's staff and board members act as a clearinghouse to direct Montanans toward potential sources of funding and technical support. MPA provides project leadership to agencies and partners with buildings and other properties in need of repair through their Restore MT! program, they provide staff trained in historic preservation, architecture and construction, as well as supervised volunteer, student-led, trainee and intern crews on a variety of projects. For more information contact:

Chere Jiusto, Executive Director **www.preservemontana.org**
Mary Webb, Restoration Director
406-457-2822 **info@preservemontana.org**
MPA, 44 W 6th Ave Suite 110, Helena, MT 59601

The National Trust for Historic Preservation (NTHP)

The National Trust for Historic Preservation (NTHP) provides funding for historic preservation projects in a number of categories. Funds for NTHP programs derive from Trust memberships, charitable contributions and Congress through the National Historic Preservation Fund.

Preservation Services Fund (PSF)

The National Trust's PSF grants are intended to increase the flow of information and ideas in the field of preservation. They help stimulate public discussion, enable local groups to gain the technical expertise needed for particular projects, introduce students to preservation concepts, and encourage participation by the private sector. Eligible applicants must

be non-profit organizations or public agencies and members of the NTHP Forum program. Maximum awards are $5,000; all grants must be matched 1:1, primarily via cash contributions.

NTHP Mountain/Plains Office, 1402 Ogden Street, Suite 203, Denver CO 80218
www.nthp.org 303- 623-1504

Montana History Foundation (MHF)

The Montana History Foundation seeks to preserve the legacy of Montana's past. The Foundation's central goal is to generate public support to save the rich cultural heritage and historic resources of Montana. Funding areas include assistance to preserve buildings and cemeteries, collect oral histories and conserve heritage materials in local repositories. Maximum awards $5,000; all grants must be matched, cash or in-kind.

Carissa Beckwith, Grants Manager www.mthistory.org 406-449-3770
MHF, 1750 North Montana Street, Helena, MT 59601

Montana Community Foundation (MCF)

The Montana Community Foundation is a steward through which private assets entrusted by donors are invested to protect and enhance the unique resources of Montana - its people and their needs, its diversity of culture, its richness of artistic creation and appreciation, and the beauty and quality of its land, air and water - so that these resources may be enjoyed now and in the future. For more information:

Cathy Cooney, MCF Program Director 406-443-8313 www.mtcf.org
101 N Last Chance Gulch, Suite 211, Helena, MT 59601

Your Local Area Community Foundation

Community Foundations hold funds and make grants on behalf of projects that strengthen communities and enrich the greater area. Check for the Community Foundation nearest you.

Northwestern Energy Community Grants

NorthWestern Energy wants to make the communities it serves better places to live, work and prosper. They encourage qualified nonprofit organizations that operate within our service territory to apply for donations through the NorthWestern Energy Charitable Giving program. Their local committees review requests year-round and determine funding.

http://www.northwesternenergy.com/community-works/community-works-fund

The Orton Foundation

The Orton Family Foundation empowers people to shape the future of their communities by improving local decision-making, creating a shared sense of belonging, and ultimately strengthening the social, cultural, and economic vibrancy of each place. They assist residents of small cities and towns in the use of the Heart & Soul method, a barn-raising approach to community planning and development designed to increase participation in local decision-making and empower residents to shape the future of their communities in a way that upholds the unique character of each place. For detailed grant information visit the website: **www.orton.org**

Rural Community Assistance Corp (RCAC)

RCAC's comprehensive community and economic development services supports rural communities to create a vision, set goals and implement an action plan for community development projects.

Montana Contact: **Pam Higgins, Rural Planning and Capacity Building Manager 406-366-0902**

Steele-Reese Foundation

The *Steele-Reese Foundation* is a charitable trust committed to supporting rural communities and the nonprofit organizations that serve them in Idaho, Montana, and Kentucky. They support Rural Education, Rural Human/Social Services, Rural Conservation and Preservation, Rural Health, and Rural Arts and the Humanities.

Linda Tracy, Western Director, PO Box 8311, Missoula, MT 59807 406-207-7984
linda@steele-reese.org http://steele-reese.org/idaho_montana_grant_program

Wells Fargo Community Investment Programs

Wells Fargo supports organizations that keep communities strong, diverse, and vibrant, with contributions primarily directed to Community Development, Education and Human Services. For more information on grants within Montana, contact:

Katie Rollyson, Wells Fargo Community Affairs katie.m.rollyson@wellsfargo.com
www.wellsfargo.com/about/corporate-responsibility/montana-grant-guidelines/

VOLUNTEER & TRAINING PROGRAMS

Montana Conservation Corps

MCC is a non-profit organization that empowers youth and young adults through hands-on conservation service and education. Each season they enroll over 200 young adults from across the US, age 18 and up, in the AmeriCorps program, and more than 100 local teens, ages 15-17, in their Youth Service Expedition program. **mtcorps.org Lee Gault, MCC, 206 N. Grand, Bozeman, MT 59715 406-587-4475**

Appendix E: Public Meeting Notes

Black Bear Inn Public Meeting, July 11, 2019

Presenting: Black Bear Inn: Daniel Moore, Marlaina Mohr Sanders County CDC: Jen Kreiner
Montana Preservation Alliance: Chere Jiusto, Lesley Gilmore

Public Attending: [sign-in sheet on file with Jen Kreiner]

Introductions: Daniel welcomed, Jen introduced the project, Chere gave an outline for the meeting.

Project Background: Daniel described the hopes he and Marlaina have for this property. In Thompson Falls there are young people and families who look for opportunity, many bright young people grow up here and then leave. They hope the Black Bear can create opportunities for those people, help Thompson Falls be more than a retirement community, and contribute to the quality of life for residents who aren't here to drink and gamble, there are plenty of other places to find that. This building has been here 100 years, the last 30 it was underutilized. The initial concepts include the coffee shop and salon, this community room, and upstairs a call center, providing living wages for 20-30 families.

Jen on behalf of Sanders Co CDC, is pleased to see this building and Daniel underway with the building. This feasibility study was secured by SCCDC which secured a grant from MT Main Street of MT Department of Commerce. SCCDC has long sponsored planning studies, this one will include a Preliminary Architectural Report w optimal uses, improvements and costs estimates. She invited public input and encouraged all there to fill out the comment cards to help gather ideas for what's needed in Thompson Falls and what the building could be.

Chere then presented an overview with slides on the community and results of past studies that set the stage for this planning project.

Public Input: Lynne – Sanders Co Library – Training in Information Technology is a need. Blackfoot leads IT classes but a classroom, classes on Microsoft, and place to study for GED, would all be good. Currently, students have to pay for internet access online or go to the school to get the coursework. Bigger libraries offer classes for GED, coding, space is limited here for these things. Suggested the High School could partner to help younger students.

The library also serves as a visitor center for the Chamber, but can't devote time it deserves. It would be great to move it to the Black Bear, a centralized location where we could expand to be a real visitor space with FS maps – The Paradise Center is a great model. The Black Bear too could accommodate collaborative space for studio work ie jewelry making, painting, something for everyone, especially on weekends when people visit Thompson Falls, there is little to do, something is needed for visitors.

Zack works at the hospital, they are challenged to draw and keep skilled employees. The hospital and timber are the two biggest local employers. He suggested there could be a cooperative venue for local artists here, or for antique sales. The visitor center is a good idea for this attractive corner. The library was intended to serve as a temporary center. Imagine this community room at the Black Bear with great big photos of Thompson Falls.
Linda, Historical Society – Offered several interesting suggestions:

- Restore one room to the original appearance to give a sense of what this place once was
- Consider plans for the roof – a place for viewing, solar panels, etc
- Explore option for a vocational or trade school – cosmetology, trades, IT
- Business Incubator, Shared Kitchen, Community Kitchen, Movie/Boutique Theater with food and beverages

Daniel described some of the requirements for movies – license to show films, need for up-to-date equipment. Nice idea for a teen space, not sure what might be best. Also would like to support the Rex for this type of programming.

For instructional programs: Online learning requires 3 things:

- a workspace and online access
- connection to an educational program who are generally willing partners if costs are borne by the local access venue
- instructors

Thompson Falls schools formerly had an agreement with the College of Great Falls to offer classes.
Perhaps 3-4 rooms could serve as a learning center, the Black Bear can sustain the facilities and coffee shop hours from 6 am to 9 pm provide predictability which builds momentum over time. What programs would be a good fit? (ie. Property appraisers are a local need, there are only 3 for the entire county.)

A call center could accommodate perhaps 26 people to start, which could develop regional expertise and spin off more. They are not so common in small towns, but the need is global and could also connect remote workers. New Fiber optic service along Hwy 200 runs right out front and makes this possible. The music hall is now for sale, if this took off, that could also convert to call center space. Ideally, this facility becomes self-sustaining, already the coffee shop breaks even.

Jen suggested that housing be considered, ie. Studio apartments for teachers, Forest Service, hospital employees. Daniel noted conversion to residential is a bit more challenging and costly, and there are more code requirements, where a call center is a good fit as built and less expensive improvements are needed. Housing doesn't pencil out for conventional financing due to low appraised values on local properties.

Mike Thilmony, First Security Bank – Applauds what Daniel and Marlaina are doing here, this is a downtown anchor, an important corner, good spot for a visitor center. There was consensus that this would be a great fit.

Group Discussion: Other Business Ideas included retail outdoor recreation, a shop in Seeley Lake was run by local high school kids (now closed). Black Bear is on this, they love the idea of being a recreation destination, rental bikes, maybe kayaks, non-motorized trail maps could all be offered here. Chere mentioned expanding bike tourism, and collaboration from Mullan to Couer d'Alene to Thompson Pass.

Mike, FIB: suggested hired staff for the visitor center, and an event coordinator. Various funding options include Glacier Tourism Country, a shared position with Main Street, and some city funding. This could be a partnership and local employees could also be trained to answer tourism questions. Daniel provides this to the Black Bear Coffee Crew, training on how to promote the local community and our state.

Appendix F: End Notes

[1] Daniel Moore, owner, at the July 11 community meeting in Thompson Falls, see Appendix E.

[2] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: National Park Service, 1995), page 61.

[3] Ibid., page 62.

[4] John Lazuk, Montana Historical and Architectural Inventory Form for the Ward Hotel, October 5, 1984.

[5] www.bestplaces.net, and National Climatic Data Center.

[6] Michael Koop, "Historic Resources of Thompson Falls, Montana" and Lazuk, Inventory form for the Ward Hotel.

[7] Lazuk, Inventory form for the Ward Hotel, p. 2.

[8] Koop, Historic Resources of Thompson Falls, Sec. 8 p. 2.

[9] Corrections have been made to the description to reflect the lack of stone on the building.

[10] These balconies appear on the Sanborn fire insurance maps up through 1927, and are omitted from the 1938 Sanborn fire insurance map.

[11] The building was most likely painted prior to the 1984 Property Record Form preparation, as the author notes the use of stone for the window and door arches and the quoins. The painting gives this false impression. The c.1938 naming as the Black Bear Hotel (and painted sign on the west elevation) might be coincident with the painting of the brick facades.

[12] The 1938 Sanborn Fire Insurance map does not depict the outline of the balconies that had been included in the most recent 1927 map.

[13] National Register Nomination, page 8-1.

[14] The balconies had been removed by 1984, when the building was recorded in the Montana Historical and Architectural Inventory.

[15] SMACNA calculations have been based on 100-year storm in Helena, Montana. Missoula is the only other Montana city included in the Rainfall Data and Drainage Factors table, with slightly less rain over the 100-year storm. Note that the gutter sizing would be the same for the 10-year storm, so this increase would be required for either calculation.

[16] Relayed by James Day (Owner's contracting foreman) to Lesley Gilmore on August 14, 2019. The line demarcating the recent paint campaign is evident.

[17] Thompson Falls Downtown Master Plan, p. 3.

[18] Ibid. p. 52.

[19] Ibid. p. 68

[20] Ibid. p.

[21] Ibid., p. 72.

[22] Chere Jiusto and Christine Brown, Cycling and Heritage in Montana.

[23] "Occupational Outlook Handbook of the Bureau of Labor Statistics"2017, as quoted in *Call Centers Return to the U.S.* Forbes. March 30, 2019.

[24] Dale Buss, Call Center: Reshoring Instead of Offshoring. Area Development, 2015. https://www.areadevelopment.com/BusinessGlobalization/Q3-2015/call-centers-reshoring-instead-of-offshoring-271444.shtml

[25] A New Frontier, accessed at: https://mthightech.org/wpcontent/uploads/2017/04/ Entrepreneurship-Ecosystems_Montana-Report.pdf

[26] Dan Johnson, MT USDA in MEDA Sanders County Assessment, 2015.

[27] Bitterroot FabLab Photo*: The Missoulian*, Nov 14, 2015.

[28] http://bsd.dli.mt.gov/building-codes-permits/electrical-permits

[29] International Code Council, 2018 *International Building Code*, Section 1008.4 Concentrated business use areas. (ICC, Country Club Hills, IL, 2017), page 260.

[30] This document provides the scoping and technical requirements mandated under the Americans with Disabilities Act of 1990 (ADA).

[31] The Black Bear Inn Building is considered a contributing building to a Multiple Resource Area listed in the National Register of Historic Places, hence is considered a qualified historic building.

[32] U.S. Department of Justice, *2010 ADA Standards*, Section 202.5, p. 20.

[33] For purposes of this report, the 2018 edition of the IEBC is referenced.

[34] Phone call with Neil Harnett, Public Works Director of Thompson Falls, with Lesley M. Gilmore, on August 21, 2019.