

**From:** Elizabeth Johnson <JohnsonE@ci.missoula.mt.us>  
**Sent:** Friday, May 20, 2022 11:50 AM  
**To:** Joe M. Dehnert  
**Cc:** Spencer Starke  
**Subject:** Re: Cathcart Subdivision Property Documentation  
**Attachments:** HistoricPropertyRecord.pdf; Instructions for Historic Property Record Form.pdf

**External Email:** Treat links and attachments with caution.

Hi Joe,

Thank you for your email. For any proposed subdivision project that may impact any properties over 50 years old it is recommended that first a [file search request](#) be submitted to the State Historic Preservation Office to determine what recorded historic resources exist on the property. If this has already been completed, that's great!

Additionally, if any structures or landscape features known to be over 50 years old will be impacted by the project, historic documentation should be provided for all qualifying structures/features on the property.

The documentation should include, at a minimum, the following:

- A detailed site history that documents the physical development of the property and landscape
- Photographs of all four exterior elevations of each building on the property that would be removed in the proposed subdivision. If interior photographs are a possibility, please include those as well.
- Photo documentation of the existing conditions of any structures or landscape features (irrigation ditches, etc.) that will be impacted by the proposed subdivision.
- Site maps and reproductions of any available historic images or documents related to the property.
- An assessment of any adverse effects the proposed subdivision may have on the historic structures/landscape features.

The easiest way to complete this documentation is to use the Historic Property Record form (attached). While a historical research consultant can help compile this report, the State Historic Preservation Office only requires that the individual/group working on the report meet the professional qualifications established in the [Secretary of the Interior's Standards for Historic Preservation and Archaeology](#). It's also worth mentioning here that reaching out to CSKT for any comment they may have on the proposed subdivision is also an important part of the early documentation process.

This documentation will be examined through the lens of ensuring that any significant cultural or historic features are appropriately addressed per the [subdivision requirements section 3-010.8](#), which states that "the subdivision may not result in the destruction, loss, or damage of significant natural, scenic, cultural, or historic features." Any follow-up actions required to satisfy the historic resource assessment will be determined once the documentation has been received. If you have any other questions about the process, please don't hesitate to reach out.

Thank you,

**Elizabeth Johnson** | She/Her/Hers |Historic Preservation Officer d  
Community Planning, Development & Innovation  
406-552-6638 | [johnsone@ci.missoula.mt.us](mailto:johnsone@ci.missoula.mt.us)



*Promoting equitable growth and a resilient, sustainable community.*

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**From:** Joe M. Dehnert <[Joseph.M.Dehnert@imegcorp.com](mailto:Joseph.M.Dehnert@imegcorp.com)>  
**Sent:** Thursday, May 12, 2022 6:20 AM  
**To:** Elizabeth Johnson <[JohnsonE@ci.missoula.mt.us](mailto:JohnsonE@ci.missoula.mt.us)>  
**Cc:** Danny G. Oberweiser <[Daniel.G.Oberweiser@imegcorp.com](mailto:Daniel.G.Oberweiser@imegcorp.com)>  
**Subject:** Cathcart Subdivision Property Documentation

Hey Elizabeth,

I hope this email finds you well. I am reaching out to confirm the process for historical documentation for the property outlined below. The property is currently owned by the Dougherty's, but is under contract with Cathcart group for a proposed subdivision. During our pre-application meeting with the City they indicated that the sooner we begin the historical documentation process the better, as there are a number of older buildings located on the property.

Our understanding of the process is that we must contract with a historic architectural specialist that provides a recommendation to both your office and the SHPO. Once that recommendation has been made and any follow-up actions from their report have been taken the historic preservation requirements have been met. Any additional information you can provide on this process will be helpful in informing the developer. Please reach out with any questions or if you need any additional information.



Talk soon,

**Joe Dehnert**  
Land Use Planner



**IMEG Corp.**  
1817 South Ave West | Suite A | Missoula, MT 59801

(406) 532-0269 | phone  
(912) 212-5028 | mobile

joseph.m.dehnert@imegcorp.com

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Big Sky. Big Land. Big History.

# Montana Historical Society

May 23, 2022

Joe Dehnert  
IMEG Corp  
1817 South Ave. W. Suite A  
Missoula MT 590801

RE: CATHCART MAJOR SUBDIVISION, MISSOULA COUNTY. SHPO Project #: 2022052303

Dear Mr. Dehnert:

I have conducted a file search for the above-cited project located in Section 7, T13N R19W. According to our records there have been a few previously recorded sites within the designated search locale. In addition to the sites there has been one previously conducted cultural resource inventory done in the area. I've attached a list of the sites and report. If you would like any further information regarding the sites or report, you may contact me at the number listed below.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing in the National Register of Historic Places. Site 24MO1781 is the historic Dougherty Farmstead which is located within the proposed project area and has been previously determined eligible for listing in the National Register.

If any structures within this farmstead are to be altered, it could be considered and effect to a historic resource. Since this project is located within Missoula, we would ask that you contact the Missoula Historic Preservation Officer, Elizabeth Johnson, for any concerns that she may have regarding any disturbances to this historic resource. She may be reached at 406-552-6638, or [johnsone@ci.missoula.mt.us](mailto:johnsone@ci.missoula.mt.us). You may also want to reach out to our Historic Architecture Specialist, Eric Newcombe, for any concerns that he may have. He may be reached at 406-444-7717, [eric.newcombe@mt.gov](mailto:eric.newcombe@mt.gov).

If you have any further questions or comments, you may contact me at (406) 444-7767 or by e-mail at [dmurdo@mt.gov](mailto:dmurdo@mt.gov). Thank you for consulting with us.

Sincerely,

Damon Murdo  
Cultural Records Manager  
State Historic Preservation Office

File: LOCAL/SUBDIVISIONS/2022

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# Montana Historical Society

Montana State Historic Preservation Office

1410 8th Avenue, PO Box 201202

Helena, MT 59620-1202

(406)444-7715

montanahistoricalsociety.org

## FILE SEARCH INVOICE

DATE: 23-May-22

SHPO Invoice #: 2022052303

**Bill To:**  
**Contact Name:** Joe Dehnert  
**Organization:** IMEG Corp  
**Address:** 1817 South Ave. W. Suite A  
**City/State/Zip:** Missoula MT 590801

File Search Fee Structure	
\$25 / Section	
For questions contact: <b>Damon Murdo</b> dmurdo@mt.gov 406-444-7767	
<b>Total Cost:</b>	<b>\$25.00</b>

Project Name:	CATHCART MAJOR SUBDIVISION, MISSOULA COUNTY
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<b>Total sections searched for SHPO Project #: 2022052303</b>	<b>1</b>
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**Please make all checks payable to:**

Montana Historical Society  
PO Box 201201  
Helena, MT 59620

**\*\* PAY ONLINE HERE \*\***

<https://svc.mt.gov/doa/opp/HISSHPO/cart>

Due upon receipt. Please pay within 30 days.



# STATE HISTORIC PRESERVATION OFFICE Montana Cultural Resource Database

## CRABS Township, Range, Section Results

Report Date: 5/23/2022

Township: 13 N Range: 19 W Section: 7

### **LIGHT TIMOTHY, ET AL.**

4/1/1993 MISSOULA COUNTY AIRPORT INTERCHANGE

CRABS Document Number: MO 4 15064 Agency Document Number: DPI 0195(001)

Township: 13 N Range: 19 W Section: 7

### **PLATT STEVE**

6/3/1994 MISSOULA COUNTY AIRPORT INTERCHANGE

CRABS Document Number: MO 4 15795 Agency Document Number: DPI 0195(001), #2163

Township: 13 N Range: 19 W Section: 7

### **GREISER T. WEBER, ET AL.**

11/1/2000 RESULTS OF A CULTURAL RESOURCES INVENTORY FOR THE TOUCH AMERICA/AT & T FIBER OPTIC CABLE ROUTE BETWEEN BILLINGS AND LOOKOUT PASS IN MONTANA

CRABS Document Number: ZZ 6 23275 Agency Document Number:

Township: 13 N Range: 19 W Section: 7

### **HERBEL BRIAN, ET AL.**

4/24/2006 CLASS III CULTURAL RESOURCES SURVEY FOR SECTION 595 FLOODWAY IMPROVEMENTS ALONG THE GRANT CREEK CORRIDOR, MISSOULA COUNTY, MONTANA

CRABS Document Number: MO 6 28527 Agency Document Number:

Township: 13 N Range: 19 W Section: 7

### **BEERY DEREK**

5/9/2003 CULTURAL RESOURCE INVENTORY OF THE AREA OF POTENTIAL EFFECT ASSOCIATED WITH THE PROPOSED MISSOULA COUNTY MULLAN ROAD SEWER PROJECT

CRABS Document Number: MO 6 25354 Agency Document Number: RSID NO. 8474



# STATE HISTORIC PRESERVATION OFFICE Cultural Resource Information Systems

## CRIS Township, Range, Section Report

Report Date:5/23/2022

Site #	Twp	Rng	Sec	Qs	Site Type 1	Site Type 2	Time Period	Owner	NR Status
24M00450	13N	19W	7		Historic Railroad		Historic More Than One Decade	Private	Eligible
24M00902	13N	19W	7	NW	Historic Irrigation System		1950-1959	Private	Ineligible
24M01781	13N	19W	7	NW	Historic Homestead/Farmstead		Historic More Than One Decade	Private	Eligible