

Moon-Randolph Strategic Plan Update: 2015-2024

Final. Adopted by City Council May 4th, 2015.



Acknowledgements

We would like to thank the following citizens, elected and appointed officials, and representatives of organizations for their assistance and efforts in developing this plan. The Moon-Randolph Homestead is a unique and integral part of the network of Missoula Conservation Lands. The Homestead preserves a distinctive way of rural life that provides citizens an opportunity to engage and explore the agricultural and cultural origins of our community. The Moon-Randolph Homestead is an important asset to the community of Missoula, and its continued protection is only a result of a sustained effort by volunteers, caretakers, and other supporters. Special thanks to former caretaker Caitlin DeSilvey, who led the 2003 planning effort and initiated many of the programs and traditions at the Homestead.

This update to the Moon-Randolph Homestead Strategic Plan was initiated in the spring of 2013, and completed in the spring of 2015. The Plan's revision was partially funded through a Neighborhood Project Grant from the City of Missoula. Philip Maechling (City's former Historic Preservation Officer), provided meeting leadership and facilitation and along with Matthew LaRubbio (Homestead Caretaker), and Bob Oaks (Director of North-Missoula Community Development Corp.). Other participants included: committee chairs Jenifer Anthony, Julie Tompkins and Leslie Gallant; Jenny Tollefson (Five Valleys Land Trust); Jo Bernofsky; Leslie Schwab (Missoula Historic Preservation Officer); and Missoula Parks and Recreation staff members Donna Gaukler (Director of Parks and Rec), Morgan Valliant (Conservation Lands Manager) and Chris Carlson (Research Program Specialist).

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1. Introduction and Background

1.1 Executive Summary

This document is a 2015 update to the Moon-Randolph Homestead Strategic Plan first written in 2003. Since the City of Missoula purchased the property in 1997, the Moon-Randolph Homestead (the “Homestead” herein) has added significant historic, cultural and recreational value to the Missoula Parks and Open Space system. The Homestead provides a nearby environment for visitors to become acquainted with early Missoula history, and re-connect to the natural world. Supporters of the Homestead have accomplished many things since 2003, but there remains much to do. Community involvement will be critical to continued success at the Homestead. Dependable funding must be identified and secured.

Supporters of the Moon-Randolph Homestead have accomplished many of the objectives set forth in the 2003 plan, including infrastructure improvements, curation and preservation of historic resources and buildings, listing as a National Historic District, continued use by the public, and greater cooperation with Missoula Parks and other partners. In this 2015 update to the plan, we review accomplishments and areas needing attention since the 2003 plan.

In addition, this document identifies ongoing and future needs at the Homestead and proposes short- and long-term objectives to accomplish these needs. Significant goals over the next 10 years include expanding educational opportunities, upgrading water/parking/signage infrastructure, restoring 2-3 major historic structures and continued curation of historic artifacts.

It is our hope that this update to the strategic plan will facilitate a coordinated response to programmatic and infrastructural needs at the Homestead. By collaboratively identifying specific areas of action, and re-affirming the unique character of the Moon-Randolph ranch, this plan update aims to re-invigorate the involvement of the Missoula community with the Homestead.

1.2 Background on plan development

In the winter of 2012, the North-Missoula Community Development Corporation (NMCDC) was awarded \$3000 from the Missoula Neighborhoods Grants Program to draft a new strategic plan for the Moon Randolph Homestead. In the spring of 2013, a group of Homestead supporters came together and re-convened the Hill and Homestead Preservation Coalition (HHPC), a program sponsored by the NMCDC. The group’s immediate task was to review and update the Homestead’s 2003 Strategic Plan. The 2003 plan was adopted by the NMCDC board, but not by any municipal authority.

After reviewing accomplishments and unmet objectives from the 2003 plan, the working group discussed current and future needs at the Homestead. A public scoping open house was held at the Homestead to garner public opinions to incorporate into the strategic plan. The planning group formed three working committees to provide more in-depth analysis and recommendations: 1) Committee for the Preservation of Historic Structures, chaired by Jennifer Anthony; 2) Committee for Educational Programs, chaired by Julie Tompkins; and, 3) Committee for Fundraising, chaired by Leslie Gallant. After full group discussion, the group adopted short-term and long-term strategic goals designed to address infrastructural and programmatic needs at the Homestead over the next decade.

On February 3rd, 2015, Missoula Parks and Recreation and HHPC facilitated a public open house at the Burns Street Community Center to solicit feedback from the greater Missoula community.

Approximately 20 members of the public participated and provided comments. Based upon comments received, 2015 planning participants made minor, but important additions to the strategic plan, and list of goals. Of significance is the addition of an heirloom policy for the orchard and gardens. Additional edits included: 1) develop a safety plan that addresses concerns about fire and communicable disease and 2) estimate the capacity of the site for public events.

The plan was then submitted to the Parks Board and City Council for review, public hearings, and final adoption in the spring of 2015. During review by these elected boards, an edit to the educational action plan was made to expressly develop curricula that reflects historic use by all cultures, not just Europeans. A resolution to adopt this plan was unanimously passed by Missoula City Council after a public hearing on May 4th, 2015.

1.3 Relationship of this document

This document does not stand alone. The Moon-Randolph Homestead is part of the network of Missoula Conservation Lands. The management of city-owned lands is governed by a number of City planning documents and statutes. The 2010 Conservation Lands Management Plan (CLMP) is the main guiding document of Conservation Lands in Missoula. The CLMP lays out broad goals for the management of Conservation Lands, and suggests further evaluation and development of policy and strategies to achieve management goals for specific areas like the Homestead.

Other documents that guide management at the Homestead include: the conservation easement held by Five Valleys Land Trust (FVLT), and the designation of the ranch as a National Historic District in 2010. The Randolph Conservation Easement specifically protects natural features and historic values on the 13-acre Homestead that is part of the larger property. The City maintains a cooperative management agreement with the North-Missoula Community Development Corporation (NMCDC) as well as an agreement with the Homestead caretaker. This plan will guide the development of long-term management agreements with the caretaker and NMCDC that begin to address the needs outlined in the strategic goals.

Consistent with the 2004 Master Parks and Recreation Plan for the Greater Missoula Area (MPP) Goals 5.8 and 5.9, this document continues the tradition of Missoula management plans for special resources and lands/facilities of community or regional value. Plans are developed with public input, through workshops, open houses, and adoption at public meetings. This document re-iterates the spirit and value of the Homestead property, sets programmatic objectives, and guides decisions related to preservation, education or other management at the homestead. However it does not replace or supersede language from the conservation easement, the CLMP, or municipal, state, or federal laws.

An update documenting efforts toward implementation strategies in the plan should be provided to the Parks Board annually. This plan will be reviewed in 10 years to determine if a substantial update is needed. In the interim, this plan is meant to be a “living” document. Minor edits will be approved by the Park Board as an action item during meetings. Major edits to the plan should include an appropriate public process and edits should be approved by both Parks Board and City Council. Minor edits include

textual amendments, map updates, or any changes to programming or infrastructure that are consistent with the rest of the plan. Major edits include any change to the goals, mission, or historic uses identified in the current plan.

1.4 Organization of this document

The 2003 Strategic Plan was divided into the following sections: Spirit of the Homestead; Preservation of Historic Structures; Curation and Interpretation; Education and Volunteer Programs; Cooperative Use and Management; and, Fundraising. The 2015 update to the plan follows the same organization. For each section, we re-visit the mission established in 2003, reflect on successfully completed objectives, unaccomplished objectives, and objectives from 2015-2025. Finally, we summarize strategic short-term, intermediate, and long-term goals in the four areas of capacity development, structures / infrastructure, education / interpretation, and fundraising.

This 2015 revision builds upon the more ambitious and better funded exercise from 2003. It should be considered a report on accomplishments, revision of objectives, and a list of recommendations derived from participants who have more than ten years of experience working with the 2003 plan. The current planners decided to look at each section of the original plan to see how successfully goals and objectives had been realized, what remains undone, and what new needs have arisen. That discussion follows.

Summary of Past Accomplishments 1999-2014:

The Homestead remains in public ownership and has been perpetuated as the unique and irreplaceable community resource that it is.

- Many of the original goals have been accomplished. Several structures have been rehabilitated, replaced, or stabilized.
- In 2010, the Moon-Randolph Ranch was officially added as a Historic District to the National Register of Historic Places.
- Educational and volunteer activities have continued to expand with an active caretaker and better cooperation with Missoula Parks and Rec.
- Homestead connected to City trail system.
- North Missoula Community Development Corporation received over \$125k in grants to fund infrastructure and program improvements

Summary of Future Objectives 2015-2024:

The Homestead will continue to expand its capacity to protect historical resources and provide cultural, educational, agricultural and volunteer opportunities to people of all ages and backgrounds by:

- Completing essential planning steps such as conducting structural and property assessments, developing budgets for on-going costs and special restoration projects;
- Re-invigorating funding relationships with municipal, non-profit, and private groups;
- Establishing long term partnerships with local organizations to help provide opportunities to visit and participate in Homestead programs; and,
- Creating and maintaining more active governing boards to assist program development and fundraising at the Homestead.

2. The Spirit of the Homestead

Between 2003 and 2014, the essential spirit of the Homestead has remained the same. The 2014 Planning Group concurred with the 2003 Plan's understanding of the Homestead: **“The Moon-Randolph Homestead maintains a delicate balance between being a living place, where historic activities continue and new uses are established, and a place where natural processes of aging and ecological renewal can be appreciated...The Homestead’s spirit forms the foundation for all management, preservation, and interpretation decisions”** As we move into the second decade of public ownership of the Moon-Randolph Homestead, there is a strong agreement that the Homestead is unique from other parks, open spaces, or places for recreation. **“It is its power to engage and inspire that, above all else, makes the Homestead an invaluable civic asset to the city of Missoula and beyond”.**

The following are thoughts the planning participants in 2014 used to describe their feelings about the “Spirit of the Homestead” and judged them to be sentiments on which to base the Homestead’s future:

Themes to Perpetuate:

- It is a place of recycling, renovation, creativity and sustainability;
- It embodies qualities of life at its simplest and most basic;
- It is alive; it's a kind of offbeat oasis, hidden and secluded, yet open to exploration for those who encounter it;
- It has an aura of silence and is evocative of another time;
- It has evolved –and continues to evolve -- at a human scale in the cluster of buildings, orchard and gardens, nested in an organic setting; and,
- It needs to retain a continuum of innovation and creativity as the Homestead evolves and adapts.

3. Preservation and repair of historic infrastructure

The 2003 Plan states, “**The preservation philosophy adopted at the Homestead is founded on an ethic of respect and reuse.... This philosophy embraces a commitment to carry on the resilient tradition of materials adaptation and re-use evident, already, in the site’s structures.**”

The current planning participants recognized an ongoing tension between the Homestead’s preservation and re-tooling, and its natural decomposition. Such incongruity is thematic there. What should be saved? What practicably can be saved given available resources? Should anything be actively removed? What should be stabilized? What should be allowed to subside into the earth at nature’s own pace? How can salvaged materials be given a new use? Adaptive reuse and decomposition have been part of the Homestead since the beginning, and decisions will need to continue to be made about the most appropriate way to protect historic structures and cultural resources.

The planners engaged in conversation with representatives of FVLT on what construction would be allowable at the Homestead given the presence of a conservation easement that protects natural and cultural features of the property. FVLT staff reviewed the conservation easement to give guidance about what structural repair or construction is allowable (See Appendix B and C, FVLT memo and Randolph Conservation Easement). In summary, the planning participants’ conversations on the conservation easement arrived at an understanding that permits repairing, remodeling, and replacing existing structures in their original locations, but prohibits removal of existing historic structures. The easement also prohibits the construction of new, structures on permanent foundations on easement property, although it does permit new infrastructure such as fences, water facilities or movable outbuildings for agricultural or educational uses. The easement does not specifically prohibit repurposing of existing structures, but the new use should be consistent with the conservation values identified for the Homestead.

The current planners agree that in order to preserve historic and educational values at the Homestead, there are policy and planning steps that need to take place. Basic costs of maintenance need to be supported with a regular component of dedicated funds. An updated structures report, a city-certified property survey and site map, and dedicated funds will be necessary for the Homestead to complete any significant structure restoration projects. The planning commission hopes the City fiscally support at least some ongoing maintainence and restoration functions. Through more planning and budget development, the Homestead will be in a better position to seek grant funds for larger projects.

A review of the 2003 Plan's recommended actions and objectives for structures' preservation revealed the following successes, and future needs:

Structure and Infrastructure Objectives 2015-2025:

- New Homestead structural conditions report. (2015, re-do in 2019)
- Fencing and road maintenance needs. (2015)
- Rehabilitate winch shed. (2015)
- Develop a plan and budget for restoration of winch shed, barn, and farmhouse. (2015-2018);
- Determine policy options for the future of barn and main home. (2016-17)
- Secure reliable and sanitary water source, plus reliable and suitable irrigation source.
- Register and repair water truck, or find suitable replacement. (2016-17)
- Finish drainage improvements on farm house. (2016-17)
- There is a utilitarian need for a new shop and/or shed, perhaps by the caretaker's house, on the south or west side of the (non-contributing) caretaker house. (2016-17);
- Implement site signage program, coordinating with Missoula Parks & Rec. (2016-17)
- Acquire heavy-duty pickup truck for ranch chores (2016-17)

Structure and Infrastructure Accomplishments 2003-2014:

- Rehabilitated Bill Randolph, Jr.'s house into a residence for a site caretaker and manager -- incorporating much of the building's original fabric along with using recycled building materials from Missoula Home Resource;
- Added a code compliant septic system and an ADA accessible public lavatory to the caretaker residence exterior;
- Rebuilt the original Moon Cabin from a state of near-collapse to complete reuse as document and artifact repository -- repurposing as much original building material as possible;
- Installed two water storage cisterns (at base of orchard and next to caretakers' home);
- Restored the earth-bermed root cellar and its rock-walled adit from a state of collapse to full reuse as a root cellar; and,
- Greater coordination with Missoula Parks & Rec to rebuild fences around the homestead, annual mowing, hazard tree removal, and partial deconstruction and staging of the winch shed.

Details of Structure Preservation and Infrastructure Needs

The Well (immediate objective)

The old well next to the Milk House holds water seasonally. Throughout the 2014 season, the Caretakers and Missoula Parks monitored water levels in the well and determined that there was sufficient production to supplement water needs at the homestead. However, water quality tests revealed low levels of e-coli likely due to infiltration of surface water. While this well is non-potable it is suitable for irrigation purposes. A plan is being developed to place a pump in the well to pull water uphill by way of a pipe sunk into an underground reservoir. The tank will have feed drip irrigation in the garden and orchard. This project is underway, and the Homestead has already secured donations of the pump, tank, and trenching machine.

Water truck and work truck (immediate objective)

As a working agricultural entity, the Homestead currently relies upon a water-truck to fill cisterns, water the orchard and livestock, and to accomplish general maintenance tasks. The truck currently in use is old, and in dire need of repair. Missoula Parks and the current caretaker are exploring the cost and feasibility of repairing or replacing the water truck, or another suitable work vehicle.

The Winch Shed (immediate objective)

The winch shed is a simple gable-roofed structure with open gable end walls. Based on available information, there was likely some sort of addition on the backside of this building that has totally collapsed. The main roof of the winch shed collapsed due to the heavy snows of 2014. Parks staff helped deconstruct and stage much of the structure in 2014, but it needs considerable attention in order to be saved. Originally, the winch was used to pull a small coal haul cart from the Randolph's coal mine. Children in the Randolph family cut and hauled small hunks of coal into the cart for transport on a horse drawn cart to Missoula for trade for food or materials. Some rails/tracks are still there; Wally Congdon has a cart and original, additional tracks to donate. Plans are underway to stabilize the remaining structure, pour new foundations, and re-build the winch shed and two small back sheds by the end of summer of 2015. After these structures are restored they will be used to house an exhibit about the coal mine, and a small forge for blacksmithing. Collectively, the restored structures and forge will add a functional, historic, and educational component to the site. HHPC has some materials from supporters, but needs materials and construction services for safe project development.

Signage (short term objective)

There is a need for more directional, and informational signs. These signs will help ensure a healthy relationship with neighbors, raise community awareness of the Homestead, and will properly guide visitors to and through the site. Locations needing signs include any trailhead leading to the Homestead, proper signage at the intersection of Coal Mine Road and Spurlock Road, and signage at the Homestead entrance.



Winch shed 2012



2014 with collapsed roof



2014 current condition



Homestead Barn (long term objective)

The current planners agree that the barn is the most important structure on site both from a visual and a symbolic perspective. It has the largest amount of enclosed physical space and it is visually iconic. If funds became available, it would probably be most practical to work on the central portion, which is the oldest and likely the soundest component of the three-section building. More detailed structural analyses and budgeting are needed. There is a location and ownership issue with the adjacent property owner to the North which must be resolved before restoration could occur. Inaction will likely lead to the collapse of the barn structure and loss of its contribution to the Homestead story.

Mock-up of restored Winch shed



The Homestead Farmhouse (short and long term)

The farmhouse was originally built without a proper foundation. In addition, the hill on the root cellar side has slumped through the wood-framed sidewall and into the structure's kitchen area. Some roof drainage "gutter" panels were added approximately nine years ago to try and divert water away from the building. Current planners have identified drainage improvements as a short term objective while longer-term restoration possibilities are evaluated. Further excavation and stabilization work could keep the building standing for a longer time but without a more comprehensive rebuild it will never be usable by the public. This building should be included in a revised structures report. Funding beyond ongoing operating and maintenance costs is necessary to meet preservation goals for this building.



Farmhouse



Barn

4. Curation and Interpretation

From the 2003 Plan: “**The Homestead is not a ‘DO-NOT-TOUCH’ museum. To the greatest extent feasible, objects will be made available for handling by visitors and for creative use in programs. The use of found objects for various creative and building projects involving the public has been carried out with great success and is considered by many to be a hallmark of the Homestead approach.**” The current planning participants continue to prefer this approach and would like to see more “hands-on” programs and classes. Classes such as bee keeping, animal husbandry, forging and tool repair are in progress or planning at the moment.

The apple orchard is a defining feature of the Homestead and a reminder of its agricultural heritage. Early settlers and farmers in Montana brought seeds, and cuttings of plants with them in order to establish productive agricultural enterprises and beautify their homesteads. Before 1900, apple varieties were chosen for their flavor, best use (baking, storing, eating, cider), and season of ripeness. Likewise, “old fashioned” open-pollinated flower and vegetable varieties allowed farmers to save some seed from one years’ crop to use the next year, instead of modern hybrid or genetically modified varieties that must be purchased each year.

In the spirit of the Homestead, 2015 planners decided to adopt a policy regarding the use of heirloom plant varieties in the orchard and gardens, as follows: *When replacing or adding fruit trees to the orchard, Homestead caretakers will strive to ensure that the rootstock and fruit-stock is a variety that was in use before 1900. Similar care should be taken that any landscaping plants are native, or heirloom varieties. In the garden, caretakers and volunteers should use flowers and vegetables that are open-pollinated, whose seed can be saved for use the following year.* These principles will help ensure that the landscape remains true to the spirit of pre-modern agricultural enterprises.

Curation and Interpretation Objectives: 2015-2025

- Work with Historical Museum for assistance in archiving any materials found during infrastructure work. (2015 – ongoing)
- Work with Historic Preservation office, Historical Museum or other partners to maintain and further develop existing exhibits, seek funding for the development of more exhibits. (ongoing)
- Reevaluate exhibits in The Milk House, Moon Cabin, and Tack Shed to better utilize photographs and artifacts, and allow a better self-service experience for visitors. (2016-17)
- Inventory curated items in the Moon Cabin and Farmhouse. Evaluate their storage, and the accessibility of the database to the general public. (2018-19)
- Create visual, windowed, exhibit to Farmhouse (which will remain locked due to storage and safety concerns) where visitors can see the interior of a period-restored residence. (2018-19)

Not done, sporadically done, or needing attention

- Partially created an indoor exhibition of the Homestead implements and tools in the Moon Cabin. If the tack shed were enlarged, it could help house the exhibition.
- Development of small exhibits in the Milk House, with visitor participation when possible, has occasionally happened. Use of the Milk House for book sales and visitor orientation has also occurred. Consider re-creation of any Milk House features.

Curation and Interpretation Accomplishments: 2003-2014

- Created a permanent, secure, storage area for the Homestead's archival materials and small artifacts in the reconstructed Moon Cabin.
- Completed an electronic catalogue of Homestead documents and artifacts. Stored one copy with the City of Missoula Historic Preservation Officer and the other with the materials on site, for public research use.
- Published two editions of the Homestead Chapbook Butterflies and Railroad Ties (NMCDC).
- Volunteers collected and catalogued artifacts stored in the winch house in 2014.

5. Education and Volunteer Programs

From the 2003 Plan: “The Homestead is a valuable historical, cultural and educational resource for the community. There are many opportunities to use the site to educate people about subsistence agriculture, local ecology, and homestead and depression-era farm life. The Coalition should assess past experiences at the homestead and continue to develop a written curriculum for summer children’s programs, field trips, and after-school activities. The Coalition will also develop programs to provide young people and adults with positive educational and mentoring experiences and hands-on opportunities to assist in cultural research, management, artifact excavation, building stabilization, agricultural development, and animal husbandry.”

Most of the above things have been attempted since 2003. Ongoing, seasonal, educational programs have come and gone with various caretakers, and cooperation with outside groups. Visits from school groups have continued to be a popular educational use. In 2014, visitation doubled with the Homestead averaging 57 visitors per week in the open season, largely due to school field trips. Between May 1 and July 15, the Homestead hosted 275 visitors in an educational capacity. Interest in organized recurrent summer programs would likely be high if funds became available to staff them. The Rocky Mountain School of Photography has been one of the Homestead’s most frequent visitors over the past ten years. In 2014, RMSP visited 5 times with an average of 15 students per class.

The 2003 Strategic plan laid out objectives that remain relevant in 2014. Although education has been an ongoing use of the Homestead since the last plan, objectives for curriculum development and more

diverse collaboration remain largely unmet. The current planning group has instituted a Committee for Educational Programs to continue developing interpretive curriculum for the homestead, and to establish relationships with educationally minded organizations.

Opportunities for education about agricultural topics remain as having a high level of interest in Missoula, and may be a way to engage more adults in the preservation of the Homestead. The current caretakers have hosted a “Prune the Moon” event the last two years, where participants learn about orchard care and pruning, while donating time to help keep the orchard in shape. The planned development of a blacksmith forge, and construction of an open-air temporary shelter, and water-system improvements will enhance the ability of the Homestead to host a range of workshops providing education in self-reliance.

Volunteerism is a vital component of success at the Homestead, given the lack of paid staff. Over the years volunteers have filled nearly every role at the Homestead, and will continue to be essential in the future. Missoula Parks & Rec has recently expanded its’ volunteer program and organized a number of events in 2013-2014. Five Valley’s Land Trust’s “Hands on the Land” program has also held regular workdays. Montana Conservation Corps has regularly contributed labor for projects. Continuing these relationships, and engaging new people and organizations will enable the Homestead to accomplish more through collaborative effort.

Collaboration with outside groups who are focused on history, education, agriculture, and art will enhance the ability for Missoulians to enjoy the Homestead. Caretakers and the Education Committee should continue to seek involvement from a variety of organizations including local public school districts, non-profits, charitable organizations, and University groups.

Education and Volunteer Objectives: 2015-2025

- Educational committee continues to meet and develop curricula for specified user groups. (2015)
- If possible, expand involvement from University of Montana School of Education, Anthropology, Environmental Studies, and College of Forestry and Conservation students (2015-onward)
- Continue to cultivate relationships with current partners. (ongoing)
- Establish new relationships with outside groups. (ongoing)
- Establish a curriculum packet for school groups who will tour the Homestead. This will better enable caretakers to communicate expectations, and help educators’ direct activities toward age-appropriate lessons. (by 2016-17)
- Create a week-long summer camp involving a fee based registration (with scholarships available) and paid student or community instructors under the supervision of the caretakers. (by 2016-17)

Education and Volunteer Accomplishments: 2003-2014

- Continued to host elementary school, photography school field trips.
- Expanded volunteer and education opportunities through Parks & Rec, FVLT
- Agricultural education / fundraising offerings by caretaker: tree pruning and cider pressing.

Education and Volunteer not done or needing attention

- Develop tiered curriculum to help a variety of groups experience the Homestead. Tiers include school programs, mentoring programs, higher education, and adult programs.

6. Cooperative Use and Management

From the 2003 Plan:

”Consistent with the spirit of the Homestead site, the Coalition also places a high priority on efforts to restore elements of the Homestead landscape to active agricultural use and to involve citizens as volunteers and learners in farm work. Immediate opportunities include the orchard and garden...”

Over the last decade, the Homestead has continued to serve an outpost of small agricultural activity, and a learning center for adaptive re-use. Goats, pigs, vegetable gardens, and fruit orchards add texture to the landscape and help visitors re-connect with the reality of pastoral way of life. The caretakers of the Homestead deserve much of the credit for this continued success. Through daily practice and hardship the caretakers have maintained the spirit of persistence and grit that characterizes the spirit of the Homestead. Nevertheless, it is only through cooperative partnerships with organizations such as the NMCDC, the City of Missoula, FVLT and other partners that the Homestead has been able to protect and improve infrastructure and expand educational opportunities. Over the next 10 years, partnerships will continue to be critical to the success of the Homestead.

By developing policies that better define the role and responsibilities of the Caretaker, the City, Five Valleys Land Trust, the North-Missoula Community Develop Corporation, and the Hill and Homestead Preservation Coalition (HPCC, or whatever governing board takes its place), the Homestead will be better equipped to fulfill its historic and conservation values.

In 2000 (and renewed in 2005), the City and NMCDC entered 5-yr. cooperative management agreements and a caretaker agreement that defined the role that each party at the Homestead. As of January, 2015, Missoula City Council adopted new *interim* cooperative management and caretaker agreements. These interim agreements are intended to be temporary, and re-written in the next year once an updated strategic plan for the Homestead is adopted.

Cooperative Use and Management Objectives: 2015-2025

- Re-write cooperative use agreements between City and NMCDC, and caretaker agreement (2015)
- Establish caretaker remuneration policy to cover work related necessities, including suitable reimbursement to cover worker's compensation insurance. (2015)
- Develop new organizational structure for HHPC. Consider a working advisory board to Park Board, similar to the Conservation Lands Advisory Committee (CLAC) (2015)
- Complete property survey to establish permanent record of property boundaries (particularly related to the barn, coal mine and service and access roads). (2015)
- Develop a fire plan, detailing steps for prevention, response and evacuation (2015)
- Assess the capacity of the Homestead to host public events, incl. water, sewer and parking (2015)
- Develop and implement a signage plan for the property and connecting trails (2016-17)
- Develop long-term rehabilitation strategy for large and small buildings on property (2016-17)
- Establish policies for overseeing the work of volunteers and contractors on future restoration work, detailing what work needs to be approved by the HHPC or by FVLT (2016-17).
- Investigate options and assess strategies for water infrastructure improvements (2016-17)
- Alleviate parking issues after assessing results from boundary survey (2018-19)
- Produce annual Homestead report, and host annual City council / Park Board site visits (ongoing)
- Catalog non-native plants which were part of the historic landscape at the Homestead (2015-2016)

Cooperative Use and Management Accomplishments: 2003-2014

- "Work with the City and Five Valleys to amend or interpret the conservation easement. . ." Current planners consulted with Five Valleys to clarify acceptable uses that at least for the short term makes an amendment of the easement unnecessary (see Appendix B).
- Worked with the Parks Department to set policy on user fees, short-term accommodation, and public use of the Homestead for special events. This is revisited by Parks, Caretakers and NMCDC yearly;
- Parks Department designated a staff person as a liaison with the HHPC, who will attend HHPC meetings and be directly involved in decision-making for the site. Completed, role currently filled by the Conservation Lands Manager.
- Connected the Homestead to the North Hills trail system on the east side of the Homestead

Cooperative Use and Management: Prior uncompleted items, or need re-evaluation

- Investigate the possibility of providing a small-unpaved parking area at the second fork in the access road. Carry out a land survey to determine exact property boundaries, and consult Five Valleys Land Trust to determine the feasibility of locating a parking lot within the easement as a measure to enhance the protected conservation status of the rest of the property.
- Work with the City to plan and develop a new trail that skirts the homestead boundary to the south and leads to a North Hills trailhead. (But Homestead was connected to the Trail system on the East side)
- Create a detailed plan for the eventual development of the Homestead property: road grading, gates, street furniture (trash cans, sign stanchions, leaflet boxes, sign posts), and other services (water, sanitation).
- Work with the parks Department to develop an implementation plan, schedule, and budget for proposed infrastructure and capital improvements to the Homestead site. Seek to have Homestead projects included in the Capital Improvement Program and updated annually with the City budget.

7. FUNDRAISING

From the 2003 Plan:

“The Coalition should create a fundraising and development plan that includes government support, foundation grants, individual contributions, annual or bi-annual fundraising events, and program fees and other earned income.”

In addition to accumulated user fees and event contributions, between 1999 and 2010 the NMCDC had successful grant applications totaling approximately \$175,000. These funds were used in building rehabilitation and restoration, as well as in property maintenance, community planning, chapbook printing, and staffing and materials for children’s programs. Since 2000, the NMCDC has likely brought an equivalent amount of in-kind volunteer labor and materials contributions to the Homestead. Since 2007 the Missoula Parks and Rec Conservation Lands Management program has contributed considerable staff time for upkeep at the Homestead.

Fundraising Objectives: 2015-2025

- Develop and secure annual budgeted City financial support for the Homestead’s operation beginning in Fiscal year 2016. (2015)
- Develop a fundraising plan (2016-17)
- Have catered local food dinners in the orchard (starting in 2016-17)
- Work with new director of Fort Missoula Historical Museum to organize a themed event (2016-17)
- Continue the Fall Gathering at the End of September, as an annual fundraising event. (ongoing)
- Develop budgets for project specific work where grants might be available (ongoing)

Regular Fundraising Efforts: 2000-2014

- Work with the Parks Department to set policy on user fees: summer children’s programs, public tours, school tours, after-school programs (September-October), 4-H programs, fall harvest activities - school and farm connections, in-school demonstrations and field trips, etc.
- Annual Fall Celebration and user fees that generate revenue for Homestead operations.

Fundraising Uncompleted actions: 2003-2014

- Line item in Parks and Recreation annual budget for homestead upkeep, caretaker support, and infrastructure improvements.
- A fundraising and development plan
- A grants partnership with City Grants Division.

8. Strategic Action Plan for the Moon Randolph Homestead 2015 – 2024

Program Development

Structures / Infrastructure

Education / Interpretation

Fundraising

I. Coordinated year one (2015) Priorities: “Immediate” Goals and Objectives

Program Development

- Complete 2003 Strategic Plan update.
- Finish and sign updated Caretaker and Cooperative Management agreements (interim agreements to be adopted by City Council in February of 2015). Re-write these agreements once Strategic plan update is adopted.
- Establish caretaker remuneration policy to cover work related necessities that may exceed those detailed in the caretaker contract. A direct payment or suitable reimbursement to cover worker’s compensation insurance should be provided.
- Develop new organizational structure for HHPC. Consider a working advisory board to Park Board, similar to the Conservation Lands Advisory Committee (CLAC). Include liaison members, such as NMCDC staff or Board Member, Historic Preservation Officer, Park Board Member, FVLT staff, Parks Department staff on this working advisory committee.
- Include Park Board and City Council in annual reports and site visits to the Homestead.
- Develop site signage plan.
- Develop fire plan for Homestead, including prevention, response, and evacuation guidelines. Include assessment of emergency response times, and reliability of cell signal.
- Assess the current capacity of hosting public events at Homestead, including capacity of sewer, water, parking system.
- Implement best practices that mitigate risks to public safety, including inspecting for hazards associated with old structures and rodents/hantavirus.

Structures/ Infrastructure

- Water Truck repair and registration renewal -- or replacement
- Various fence and gate repairs are critically needed
- Several road maintenance and improvement items need to be undertaken
- Finish winch shed rehabilitation as display structure. Secure funding for immediate rehabilitation.

- Complete well-to-upper-orchard-cistern irrigation project
- Complete plans for work shed
- Update structures' inventory/status report. (Refresh the 2003 "Lonski Reports" with volunteer help or small grant funding to contract building inspections, or with HPC professionals) in order to develop long-term stabilization/rehabilitation/restoration strategies, including small structures.
- Continue orchard repair and expansion, through consultation with professional orchardists, rehabilitation of existing trees, planting new trees grafted with existing fruit-stock

Education / Interpretation

- Work with Historical Museum for assistance in archiving at the Homestead any materials found during infrastructure work
- Expand volunteer program by cultivating existing relationships, and creating new partners. Identified groups include MT Conservation Corps, organizations with a focus on agriculture or sustainable living, organizations with a community service focus, and conservation / recreation groups.
- Educational committee continues to meet and develop curricula for specified user groups
- Make steps to expand involvement of University students and programs, including School of Education, Anthropology, Environmental Studies, College of Forestry and Conservation
- Host an orchard-related educational event in 2015

Fundraising

- Develop and secure annual budgeted City financial support for the Homestead's operation beginning in Fiscal year 2016. As one of the planning group's first drafted recommendations, a request for FY 2015 was denied by City Council. The Planning Group has concluded that dedicated funding from the City will be essential to the HHPC and to the NMCDC's future participation with Homestead activities.
- Continue the annual Fall Gathering event at the end of September.

II. Years two and three priorities (2016-2017): "Short Term" Goals and Objectives

Program Development

- Investigate options to assess strategies for water infrastructure improvements and assess the cost and feasibility (e.g., catchment, spring development, well-drilling, etc.)
- Complete property survey to establish permanent record of property boundaries (particularly related to the barn, coal mine and service and access roads).
- Establish policies for overseeing the work of volunteers and contractors on future restoration work, detailing what work needs to be approved by the HHPC or by FVLT (short-term).

Structures / Infrastructure

- Begin structure stabilization and rehabilitation efforts as identified from a 2015 structures conditions report, and implement other Committee recommendations for needed repairs
- Complete drainage improvements for Farmhouse.
- Construct multi-purpose work building in compliance with the conservation easement.
- Implement site signage program, coordinating with Missoula Parks & Rec
- Acquire heavy-duty pickup truck for ranch chores.
- Secure reliable and sanitary water source, plus reliable and suitable irrigation source.

Education / Interpretation

- Establish a curriculum packet for school groups who will tour the Homestead. This will better enable caretakers to communicate expectations, and help educators to direct activities toward age-appropriate lessons.
- Create a week-long summer camp involving a fee based registration (with scholarships available) and paid student or community instructors under the supervision of the caretakers.
- Develop an interpretive strategy with assistance from Historical Museum at Fort Missoula staff.
- Reevaluate exhibits in The Milk House, Moon Cabin, and Tack Shed to better utilize photographs and artifacts, and allow a better self-service experience for visitors.
- Research and develop educational materials that reflect *all* historic human uses of the Homestead site, including Native American cultures.

Fundraising

- Develop a fundraising plan.
- Have catered local food dinners in the orchard.
- Establish and cultivate on-going relationships with user groups to facilitate annual fee-based events.
- Work with new director of Fort Missoula Historic Museum to organize a themed event.

III. Years four and five priorities (2018-2019): “Intermediate” Goals and Objectives

Program Development

- Update Structures report and priorities by 2019.

Structures / Infrastructure

- Continue structure stabilization and rehabilitation efforts as identified from a 2015 structures condition report along with ongoing Committee recommendations.

Education / Interpretation

- Inventory curated items in the Moon Cabin and Farmhouse. Evaluate their storage, and the accessibility of the database to the general public.
- Expand involvement from University of Montana School of Education, Anthropology, Environmental Studies, and College of Forestry and Conservation students.

- Create visual exhibit of Farmhouse (which will remain locked due to storage and safety concerns) where visitors can see the interior of a period-restored residence
- Work with Historical Museum for assistance in additional archiving of collection.

Fundraising

- As per committee recommendations

IV. Years six through ten priorities (2020-2025): “Long Term” Goals and Objectives

Program Development

Structures / Infrastructure

- Continue structure stabilization and rehabilitation efforts as identified in a (future) 2019 structures progress report along with other Committee recommendations.

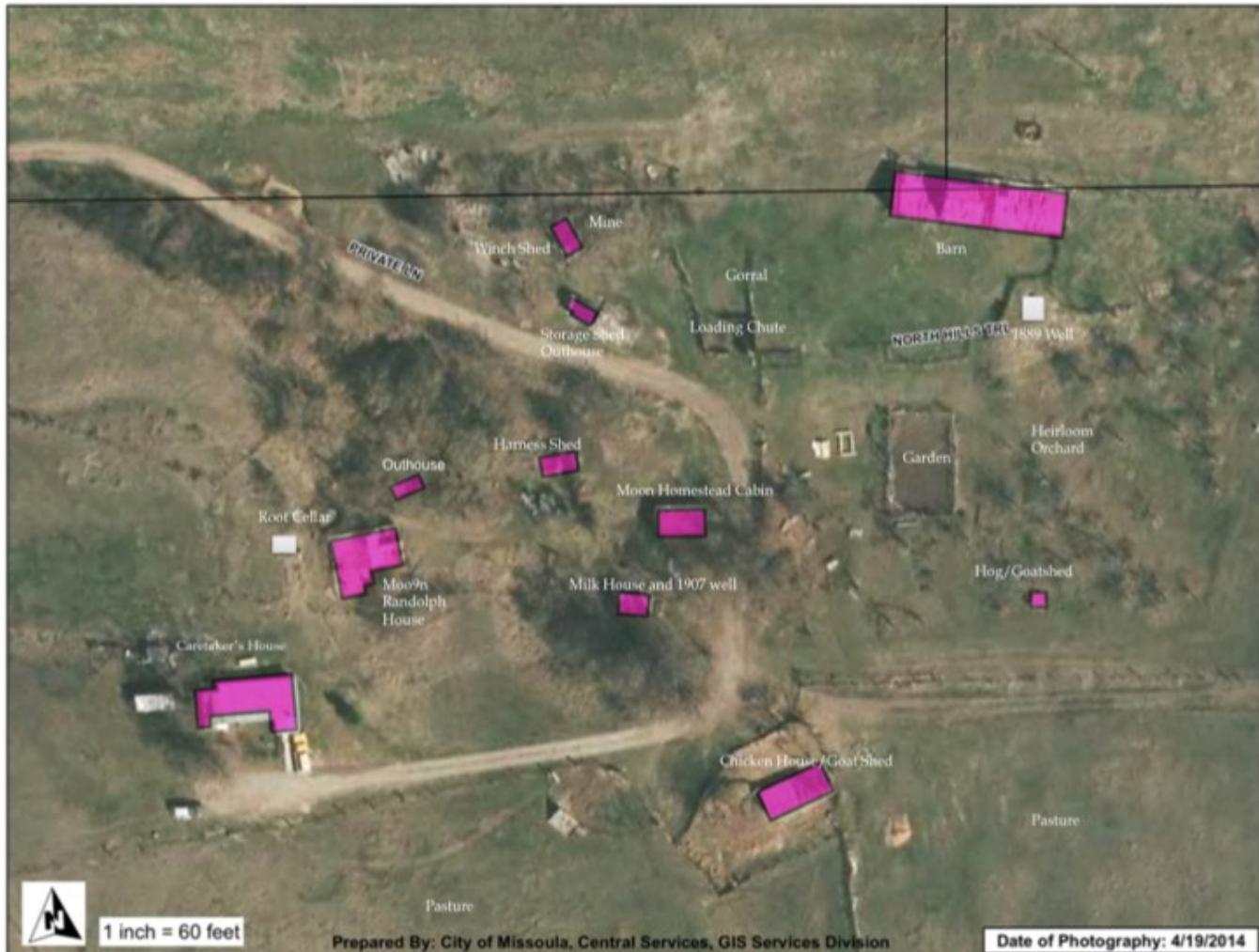
Education / Interpretation

- Create exhibit, demonstration, and learning spaces of Barn and Farmhouse areas once structural improvements have been made.

Fundraising

- As per committee recommendations

Appendix A: Site Map



Moon-Randolph Homestead Historic District. Shows the Caretakers house, Moon Randolph's House, the Root Cellar, Outhouse, Harness Shed, Moon Homestead Cabin, Milk House, 1907 Well, Chicken house / goat shed, Hog/goat shed, Barn, Orchard, Garden, 1889 well, Mine, Winch Shed, and Storage Shed, in addition to pastures and other fruit trees elsewhere on the property.

Appendix B

Excerpts with Edits by Philip Maechling. 2010 National Register of Historic Places Registration Form. Delia Hagen, Ann Emmons, Sarah Scott Adamson, North Missoula Community Development Corporation (NMCDC)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

REGISTRATION FORM

Name of Property

Historic name: Moon-Randolph Ranch

Other names Randolph Farm, Randolph Dairy, Moon Homestead, Moon-Randolph Homestead

Ownership of Property: public-local

Category of Property: district

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

N/A

Number of Resources within Property		
Contributing	Noncontributing	
14	0	Building(s)
6	0	Sites
5	1	Structures
1	0	Objects
26	1	Total

Narrative Description

The Moon Randolph Homestead/Ranch is a small-scale diversified family farm that lies immediately north of the City of Missoula in the North Hills, where steep grassy hillsides rise from the valley floor and overlook the city proper. The ranch consists of a complex of simple, shabby wood buildings (including several residences and numerous outbuildings) nestled in a large bowl-shaped draw; associated agricultural lands; and a small on-site coal mine. The historic adjoining lands, which by the height of production (ca. 1945) totaled 414 acres, include two distinct areas—intensively cultivated lands containing gardens and orchards close to the building cluster and outlying fields devoted to feed crops and pasture. The Moon Randolph Homestead (M-R-H) is 13 acres of the total historic landscape. The ranch property is generally open, with significant tree cover limited to the draw that contains the ranch buildings. There, thickets of native plum are interspersed with mature box elder, locust and other trees as well as shrubs like lilac and currant. The site's proximity to the urban center of Missoula is of central importance to its historical development.

The buildings on the Moon Randolph Ranch all sit on the original 80 acres that the Randolphs purchased in 1907. Most date to the tenure of Ray and Luella Moon, who first homesteaded the land (as part of a 160 acre claim) in

1889. The buildings and associated gardens and orchards occupy the most hospitable area of Moon's homestead claim: the low-lying depression at the bottom of the draw offered intermittent moisture from a seasonally spring-fed stream (which ran annually into summer) and protection from wind, and enabled the growth of volunteer and introduced trees and shrubs.

The building complex is divided into three components by the main access road, which enters the ranch from the west and curves southeast through the building cluster before turning west (and ending at the most recent of the ranches residential buildings, now used as the caretaker's quarters). A tightly spaced domestic cluster is located in the low, sheltered pocket in the center of the draw. It is composed of the two oldest ranch residences (with the original claim cabin located in the very center of the ranch complex), the outhouse, the root cellar, the milk house, the 1907 well, a shed (located between features 1 and 5, and in immediate danger of collapsing), the tack shed/wood shed, and one of the remaining hog sheds. A layer of agricultural buildings rings the domestic cluster on the (uphill) south and west sides. It contains the 1946 Bill Randolph residence (originally built as a chicken coop), the chicken coop/goat shed, the second extant hog shed (which marks the location of what was originally a line of "low open sheds running along the west edge of the orchard"), and the barn with its associated barnyard, corrals, and livestock loading chute. A coal mine area is located north of the domestic cluster, on a raised bench on the other side of the access road. It contains the mine adit, a nearby winch shed, and the tin shed with attached outhouse. The building complex also historically contained a granary (located near the chicken/goat shed and lost to fire in 1945) and an ice house (located next to the milk house on its west side, lost at some point to causes unknown). Most of the buildings have shed roofs and are sided with lumber salvaged from railroad boxcars, and are visually unified by these architectural similarities.

Randolph family members report that most buildings were present upon purchase in 1907. During the Randolph's 88-year tenure at the ranch, the family dug a second well (in 1907), added-on to the barn twice (to the east end in 1909 and to the west end around 1912), built the milk house (in 1923), the tin shed (in 1954) and the attached outhouse (1970s), added the wood shed to the west end of the tack shed (date unknown), and converted the western chicken coop into a residence for Keith and Bonnie and their young daughters in the early 1930s, which they then substantially remodeled into a home for William and Emma in 1946

Integrity

Beyond the loss of several historic outbuildings and the extensive remodel of another, the Moon-Randolph Ranch has suffered little modification since the historic period. Its historical significance is conveyed by an impressively complete array of buildings, structures, and sites. The many original buildings, as a whole, retain a remarkable degree of all seven aspects of integrity. The historic integrity of the building complex is reinforced by extant associated structures which flesh out the complex productive activities involved in running diversified farms like the Randolphs'. The wells, the corral system and the coal mine (replete with original winch infrastructure) enrich the sites' ability to convey its historic significance. Moreover, the Randolph agricultural lands are intact, undeveloped and identifiable in terms of their distinct historic land uses. The primary orchard has been pruned and re-planted as needed, and clearly conveys its original extent and planting pattern as well as its historic function. Historic alfalfa fields, as distinguished from garden plots and pasture land, are indicated by existing fence lines, and the secondary orchard is marked by a remnant tree. The ranch's location in a low depression shields it from the sights and sounds of nearby modern development, and further strengthens its ability to convey its historic associations.

The main threat to integrity is the condition of the buildings, most of which are in need of repair. This threat is significant: some of the buildings are on the verge of being unrecoverable. The strong sense of abandonment that pervades the ranch also threatens its integrity of feeling, association, and setting—neglected, overgrown and littered in places with modern debris, it does not currently convey the feeling of a working farm or ranch despite its ostensible “living history” function. These threats to integrity are reversible with sufficient resources (primarily human labor) dedicated to sensitive stabilization and restoration. The current managers and owners appear eager to undertake such work when resources are available. Invasion of non-native vegetation once also constituted a significant threat to physical and associative integrity, but progress has been made that front.

Construction of Interstate 90 in the mid-1960s effectively segregated the Moon-Randolph Ranch from neighboring Missoula commercial and residential areas. The interstate therefore adversely affects integrity of setting and association, as the ranch’s close relationship with the Missoula community is of paramount importance to its historical development and significance. However, as aforementioned, the interstate is not visible from the homestead building cluster, and once on-site it is easy to imagine a more pastoral time and a seamless blending of city and farmstead. This quality would be strengthened by planned off-site parking, which would encourage non-motorized access that conjured the pace, and spatial relationship, of town-farm intercourse.

Brief Chronology of the Moon-Randolph Homestead

Time Immemorial – Native People travel across the Homestead land on an East-West trail.

1806 – Meriwether Lewis expedition crosses Missoula Valley heading back to the East.

1812 – David Thompson visits and probably travels over the Homestead area doing reconnaissance of the region for the North West Company.

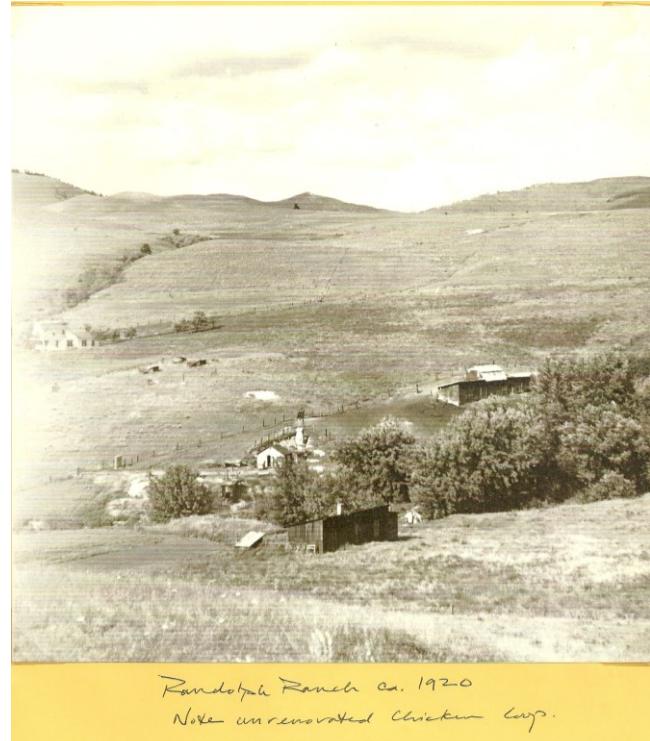
1862 – First Homestead Act passed by Congress

1870 – First Government Land Office survey of the site by Baker. Surveyor’s notes describe the ravine, the East West “Trail to Walla Walla”, and set a clay slate monument at the midsection line.

1889 – Ray and Luella Moon file for a homestead on 160 acres, the Southwest quarter of Section 10, township 13, range 19, Principal Montana Meridian.

1889 to 1994 – The Moons build a 12 foot by 24 foot, two room shed roof house (the Moon Cabin), a two story 23 foot by 27 foot gambrel roof barn (central part of the Barn), a well, fences and some small out-buildings.

1894 – Ray and Luella Moon acquire patent (clear title) from the USA to 160 acres. They sell 160 acres to George and Helen Moon. George and Helen sell the east half, 80 acres, to Jenny Thomas.



*Randolph Ranch ca. 1920
Note unrenovated chicken coop.*

1894 to 1907 – George and Helen Moon build many of the structures extant today, including the Root Cellar, Chicken Coop, other sheds, the Orchard and the core of the Farmhouse.

1907 – George and Helen Moon sell their Homestead to William and Emma Randolph.

1911 – William Randolph, Jr. is born.

1912 – The Randolphs acquire the east 80 acres of the original homestead claim. Eventually they would own 415 acres, not all contiguous.

1909-1923 – The Randolphs add extensions to both the east and west sides of the Barn. The Coal Mine is named “The Little Phoebe” and is operated with the winch in the Winch Shed. Coal is taken by wagon to Missoula for trade/barter.

1923 – Milk House completed.

1930 – The Randolphs purchase additional adjacent lands.

1946 – Bill Randolph converts chicken coop to his onsite residence.

1956 – William and Emma Randolph pass away.

1960’s – Last hay crop put up in the Barn that family remembers.

1980’s – Bill Randolph lets some folks pasture and garden.

1992 – Bill Randolph grants conservation easement on 233 acres to Five Valleys Land Trust.

1995 – City voters pass \$5 million open space bond. Bill Randolph passes away.

1997 – The City of Missoula purchases the 470 acre Randolph Ranch, with an initial concept to place deed restrictions for development and possible sale.

1998 – Caitlin DeSilvey begins inventories and catalog of sites and artifacts.

1999 – Hill and Homestead Preservation Coalition (HHPC) is formed by the North Missoula Community Development Corporation (NMCDC).

2000 – City and NMCDC sign a cooperative management agreement for the 13 acre Homestead. Caitlin DeSilvey continues inventories and catalog of sites and artifacts, and completes ***Butterflies and Railroad Ties: A History of***



a Montana Homestead (NMCDC). DeSilvey becomes the first resident caretaker in a 1967 Streamline travel trailer.

2002 -- Jason Lonski completes structure reports for Homestead structures.

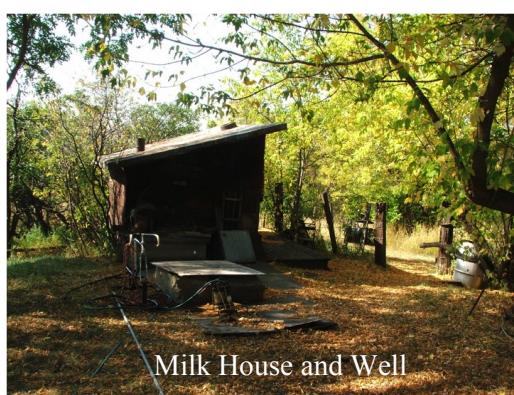
2003 – Moon Randolph Homestead Strategic Plan is completed by the HHPC. Moon Cabin is rehabilitated by NMCDC/HHPC.

2005 – “Bill’s House”, the converted chicken coop, is deconstructed and reconstructed as a livable Caretaker Residence, with an ADA accessible bathroom for use by caretakers and visitors.

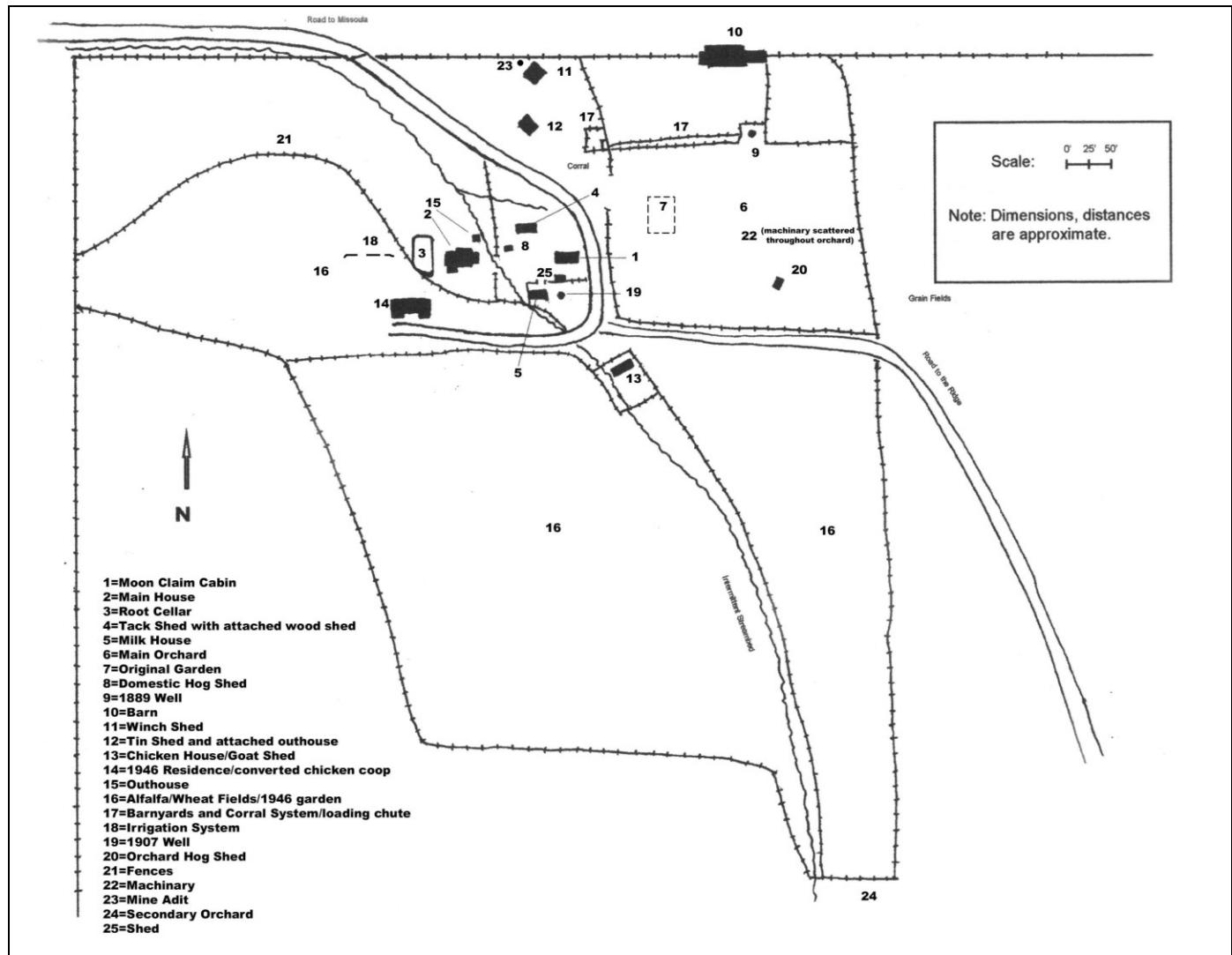
2010 – The Root Cellar is reconstructed by NMCDC. The Moon Randolph Ranch is listed in the National Register of Historic Places.

2013 -- Moon Randolph Homestead Strategic Plan update is initiated by the NMCDC/HHPC.

2014 -- Moon Randolph Homestead Strategic Plan Update draft is completed by the HHPC. HHPC drafts updates of Lonski structures reports.



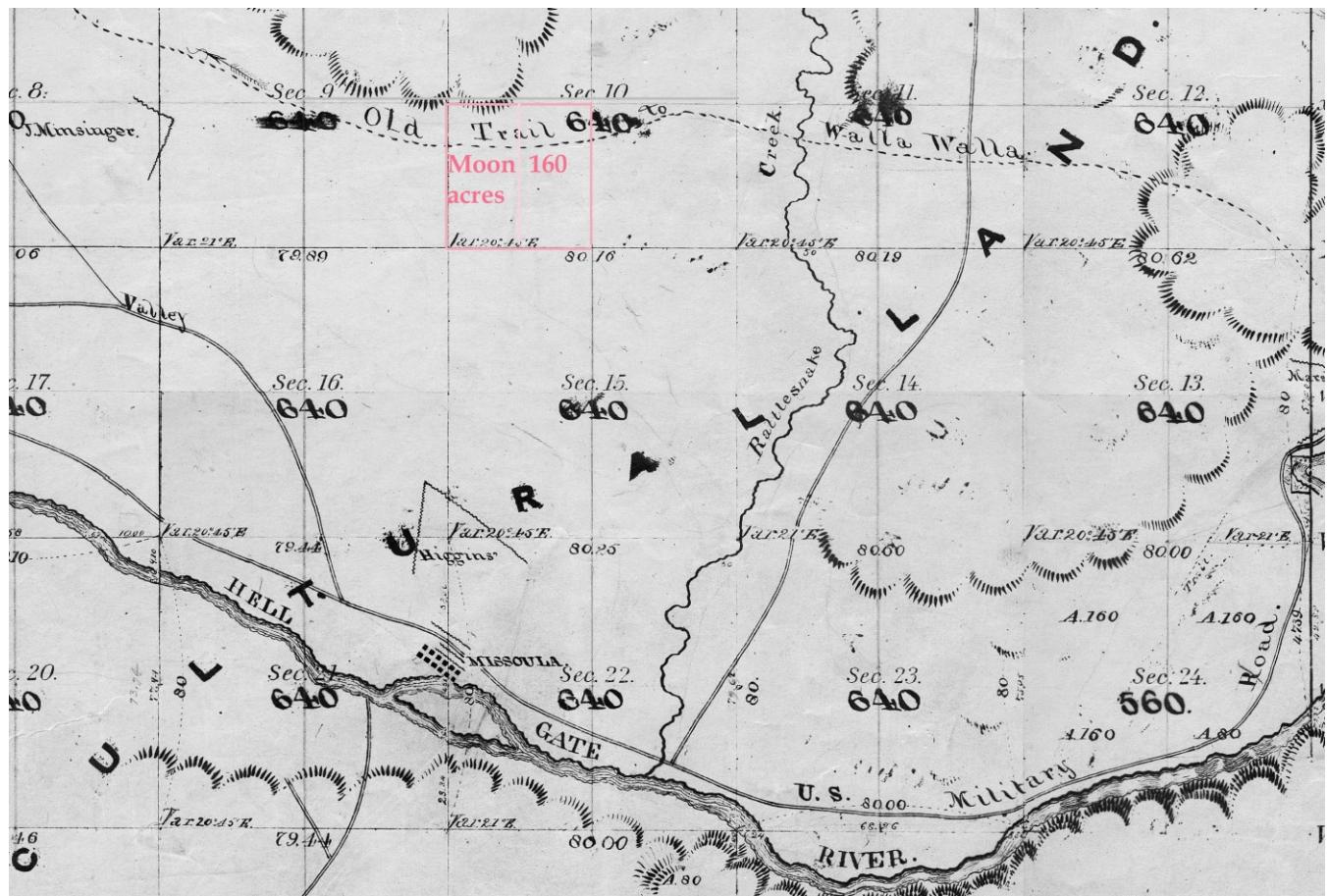
Map of Moon Randolph Ranch/Homestead Historic District



Resource	Contributing / Noncontributing	Number on Map
Moon Claim Cabin	1 Contributing Building	1
Main House	1 Contributing Building	2
Outhouse	1 Contributing Building	15
Root Cellar	1 Contributing Building	3
Tack Shed with attached Wood Shed	1 Contributing Building	4
Domestic Hog Shed	1 Contributing Building	8
Shed	1 Contributing Building	25
1907 Well	1 Contributing Structure	19

Milk House	1 Contributing Building	5
1946 Residence/Converted Chicken Coop	1 Contributing Building	14
Chicken Coop/Goat Shed	1 Contributing Building	13
Orchard Hog Shed	1 Contributing Building	20
Main Orchard	1 Contributing Site	6
Original Garden	1 Contributing Site	7
1889 Well	1 Contributing Structure	9
Barn	1 Contributing Building	10
Barnyards and Corral System/Loading Chute	1 Contributing Structure	17
Coal Mine Adit	1 Contributing Structure	23
Winch Shed	1 Contributing Building	11
Tin Shed with attached Outhouse	1 Contributing Building	12
Alfalfa/Wheat Fields (including 1946 garden)	3 Contributing Sites	16
Secondary Orchard	1 Contributing Site	24
Fences	1 Contributing Structure	21
Irrigation System	1 Noncontributing Structure	18
Machinery	1 Contributing Object	22

1872 GLO Map showing Moon Randolph Homestead on the Old Trail to Walla Walla



Sources:

National Register of Historic Places Registration Form: Moon-Randolph Ranch, 2010. Delia Hagen, Ann Emmons, Sarah Scott Adamson. North Missoula Community Development Corporation (NMCDC). Online at: <http://www.cr.nps.gov/nr/feature/presmonth/2010/Moon-RandolphRanch.pdf>

Caitlin DeSilvey, *Butterflies and Railroad Ties: A History of a Montana Homestead*, Missoula: North Missoula Community Development Corporation, 2002; Personal communication, Philip Maechling, Bob Oaks, NMCDC.

Appendix C



MEMORANDUM

TO: Hill and Homestead Preservation Coalition; Missoula Parks & Recreation

FROM: Jenny Tollefson, Stewardship Manager

DATE: October 21, 2014

RE: Randolph Conservation Easement Structures Language

Purpose and Interpretation Context

The purpose of this memo is to summarize Five Valleys Land Trust's (Five Valleys) current interpretation of the Randolph conservation easement's provisions on structures and buildings as they pertain to: (i) current activities on the Moon-Randolph Homestead and (ii) activities envisioned in the Moon-Randolph Homestead 2014-2024 Strategic Plan. This memo is intended to serve the limited purpose of clarifying how the easement governs the use and construction of structures and buildings on the Randolph property. It is not intended to supplant or supersede the language of the conservation easement.

When Five Valleys accepts a conservation easement from a landowner, it makes a commitment to steward the identified conservation values in perpetuity for the benefit of the public in accordance with the written terms of the conservation easement. This means that Five Valleys has a responsibility to ensure that current and future owners of the property use the land in compliance with the language in the conservation easement so that the conservation values are not impaired. When the conservation easement lacks language that directly pertains to a land use activity on the property, Five Valleys' has an obligation to interpret the easement in light of the general purposes stated in the easement and in accordance with conventions of deed and contract interpretation.

The Randolph conservation easement covers 230 acres in Missoula's North Hills. The easement is designed to protect certain specifically identified **conservation values**: open space, natural habitat for plants and wildlife, and historic features of the property. (Recitals; Paragraph A). Thus, the conservation easement protects conservation values that generally pertain to the whole property. The easement also specifically requires Five Valleys to protect the historic values of the smaller homestead area within the larger easement property.

Five Valleys' goal as the easement holder is to provide clear, consistent interpretation of the Randolph conservation easement to landowner in order to ensure that activities on the homestead occur within specific legal requirements the easement imposes on Five Valleys.

Easement Interpretation

Paragraph D.1, Paragraph F.4, and Paragraph F.11 of the conservation easement govern the uses that may be made of the historic structures on the Randolph property. These paragraphs require Five Valleys to preserve historic structures on the property and significantly limit development (new construction) on the property.

After careful review of the Randolph conservation easement, Five Valleys has determined the following with regard to the use of structures on the Randolph easement:

- **Existing structures:** The conservation easement permits repairing, remodeling, and replacing existing structures in their original locations. However, existing historic structures may not be removed.
- **New, permanent structures:** The construction of new, permanent structures on the easement property is prohibited.
 - **Important note:** Although the conservation easement prohibits the construction of new structures (Paragraph F.4), it permits new infrastructure, for example new fencing and new water facilities (Paragraphs D.3, D.4).
- **New, temporary agricultural structures:** Because the conservation easement expressly permits agricultural activities (Paragraph D.7), the construction and placement on the property of new, temporary agricultural structures is consistent with the conservation easement. Temporary agricultural structures include, for example, a tool shed or a horse run. A temporary structure built to support education *about agriculture* would also be permitted. Temporary structures are structures that do not have a permanent foundation and can be easily dismantled.
 - **Important note:** Five Valleys can only approve new, temporary structures if their placement on the land does not negatively impact the conservation values that the easement protects.
- **Repurposing of existing structures:** Although the easement does not specifically prohibit repurposing structures, it may be problematic for an existing structure to be "repurposed" if the new use of the structure is inconsistent with the conservation values that the easement protects.

Appendix D

Randolph Conservation Easement

BOOK 373 PAGE 1051

CORRECTION DEED OF CONSERVATION EASEMENT

By mutual agreement as contained in this Correction Deed of Conservation Easement, William H. Randolph, Jr., as Grantor, and Five Valleys Land Trust, as Grantee, hereby execute this document to correct the spelling of Grantor's name and to correct the legal description in the original Deed of Conservation Easement dated December 21, 1992, and recorded in Book 370 at Page 277, deed records of Missoula County, Montana. There are no other corrections or changes. By this Correction Deed of Conservation Easement, Grantor and Grantee intend also to reaffirm the original Deed already of record.

THIS GRANT DEED OF CONSERVATION EASEMENT by William H. Randolph, Jr., whose address is 1410 Worden, Missoula, Montana 59802 (hereinafter referred to as "Grantor"), and the Five Valleys Land Trust, a Montana nonprofit corporation with a mailing address of P.O. Box 8953, Missoula, MT 59807 (hereinafter referred to as the "Grantee").

WITNESSETH THAT:

WHEREAS, Grantor is the owner of certain real property in Missoula County, Montana, consisting of 230 acres, more or less, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"); and,

WHEREAS, the Property has significant open space values as defined in Section 76-6-104, Montana Code Annotated (MCA), and provides significant relatively natural habitat for native plants and wildlife; and,

WHEREAS, protection of the Property will contribute to the ecological integrity of Missoula's Northwest hillside and Waterworks Hill, and will conserve significant relatively natural habitat for wildlife and plants; and,

WHEREAS, all of these natural elements and ecological values are of great importance to Grantor and to the people of the State of Montana, and are worthy of preservation; and,

WHEREAS, Grantor, as owner of the Property, owns the affirmative rights to identify, preserve, and protect in perpetuity its open space character and its significant relatively natural features and values; and,

WHEREAS, the Grantee is organized to preserve and protect natural areas and ecologically significant land for scientific, charitable, and educational purposes; and,

WHEREAS, the state of Montana has recognized the importance of private efforts toward preservation of natural systems in the state by enactment of Section 76-6-201, et seq., MCA; and

WHEREAS, the Grantee is a private organization qualified under the terms of Sections 76-6-104(5) and 76-6-204, MCA, and under Section 170(h)(3) of the Internal Revenue Code of 1954, as amended, to acquire and hold conservation easements;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, based upon the common Law, and further, pursuant to Section 76-6-201 et seq., MCA, Grantor hereby conveys to the Grantee, its successors and assigns, a perpetual Conservation Easement (hereinafter referred to as the "Easement") consisting of the rights and restrictions hereinafter enumerated, over and across the Property.

A. Purposes.

It is the purpose of this Easement to preserve and protect in perpetuity and to enhance and restore the open space, historic and significant relatively natural features and values of the Property. It is further the specific purpose of this easement to conserve important habitat for white-tail deer, passerine birds, coyotes, raptors, grouse, and to protect the Missoula phlox and other rare or unique native plants currently known or later identified, and to conserve the diverse vegetative communities and the wildlife inhabiting these communities. In achieving these purposes, it is the intent of this conservation easement to permit the continuation of such uses of the Property as may be conducted consistent with the conservation values protected herein.

Pursuant to the terms of Section 76-6-107, MCA, the Property preserved hereby as natural land may not be converted or directed to any uses other than those provided herein.

B. Easement Documentation Report.

Competent naturalists familiar with the Property will prepare and complete a collection of baseline data on the Property and its resources (herein after referred to as the "Report"). The date and explanatory text will be completed June 1993. A copy of the Report will be on file with both Grantor and the Grantee and by this reference made a part hereof. The parties will acknowledge that the Report serves as a natural ecosystem bench mark and is intended to establish the condition of the Property subject to the Easement and that both Grantor and the Grantee have acknowledged in a signed statement (Exhibit B) that the Report accurately represents the condition of the Property

at the time of conveyance, in accordance with Treasury Regulation Section 1.170A-14(g)(5)(i).

The parties agree that, in the event a controversy arises with respect to the nature and extent of the biological or physical condition of the Property, the parties shall not be foreclosed from using all other relevant or material documents, surveys, reports, and other information to assist in the resolution of the controversy.

C. Rights of the Grantee.

The rights conveyed to the Grantee by the Easement are the following:

1. To identify, to preserve and protect in perpetuity and to restore the open space and significant relatively natural ecological features and values of the Property.

2. To enter upon the Property to enforce the rights herein granted, to study and make scientific observations of its ecosystems, and to determine that Grantor's activities are in compliance with the terms of the Easement, all upon prior notice to Grantor and in a manner that does not unreasonably disturb the use of the Property by Grantor consistent with the Easement. The Grantee shall also have the right of immediate entry to the Property if, in its sole judgment, such entry is necessary to prevent damage to or the destruction of the conservation values protected by the Easement.

3. To enjoin any activity on or any use of the Property that is inconsistent with the Easement and to enforce the restoration of such areas or features of the Property as may be damaged by such activities.

D. Consistent Uses of the Property.

The following uses and practices by Grantor, though not an exhaustive recital of consistent uses and practices, are consistent with the Easement. Certain of these consistent uses and practices are identified below as being subject to specified conditions or to the requirement of and procedures for prior approval by the Grantee as described in Paragraph E; the remainder of these consistent uses shall not be precluded, prevented, or limited by the Easement.

1. To use, maintain, repair, expand, and reconstruct existing residential structure and outbuildings in their original location subject to approval by the Grantee as provided for in Paragraph E. If practicable, all new roofs, exterior siding, plumbing, vent pipes, chimneys, drain gutters, downspouts, and other exterior materials and fixtures shall be

constructed of nonreflective material and painted or maintained with earth-tone colors found in the surrounding environment.

2. To maintain and repair the existing road which accesses the existing residential structure and radio/utility towers.

3. To maintain, repair, and in the event that they are destroyed, to reconstruct existing fencing, and to construct new fences in such a manner as not to restrict or impede wildlife movement into or out of the property.

4. To maintain, repair and in the event of their destruction, reconstruct the existing water facilities and, subject to approval by the Grantee as provided for in Paragraph E, to develop new water resources and facilities; provided that any maintenance, repair, construction, or construction activities do not cause significant or long-term impairment of water quality or the natural elements of the property.

5. To support the use of biological weed and insect agents as a noxious vegetation management strategy. The use of such agents shall be to accomplish reasonable agriculture, ranching and residential objectives, and to allow the natural ecosystem process to proceed.

6. To construct utility systems for the residential use permitted herein; provided, however, that Grantor shall bury, if practicable, all utility systems or extension of existing utility systems constructed after the effective date of the Easement, and further provided that any satellite dish antenna shall be of a color intended to blend with the surrounding environment.

7. To institute and carry on farming, ranching and other agricultural activities, including to raise and manage livestock and to plant, raise and harvest agricultural crops consistent with the maintenance and enhancement of the soil, plant communities, water resources and wildlife species and their natural habitat and the natural ecosystem and its process.

8. To allow the use of snowmobiles and all terrain vehicles as a form of transportation on the existing roadway and for agricultural needs.

9. To fill or excavate for purposes of the maintenance of existing residence and road.

10. To allow additional radio/utility towers as long as they are constructed in the same vicinity as existing towers and the construction and use does not negatively impact the native vegetation subject to approval by the Grantee as provided for in Paragraph E. All towers shall be accessed from the existing road.

E. Prior Notice and Approval.

Grantor shall not undertake or permit any activity requiring prior approval of the Grantee without first having notified and received approval from the Grantee as provided herein.

Prior to the commencement of any such activity, Grantor shall send the Grantee written notice of his intention to undertake or permit such activity. The notice shall inform the Grantee of all aspects of the proposed activity, including location, design, materials or equipment to be used, dates and duration, and any other relevant information, and shall be sent by registered or certified mail, return receipt requested, to the Five Valleys Land Trust, P.O. Box 8953, Missoula, Montana, 59807 or such addresses as Grantor may be from time to time informed in writing by the Grantee.

The Grantee shall have thirty (30) days from receipt of the notice, as indicated by the date of the return receipt, to review the proposed activity and to notify Grantor of any objections thereto; provided that the 30-day period shall not begin until such time as the Grantee has received adequate information from Grantor to evaluate the proposed activity. In the event that the Grantee requires additional information to evaluate the proposed activity, the Grantee shall request the information from Grantor as soon as practicable and in any case not later than 20 days after the receipt of the notice of the proposed activity.

The Grantee decision to approve and disapprove the activity proposed by the Grantor shall be sent by registered or certified mail, return receipt requested, to Grantor at the address first stated above, or to such other address as the Grantee may from time to time be informed of in writing by Grantor.

A decision by the Grantee to disapprove a proposed activity must be based upon the Grantee's determination that the proposed activity is inconsistent with the conservation purposes of the Easement. If in the Grantee's judgment it is possible that the proposed activity can be modified to be consistent with the Easement, the Grantee's decision notice shall inform Grantor of such modification(s). Once modification is made to the satisfaction of the Grantee, or the Grantee otherwise concurs with the matters set forth in the Grantor's notice, the proposed activity may thereafter be conducted in a manner that is acceptable to the Grantee.

Should the Grantee fail to post its response to Grantor's notice within thirty (30) days of its receipt of notice or within thirty (30) days of the time that the Grantee has received adequate information to evaluate the proposed activity, whichever is later, the

proposed activity is automatically deemed consistent with the terms of the Easement, the Grantee having no further right to object to the activity identified in such notice.

F. Inconsistent Uses of the Property

The following uses and practices on the Property are inconsistent with the Easement and shall be prohibited:

1. The change, disturbance, alteration, or impairment of the significant relatively natural ecological features and values or the destruction of other significant conservation interests on the Property, except as specifically provided for in this Easement.
2. Filling, excavating, dredging, mining, and drilling, and the exploration for or extraction of minerals, hydrocarbons, soils, sand, gravel, rock, or other material on or below the surface of the Property except as provided in the Easement.
3. The division, subdivision, or de facto subdivision of the Property.
4. The construction or placement of any buildings, camping accommodations, temporary living quarters of any sort, mobile homes, signs, billboards or other advertising materials, or other structures, except specifically provided for in the Easement and except that vehicular campers owned by Grantor or Grantor guests may be parked on the Property as appropriate to accommodate normal visitation.
5. The construction of roads or vehicle trails, except the access road specifically provided for in the Easement.
6. The use of snowmobiles, all-terrain vehicles, motorcycles, or other motorized vehicles for recreational purposes on or off roads or travelways.
7. The dumping of public refuse and hazardous, or toxic materials.
8. The manipulation, diversion, or other alteration of natural water courses, wetlands, or other bodies of water; the drainage of surface or subsurface waters except adjacent to residential structure and outbuildings; the withdrawal of water to the extent that the aquatic ecosystem is adversely affected; and any use or activity that would pollute or degrade or threaten to pollute or degrade the surface or sub-surface waters on or underlying the Property.
9. The establishment or maintenance of any commercial or industrial activity, such as a feed lot for livestock.
10. The use of firearms for hunting and the use of fireworks on the property shall be expressly prohibited.
11. The removal of historic buildings.

G. Remedies, Breach and Restoration.

In the event a violation of any restriction contained in Paragraph F hereof, whether by Grantor or a third party, comes to the attention of the Grantee, the Grantee shall notify Grantor in writing of the violation. Grantor shall have thirty (30) days after the receipt of such notice to undertake actions, including restoration of the Property, that are reasonably calculated swiftly to correct the conditions caused by such violation. If grantor fails to take such corrective action, the Grantee may at its discretion undertake such actions, including appropriate legal proceedings, as are reasonably necessary to effect such corrections, and the cost of such corrections, including the Grantee's expenses, court costs, and legal fees, shall be paid by Grantor, provided either Grantor, Grantor's family, any shareholders in the Property, agents, guests, employees or other persons permitted by Grantor are determined to be responsible for the violation.

In the event that Grantor undertakes any activity requiring approval of the Grantee without or in advance of securing such approval, or undertakes any activity in violation of the terms of the Easement, the Grantee shall have the right to force the restoration of that portion of the Property affected by the activity to the condition that existed prior to the undertaking of unauthorized activity. In such case, the costs of restoration and the Grantee's costs of suit, including reasonable attorney's fees, shall be borne by Grantor or those of Grantor's heirs, personal representatives, or assigns against whom a judgment is entered, or, in the event that the Grantee secures redress without a completed judicial proceeding, by Grantor or those of his heirs, personal representatives, or assigns who are otherwise determined to be responsible for the unauthorized activity.

Enforcement of the terms and provisions of the Easement shall be at the discretion of the Grantee and any forbearance on behalf of the Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, his respective heirs, personal representatives, or assigns shall not be deemed or construed to be a waiver of the Grantee's rights hereunder in the even of any subsequent breach.

H. Taxes.

Grantor agrees to pay any and all real property taxes and assessments levied by competent authority on the Property and to bear all costs of operation, upkeep, and maintenance of Property, and does hereby indemnify the Grantee thereof.

I. Access.

Nothing herein contained shall be construed as affording the public access to any portion of the Property.

J. Assignment.

The Grantee may assign the Easement with mutual consent of the Grantor and Grantee; provided that:

1. The Grantee requires, as a condition of such transfer, that the conservation purposes of the Easement continue to be carried out; and,
2. Any assignment may be made only to an organization qualified at the time of transfer as an eligible donee under Internal Revenue Code Section 170(h)(3) or its successor, or any regulations issued thereunder.

K. Amendment.

If circumstances arise underwhich an amendment to or modification of the Easement would be appropriate, Grantor and the Grantee may jointly amend the Easement; provided that no amendment shall be allowed that affects the qualification of the Easement or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code of 1986, as amended, or Section 76-6-201, *et seq.*, MCA. Any such amendment shall be consistent with the purposes of the Easement, shall not affect its perpetual duration, shall not permit additional development or improvements to be undertaken on the Property other than development or improvements currently permitted by the Easement, and shall not impair any of the significant conservation values of the Property. Any such amendment shall be recorded in the official records of Missoula County, Montana.

L. Interpretation.

The provisions of this Easement shall be liberally construed to effectuate their purpose of preserving and protecting habitat for wildlife, unique native plants, and diverse vegetative communities. No remedy or election given by any provision in this Easement shall be deemed exclusive unless so indicated, but it shall, wherever possible, be cumulative with all other remedies at law or in equity. The parties acknowledge that

each party and its counsel have reviewed and revised this Easement and that no rule of construction that ambiguities are to be resolved against drafting party shall be employed in the interpretation of the Easement. In the event of any conflict between the provisions of this Easement and the provisions of any use and zoning restrictions of the state of Montana, Missoula County, or any other governmental entity with jurisdiction, the more restrictive provisions shall apply. This Easement shall be interpreted in accordance with the laws of the State of Montana.

M. Miscellaneous

1. The terms "Grantor" and "Grantee" as used herein shall be deemed to include, respectively, the grantor, his heirs, successors, personal representatives, and assigns, and the Grantee, its successors and assigns.
2. Grantor intends that the Easement shall run with and burden title to the Property in perpetuity, and shall bind grantor, his heirs, personal representatives, and assigns.
3. If any provision of this Deed of Conservation Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions hereof and the application of such provision to persons or circumstances other than those to which it is found to be invalid, shall not be affected thereby.

IN WITNESS WHEREOF, Grantor has hereunto set his hand this _____ day of February 5, 1993, 1993.

Five Valleys Land Trust, by:

William H. Randolph Jr. Charles B. Jiles
William H. Randolph, Jr. President

STATE OF MONTANA)
County of Missoula)

BOOK 373 PAGE 1060

On this 5th day of February, 1993, before me, the undersigned, a Notary Public for the State of Montana, personally appeared William H. Randolph Jr., known to me to be the person whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

James J. Mason
Notary Public for the State of Montana
Residing at: Missoula
My Commission Expires: 8-24-95

STATE OF MONTANA)
County of Missoula)

On this 10th day of February, 1993, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Charles B. Trebil, known to me to be the President of Five Valleys Land Trust, whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Phyllis E. Broader
Notary Public for the State of Montana
Residing at: Missoula
My Commission Expires: Dec 9, 1995

NOTARY PUBLIC for the State of Montana
Residing at Missoula, Montana
My Commission Expires December 9, 1995

Exhibit A

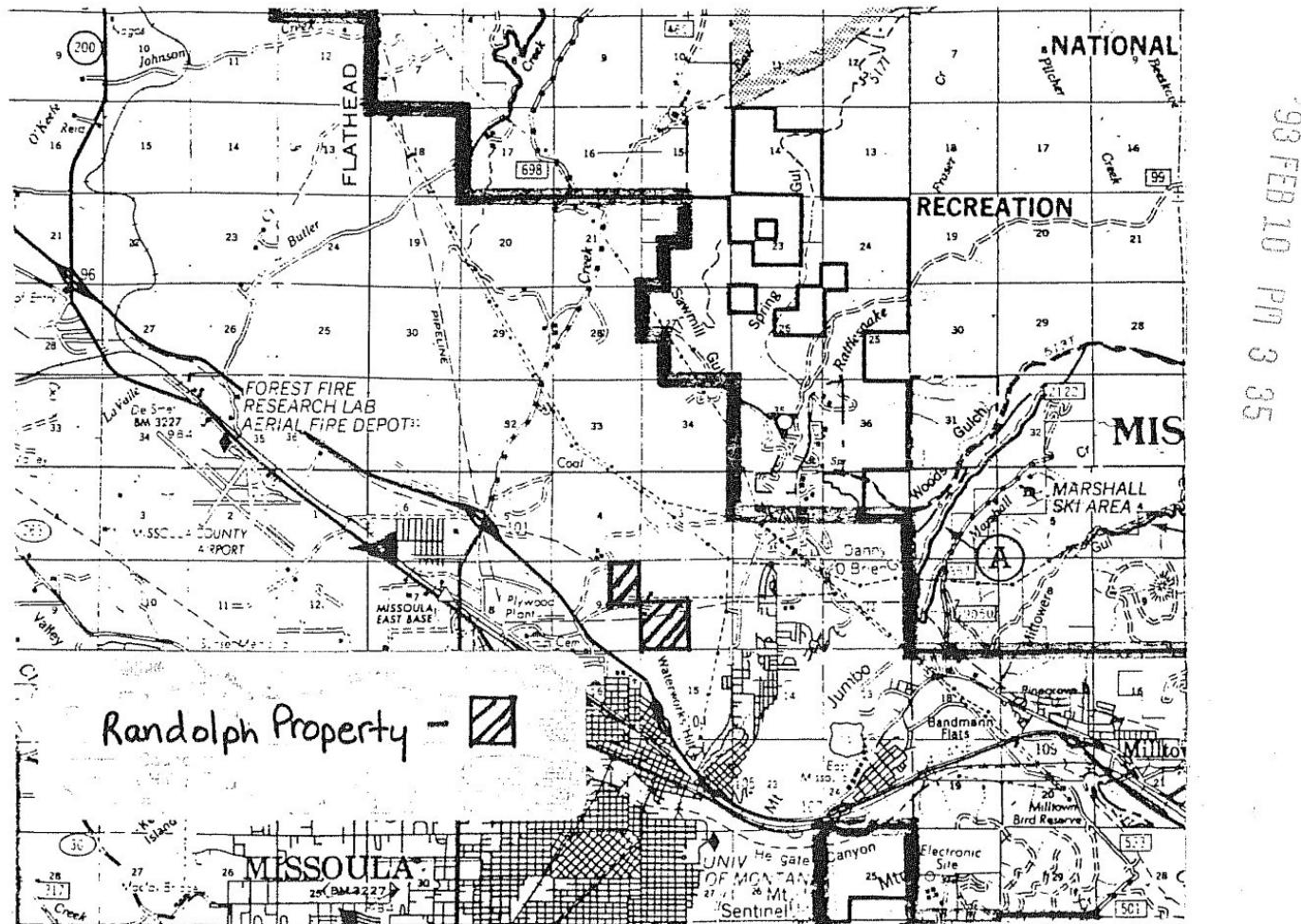
The Property

Parcel I

Southwest quarter (SW 1/4) of Section Ten (10), Township Thirteen (13) North, Range Nineteen (19) West, P.M.M., Missoula County, Montana.

Parcel II

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Nine (9), Township Thirteen (13) North, Range Nineteen (19) West, less that portion conveyed in Book 229 of Deeds at Page 435.



11/10/1993 3:35 PM AND IT IS RECORDED
 I RECEIVED AND FILED THIS INSTRUMENT FOR RECORD ON THE DAY OF Feb 1993 AT 3:35 O'CLOCK P.M. AND IT IS RECORDED
 IN VOL 373 OF MICRO RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 1061 FEE \$7.00 PAID CR 66.0041C
 RETURN TO Five Valley Land Trust PO BOX 18953 MISSOULA, MT 59807 WITNESS MY HAND, WENDY CROMWELL, COUNTY RECORDER
 ADDRESS BY LUCILLE M. ZEE DEPUTY RECORDER notar

Appendix E

RESOLUTION NUMBER 7949

A RESOLUTION OF THE MISSOULA CITY COUNCIL TO ADOPT THE 2015 MOON-RANDOLPH HOMESTEAD STRATEGIC PLAN.

WHEREAS, in 1997 the City of Missoula purchased the Randolph property in Missoula's North Hills which included the Moon-Randolph Homestead; and

WHEREAS, in 2003 a strategic plan was drafted by the Hill and Homestead coalition and the North Missoula Community development corporation to guide management priorities at the Moon-Randolph Homestead; and

WHEREAS, in 2010 the Moon-Randolph Homestead was officially added as a historic District to the National Register of Historic Places as a historically significant area with a local level of significance, for its association with the broad patterns of settlement and agricultural history in the Missoula Valley; and

WHEREAS, in 2010 the City of Missoula adopted the Conservation Lands Management Plan which emphasizes protection of all natural and cultural resources on City conservation lands; and

WHEREAS, the 2015 Moon Randolph Homestead Strategic Plan was developed over a year long period with significant community-wide input from local, citizens, non-profits, municipal staff and elected officials.

NOW THEREFORE, BE IT RESOLVED that the Missoula City Council authorizes the Mayor to adopt the 2015 Moon-Randolph Homestead Strategic Plan as the guiding document to set management priorities, and short and long-term goals for the Moon-Randolph Homestead.

PASSED AND ADOPTED this 4th day of May, 2015.

ATTEST:

/s/ Martha L. Rehbein
Martha L. Rehbein
City Clerk

APPROVED:

/s/ John Engen
John Engen
Mayor

(SEAL)