



**Municipality of Anchorage  
Historic Preservation Commission**

**A G E N D A**

**Thursday, May 19, 2011  
5:30 – 7:00 p.m.**

**Regular Meeting**

City Hall – Room #155  
632 West 6<sup>th</sup> Avenue  
Anchorage, Alaska

- I. ESTABLISHMENT OF QUORUM
- II. CALL TO ORDER
- III. NEW BUSINESS
  - A. Browns Point Cottages – request for approval of recommended paint colors
- IV. OLD BUSINESS
  - A. Pioneer Schoolhouse restoration – project design request for approval
  - B. Oscar Anderson House Museum – curator services plan for approval; nomination for AAHP 10 endangered buildings list
  - C. Historic properties inventory – request for software module appropriation approval; process for designing the schema for the inventory database
  - D. Project Reviews – ADOT&PF projects review backlog
- V. COMMITTEE / COMMISSION REPORTS
  - A. Historic Preservation Plan
  - B. Historic Preservation Fund – HPC usage priorities / guidelines
- VI. STAFF REPORTS
  - A. KABATA projects status / neighborhood outreach
  - B. Wireless Facility acquisition status
- VII. OTHER BUSINESS
  - A. Review of Action Items and Location for June 16
- VIII. ADJOURNMENT

**Next Regular Meeting: June 16, 2011**

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**From:** Grover, Elizabeth [Elizabeth.Grover@hdrinc.com]  
**Sent:** Monday, May 09, 2011 10:37 AM  
**To:** Davis, Tom G.; 'Ritter, Michelle'; 'Darrell Lewis'; 'cottage@ak.net'  
**Cc:** Oswald, Tammy R.  
**Subject:** RE: Browns Point Cottages - historical advisor sought for paint job  
**Attachments:** PatternsofPast\_CarberryLane\_1986 138.pdf; KAC04\_GoHiDistrict-VI 19.pdf; KAC04-GoHiDistrict-VII-BrownsPt.pdf

Hello,

I will likely be seeing Bob Mitchell this evening at our monthly Alaska Association for Historic Preservation meeting. I could ask him about his availability to assist us then.

I pulled this 1950 photo (attached) and DOEs from the KABATA (SRB&A 2006) report. The attached page from Patterns of the Past (Carberry and Lane 1986) also discusses the cottages. The buildings are white in both sets of historic photos.

Thanks!  
Elizabeth

**Elizabeth Grover, M.A.**

Cultural Resource Specialist

**HDR ONE COMPANY | Many Solutions**

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[www.hdrinc.com](http://www.hdrinc.com)

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**From:** Davis, Tom G. [<mailto:DavisTG@ci.anchorage.ak.us>]  
**Sent:** Friday, May 06, 2011 8:19 PM  
**To:** 'Ritter, Michelle'; 'Darrell Lewis'; Grover, Elizabeth; 'cottage@ak.net'  
**Cc:** Oswald, Tammy R.  
**Subject:** RE: Browns Point Cottages - historical advisor sought for paint job

Michelle –

Did you ever hear back from anyone regarding contacting Bob Mitchell to consult on the Browns Point Cottage paint colors?

It would be preferable if the HPC could present to Tammy Oswald and Facilities Maintenance a paint scheme based on the recommendations of a professional willing to put one together. At the HPC meeting in April several folks suggested Bob Mitchell.

I will return to office next Friday and will catch up on this item then.

Thank you,

Tom

*Tom Davis*  
Senior Planner  
Planning Division  
Municipality of Anchorage  
4700 Elmore Road  
PO Box 196650  
Anchorage, AK 99519

(tel) 907-343-7916  
(fax) 907-343-7927

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**From:** Ritter, Michelle [<mailto:mr Ritter@dowlhkm.com>]  
**Sent:** Wednesday, May 04, 2011 8:26 AM  
**To:** 'Darrell Lewis'  
**Cc:** 'cottage@ak.net'; Oswald, Tammy R.; Wong, Carol C.; Davis, Tom G.  
**Subject:** RE: Browns Point Cottages - historical advisor sought for paint job

Darrell,

Let me know you need some assistance. I can contact Bob or do whatever. Do either you or Bobbi already have a relationship with Bob?

Thanks,  
Michelle

---

**From:** Davis, Tom G. [<mailto:DavisTG@ci.anchorage.ak.us>]  
**Sent:** Tuesday, May 03, 2011 7:23 PM  
**To:** 'Darrell Lewis'; Ritter, Michelle  
**Cc:** 'cottage@ak.net'; Oswald, Tammy R.; Wong, Carol C.  
**Subject:** Browns Point Cottages - historical advisor sought for paint job

Michelle and Darrell –

Tammy Oswald, the MOA Real Estate Department Director, asked me today if the Commission can make contact with Bob Mitchell, to get his advice re paint colors that would be appropriate to the historical integrity of the Brown's Point Cottages. It turns out that MOA Facilities staff does have the resources to paint the Cottages this summer. They intend to do the work as early as June. That's nice but they are apt to repaint the Cottages the same color as now unless they get specific, practical instructions otherwise.

It's best if the Commission makes a specific recommendation as to color by its May 19 meeting, using some kind of advice by Bob Mitchell (or another architectural historian). Or, if that is too quick, the Commission could appoint one or two members to forward Bob's advice to Tammy and MOA Facilities as soon as practical.

When HPC discussed the Browns Point Cottages at its April meeting, Darrell offered to contact Bob Mitchell, because the Commissioners thought would be the ideal person to advise in the paint job. Darrell, sorry to be asking so much of you these days, however, would you be willing to talk to Bob soon, and see if he can help us? Or if you are tapped out with everything else going on, could you let Michelle and I know and perhaps another appropriate Commissioner might contact him?

Thank you,

Tom

*Tom Davis*  
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**Figure 6: Historic Photograph of Brown's Point Cottages**



This 1950 image shows the farthest west portion of Government Hill at its apex. This photograph shows the Brown's Point cottages (center). As can be seen in this photograph, the front entrances of the Brown's Point cottages face the bluff edge rather than Delaney Street. To the left of the Brown's Point cottages are the AEC cottages at the intersection of West Harvard Avenue and Delaney Street. These AEC cottages have been replaced or remodeled since this photograph was taken.

Source: Anchorage Museum of History and Art, B70.19.126

**PROPERTY: 786 DELANEY ST, ANCHORAGE AK 99501**

**Part I: General Information**

**AHRS No:** ANC-00048 **Contributing:** Yes

**Property Name:** Civil Works Residential Dwellings

**Other Names:** Brown's Point Cottage

**Owners Name:** ANCHORAGE HISTORIC PROPERTIES INC (ARR)

**Address:** 786 DELANEY ST, ANCHORAGE, AK 99501.

**Legal Desc:** US SURVEY 3458A TR C LT 5

**Other Information:** Donna Lane's description of the two Brown's Point Cottages is still accurate (1985:8-10).

"These two frame residences gain significance by their association with the Army Corps of Engineers, which played a major role in strengthening Alaska, both militarily and economically, and by their association with Major B. B. Talley (now Brigadier General), a key figure in the Corps' activities in Alaska and Europe during World War II."

"The houses were constructed by the J.B. Warrack Company of Seattle, Washington, for the Army Corps of Engineers in the spring of 1941 to house the District Engineer and his commissioned assistant. Shortage of suitable housing available for commissioned military personnel prompted their construction. Combined building cost was \$28,723.00. The house design duplicated the Resident Engineer's quarters at Mud Mountain dam except that the two Anchorage structures were insulated with rock wool."

"The Alaska Railroad formally leased both lots, rent free, to the Corps of Engineers on April 29, 1941. Through renewals this agreement remained in effect until the Corps of Engineers determined they no longer needed them and the houses reverted to the Alaska Railroad on August 1, 1980. One is currently leased to a private individual and the other houses visiting railroad employees. The houses appear to be in good condition."

"Brigadier General B. B. Talley, officer-in-charge of military construction in Alaska, was the first occupant of 786 Delaney Street. He lived there with his wife until mid-june, 1943, when he left Alaska. He had requested the floor plan be identical to the Mud Mountain dwellings, having seen them the previous year. The close friendship that existed between Talley and Otto Ohlson, Alaska Railroad manager, may have contributed to the choice of site. Colonel Craig Smyser, Resident Engineer for construction of Fort Richardson, originally occupied 800 Delaney Street, sharing it with Colonel James D. Bush, Jr. Resident Engineer at Ladd Field (Fort Wainwright). In later years, after additional military housing was constructed, the two dwellings were no longer required for District and Resident Engineers. They were then rented to Corps of Engineers employees."

"A point system based on rank and longevity was used to determine lessees while the housing demand was high and rent for the buildings was attractively low. The original rent was approximately \$55/month. It rose to \$68/month in 1950 and stayed low until the 1970s.

1973	\$220.00
1975	\$375.00
1977	\$399.00
1979	\$437.00

(These rental prices included house, garage, and utilities)."

**Part II: Historical Information**

**A. Physical History**

**1. Construction Date:** MOA Year Built: 1941 Other Dates: 1941

**2. Architect/Engineer:** Unknown

Stephen R. Braund & Associates

**PROPERTY: 786 DELANEY ST, ANCHORAGE AK 99501**

- 3. Ownership:** ANCHORAGE HISTORIC PROPERTIES INC (ARR)
- 4. Builder, Contractor:** J. B. Warrack Company, Seattle, WA
- 5. Alterations:** A low picket fence was added during AHPI's renovations, 2004-2005. No historic photographs or accounts show any fencing around the two cottages.
- 6. Additions:** None noted

**Part III: Architectural Information**

**A. Description**

- 1. Original Plans:** Unknown
- 2. Dimensions:** Building is 33' by 25' (48' by 25' with garage), containing 1,136 sq. ft. on the first floor and has an attached one-car garage with gable roof.
- 3. Foundation:** Concrete foundation, cement basement.
- 4. Struct. System:**
- 5. Walls:** Wood frame, with an interior centrally located chimney for the hearth fireplace in the living room.
- 6. Roof:** Moderately pitched, gable roofline, with asphalt shingle roofing (installed 2004-05).
- 7. Windows:**
- 8. Exterior:**
- 9. Other:** "Various maintenance and minor interior alterations have taken place, but the two houses remain almost as originally constructed." (Lane 1985:9)
- 10. Narrative:** "Wide clapboard siding sheaths the house but vertical flush siding with a scalloped edge fills the gable ends. Like the adjacent AEC cottages, the houses face the bluff. The entry is an enclosed central gable with inset paneled door, and raised semi-circular concrete step. The paired window jambs have simple molding strips highlighting them and are flanked by wood shutters. Two large glass windows flank the entry, their original multi-paned glass replaced by a large single piece. The floor plan includes two bedrooms, bath, living room, dining room, and kitchen. Simple built-in cabinets, arches, and wood flooring are interior items." (Lane 1985:9)

**Part IV: Sources of Information**

- A. Photographs:** Lane 1985, photos 45-53  
Victor C. Rivers Family. Papers, 1869-1873, 1915-1977. UAA-HMC-0209. Photograph: Distinguished Service Medal award to Colonel B. B. Talley, Feb. 5, 1943.  
AMHA, General Photograph Collection, Anchorage. B70-19-126. Aerial view of Government Hill and Anchorage Terminal yards, 1950 depicts two cottages at Brown's Point.

**B. Maps:**

- C. Bibliography / References Cited** See Bibliography/References Cited section in Volume I for general historical references.

- Property Specific Data Sources: Carberry and Lane 1986:130  
Lane 1985:8-10; photographs 45-53

Stephen R. Braund & Associates

**PROPERTY: 786 DELANEY ST, ANCHORAGE AK 99501**  
ARR Building Record, Building 60





Above: 786 Delaney Street was built in 1941 and is shown here from the bluff edge in 2005 undergoing restoration.

Below: Restored Brown's Point cottages (Summer 2006) as seen from Delaney Street with 786 Delaney Street on right.



**PROPERTY: 800 DELANEY ST, ANCHORAGE AK 99501**

**Part I: General Information**

**AHRS No:** ANC-01205 **Contributing:** Yes

**Property Name:** Civil Works Residential Dwellings

**Other Names:** Brown's Point Cottage

**Owners Name:** ANCHORAGE HISTORIC PROPERTIES INC (ARR)

**Address:** 800 DELANEY ST, ANCHORAGE, AK 99501.

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- A. Photographs:** Lane 1985, photos 45-53  
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- Property Specific Data Sources: Carberry and Lane 1986:130  
Lane 1985:8-10; photographs 45-53

Stephen R. Braund & Associates

**PROPERTY: 800 DELANEY ST, ANCHORAGE AK 99501**

ARR Building Record, Building 61



Above: 800 Delaney Street is shown here from Delaney Street in 2005 before undergoing restoration. Like 786 Delaney Street, it was built during World War II to house railroad workers.

Below: 800 Delaney Street is shown here from the bluff edge in 2005 before undergoing restoration.







Above: Restored Brown's Point cottage (800 Delaney Street; Summer 2006) as seen from Delaney Street.



## Brown's Point Cottages

These two Cape Cod style cottages provided housing for the families of the Area Engineer of Alaska and the Resident Engineer, Fort Richardson. Their design was selected by the Area Engineer, B. B. Talley, who had lived in similarly designed houses while at Mud Mountain Dam near Fort Lewis, Washington. The two identical houses sit with the front facades facing Knik Arm. Each has two large bedrooms, spacious living room, a dining room, kitchen and garage. Talley resided in the house at the end of the Point. Captain Craig Smyser, the Resident Engineer of Fort Richardson, lived in the other. Reportedly, anti-aircraft batteries were placed on the site shortly after the attack on Pearl Harbor. The housing is a reminder of the increased role that the Army was to take in the development of installations throughout Alaska. Both were built as forerunners to the future construction of Fort Richardson.

The houses were built by the Corps of Engineers on the Point in 1941. The land was owned by the Alaska Railroad. Talley and Colonel Otto F. Ohlson, the ARR manager, were close friends and it was by mutual agreement that the site was chosen. Brown's Point is named for Jack and Nellie Brown who came to Ship Creek in 1912.

Major Talley, later Brigadier General Talley, arrived in Alaska to supervise construction of the airfield at Yakutat in Sep-

tember of 1940. Upon completion of that task, he was reassigned to the Engineer Corps, Seattle District and sent back to Anchorage to be the Alaska Area Engineer. While in this role Talley supervised the completion of Fort Richardson and Elmendorf Field as well as Ladd Field near Fairbanks. In 1941 Talley was ordered to Washington D.C. by Brigadier General Simon Bolivar Buckner, Jr. to help expedite the approval of a strategic airfield on Unimak Island. With approval of that request, Talley moved his engineering company from Yakutat to Unimak, providing a new air base which was in a more vital position to defend against the threatening Japanese Imperial Command. Following Pearl Harbor, Talley's command increased dramatically. He oversaw the work of 14,000 troops in the Army's engineering units during the Aleutian campaign. Rising to Lieutenant Colonel, he was designated Officer-in-Charge of military construction in Alaska. In addition to the airfields, his responsibilities included tunneling and the creation of Whittier. Talley was ordered to depart Alaska in June 1943. He left as full Colonel and became Deputy Chief of Staff G-5 for the Army's Fifth Corps. In this capacity he was responsible for developing the operation plan for the "D-Day" landing at Omaha Beach. Talley retired as Brigadier General in 1956. In more recent years he has served as a consultant planner of Brazil's new capital, Brazilia, and also played an active role regarding the planning of Willow. Brigadier General Talley continues to reside in Alaska, making his home near Kachemak Bay.



*In this early photograph one can see that the Brown's Point Cottages face the Inlet.*

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Submitted by: Mayor  
Recommended by: Chair of the Assembly at  
the Request of the Mayor,  
and ASSEMBLYMEMBER HALL  
on behalf of the Historic  
Preservation Commission  
Community Development  
Department, Planning  
May 10, 2011

**IV.A.**

CLERK'S OFFICE

Prepared by:

**APPROVED**

For reading:

Date:

5-10-11

ANCHORAGE, ALASKA  
AR No. 2011-141

1 **A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE (MOA)**  
2 **APPROPRIATING FORTY-FIVE THOUSAND DOLLARS (\$45,000) AS A**  
3 **RESTRICTED CONTRIBUTION FROM THE ANCHORAGE WOMEN'S CLUB**  
4 **(AWC), AND FIFTY THOUSAND DOLLARS (\$50,000) FROM INTEREST**  
5 **EARNINGS WITHIN THE HISTORIC PRESERVATION FUND (740), TO THE**  
6 **HISTORIC PRESERVATION FUND (740), IN SUPPORT OF THE ANCHORAGE**  
7 **PIONEER SCHOOLHOUSE RESTORATION PROJECT.**  
8  
9

10 **WHEREAS**, the Pioneer Schoolhouse is a historically important structure in  
11 Anchorage that is owned by the Municipality of Anchorage (MOA), is listed on the  
12 National Register of Historic Places, and is managed by the Anchorage Women's  
13 Club; and  
14

15 **WHEREAS**, the Anchorage Women's Club (AWC), in working with the Anchorage  
16 Historic Preservation Commission, was awarded Fifty Thousand Dollars (\$50,000)  
17 from the Lowe's Preservation Fund and the Lowe's Charitable and Education  
18 Foundation, of which Forty-Five Thousand Dollars (\$45,000) will be contributed to  
19 the MOA to support the construction of a new roof and related repairs for the  
20 historic Anchorage Pioneer Schoolhouse; and  
21

22 **WHEREAS**, Fifty Thousand Dollars (\$50,000) of interest earnings from within the  
23 Historic Preservation Fund (740) will be appropriated by the MOA to provide the  
24 additional funding necessary for completion of the construction of a new roof and  
25 related repairs for the historic Anchorage Pioneer Schoolhouse; now, therefore,  
26

27 **THE ANCHORAGE ASSEMBLY RESOLVES:**  
28

29 **Section 1:** The sum of FORTY-FIVE THOUSAND DOLLARS (\$45,000) is  
30 hereby appropriated from the AWC as a restricted contribution to the Historic  
31 Preservation Fund (740) for the replacement of the Anchorage Pioneer  
32 Schoolhouse roof and related repairs.  
33

1 **Section 2:** The sum of FIFTY THOUSAND DOLLARS (\$50,000) is hereby  
2 appropriated from interest earnings within the Historic Preservation Fund (740) to  
3 the Historic Preservation Fund (740) to support the completion of the construction  
4 of a new roof and related repairs for the historic Anchorage Pioneer Schoolhouse.  
5

6 **Section 3:** This resolution shall become effective immediately upon passage  
7 and approval by the Assembly.  
8

9 PASSED AND APPROVED by the Anchorage Assembly this 15<sup>th</sup> day of  
10 May, 2011.

11 Debbie Osslander  
12 Chair of the Assembly  
13

14 ATTEST:

15  
16 Arlene S. Jones  
17  
18 Municipal Clerk  
19

20  
21  
22 Department of Appropriation:  
23 Community Development – Historic Preservation Fund \$95,000  
24

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 295-2011

Meeting Date: May 10, 2011

1 **From: MAYOR**

2  
3 **Subject: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE**  
4 **APPROPRIATING FORTY-FIVE THOUSAND DOLLARS (\$45,000)**  
5 **AS A RESTRICTED CONTRIBUTION FROM THE ANCHORAGE**  
6 **WOMAN'S CLUB, AND FIFTY THOUSAND DOLLARS (\$50,000)**  
7 **FROM INTEREST EARNINGS WITHIN THE HISTORIC**  
8 **PRESERVATION FUND (740), TO THE HISTORIC PRESERVATION**  
9 **FUND (740), IN SUPPORT OF THE PIONEER SCHOOLHOUSE**  
10 **RESTORATION PROJECT.**

11  
12  
13  
14 Constructed in 1915, the Pioneer Schoolhouse was Anchorage's first school and is  
15 one of the oldest buildings in Anchorage. It was listed in 1980 on the National  
16 Register of Historic Places. It is owned by the Municipality of Anchorage (MOA), is  
17 still actively used by various local non-profit groups, and is managed by the  
18 Anchorage Woman's Club (AWC), which funds its operations.

19  
20 The MOA is responsible for the maintenance of municipally owned historic  
21 properties. In accordance with AMC 6.100.020, monies from the Historic  
22 Preservation Project Fund "...shall be used to finance historic preservation projects,  
23 and to pay the cost of identifying, initiating, negotiating and administering historic  
24 preservation projects."

25  
26 In 2010, the AWC, working with the Anchorage Historic Preservation Commission,  
27 obtained a grant of \$50,000 from the Lowe's Preservation Fund and the Lowe's  
28 Charitable and Education Foundation, in partnership with the National Trust for  
29 Historic Preservation for the design and replacement of the aging asphalt shingle  
30 roof and related repairs. The \$50,000 grant from Lowe's is available until  
31 December 2011.

32  
33 Volunteer services were obtained from local architects and engineers to perform a  
34 condition assessment (Exhibit A) of the exterior building envelope and mechanical  
35 system. The assessment report found the roofing, siding, and windows to be  
36 acutely overdue for renovation. It also documented the absence of insulation and  
37 proper ventilation in the attic. The building is losing heat through the roof to a  
38 degree that limits the building's usage during winter months. The roof structure will  
39 need to be redesigned in order to install insulation and proper ventilation.  
40  
41

1 On March 17, 2011, the Historic Preservation Commission approved Resolution  
 2 No. 2011-01 (Exhibit B), recommending the appropriation and use of the Lowe's  
 3 grant monies as well as supplemental funding from MOA for restoration of the  
 4 Pioneer Schoolhouse.

5  
 6 On February 3, the Downtown Community Council approved a resolution (Exhibit  
 7 C) supporting appropriate legislative funding for necessary repairs of the Pioneer  
 8 Schoolhouse.

9  
 10 To leverage the Lowe's grant, the Municipality has applied to the State Historic  
 11 Preservation Office for a Certified Local Government Historic Preservation Fund  
 12 (CLG) grant of up to \$25,000 for the roof restoration project. The CLG grant is  
 13 competitive and even a full award would still not bring total grant resources into  
 14 balance with the estimated costs of the roof project.

15  
 16 A preliminary estimate of the costs to design and construct a new roof for the  
 17 historic structure is approximately \$87,000; therefore, the contribution from the  
 18 AWC alone is insufficient to complete the roof project. Stabilization and insulation  
 19 of the roof in 2011 is prerequisite to the other needed restoration projects on the  
 20 building exterior, including windows and siding.

21  
 22 Therefore, the accompanying AR requests approval of appropriating not only the  
 23 \$45,000 contribution from the AWC, but also an additional \$50,000 from interest-  
 24 earned revenues on the Historic Preservation Fund (740) under the CIP  
 25 Preservation Miscellaneous Interest Project 915500, to support completion of the  
 26 construction of a new roof and related restoration of the Anchorage Pioneer  
 27 Schoolhouse.

28  
 29 The budget detail is as follows:

30  
 31 **REVENUES:**

<u>Account</u>	<u>Account Name</u>	<u>Amount</u>
740-5142-9761-514207-BP2011	Cash Pools Short-Term Interest	\$ 50,000
740-5142-9609-514207-BP2011	Restricted Contributions	<u>45,000</u>
	Total:	\$ 95,000

32  
 33  
 34  
 35  
 36 **EXPENDITURES:**

<u>Account</u>	<u>Account Name</u>	<u>Amount</u>
740-5142-3601-514207-BP2011	Repair & Maint - Contracted	\$ 90,000
740-5142-6001-514207-BP2011	Work Auth from Others	<u>5,000</u>
	Total:	\$ 95,000

40  
 41

1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION OF**  
2 **THE MUNICIPALITY OF ANCHORAGE APPROPRIATING FORTY-FIVE**  
3 **THOUSAND DOLLARS (\$45,000) AS A RESTRICTED CONTRIBUTION FROM**  
4 **THE ANCHORAGE WOMAN’S CLUB, AND FIFTY THOUSAND DOLLARS**  
5 **(\$50,000) FROM INTEREST EARNINGS WITHIN THE HISTORIC**  
6 **PRESERVATION FUND (740), TO THE HISTORIC PRESERVATION FUND (740),**  
7 **IN SUPPORT OF THE PIONEER SCHOOLHOUSE RESTORATION PROJECT.**  
8  
9

10 Prepared by: Tom Davis, Senior Planner, Planning Division  
11 Approved by: Jerry T. Weaver, Jr., Director  
12 Community Development Department  
13 Fund Certification: Lucinda Mahoney, CFO  
14 740-5142-9761-915500 BP1998 \$50,000  
15 (Interest Earnings from the Historic Preservation Fund)  
16 740-5142-9609-514207 BP2011 \$45,000  
17 (Restricted Contributions - Anchorage Woman’s Club)  
18 Concur: George J. Vakalis, Municipal Manager  
19 Respectfully submitted: Daniel A. Sullivan, Mayor  
20  
21

22  
23 Attachments: Exhibit A—Architectural Condition Report and Roofing Inspection  
24 Exhibit B—Historic Preservation Commission Resolution No. 2011-01  
25 Exhibit C—Downtown Community Council Resolution  
26

## Architectural Condition Report Historic Anchorage Pioneer Schoolhouse

September 3, 2010

On September 3, 2010 a site inspection was completed for the Historic Anchorage Pioneer Schoolhouse. Present at the inspection were the following persons:

John Crittenden, AHPC Commissioner, Architect  
Elizabeth Grover, AHPC Commissioner, Architectural Historian  
Robert French, EHS Incorporated, HazMat Inspections  
Mack Burkstedt, RSA Engineers, Mechanical/Electrical Inspection  
Chuck Kinley, PND Engineers, Inc., Structural Inspection  
Brad Gilgus, MOA Maintenance Department  
Mike Pollitt, MOA Maintenance Department

The purpose of the building inspection was to obtain professional opinions on the status of the existing building systems in advance of design work related to the replacement of the aging asphalt roofing, the improvement of the leaky wood sash windows, exterior painting. The MOA brought a bucket truck that provided close-up access to the windows, truss eaves, and roofing. This inspection report does not provide a complete analysis of the entire building as originally planned. The extensive inspection was to have been funded in part by a Predevelopment Grant from the Alaska State Department of Natural Resources and in part by contributions by the engineers listed above. When the planning grant did not come through the engineers were asked to provide reports of a more limited scope, and this was accomplished on a pro-bono basis. The valuation of the work completed is estimated at approximately \$10,000.

### CONDITION REPORT

**Siding:** The existing siding is bevel wood. The environmental analysis determined that there are numerous layers of paint on the building accumulated over many years. The paint is bubbling and deteriorated in many places, some quite evident on the entrance façade. The paint is lead/asbestos containing and will have to be scraped and sanded using approved abatement procedures. (See B. French report). This will require lift trucks or scaffolding, ground cover to catch the residue, special disposal, masks, etc. Following paint removal the exterior will have to be puttied and filled where there has been significant deterioration. The building will be entirely repainted using a base coat and two top coats of premium house paint. The color shall match the existing paint color. Note: specific removal may involve sanding, blasting, heating, etc.

**Windows:** The existing windows are a combination of a single hung single glazed exterior sash that incorporate a decorative multi-lite top panel over a single large bottom panel. There is an interior storm sash installed as a retrofit to the original installation. The storm sash used a perimeter foam weather stripping which has retained only a portion of its original effectiveness. The windows are quite leaky and are not very effective insulators.

The discussion on these windows revolves around historic replication, replacement, or rehabilitation. Ms. Grover and Mr. Crittenden recommend that the existing sash be retained and rehabilitated without the need for new windows. The existing storm sash installed on the inside could be retained or replaced with new insulated sash without affecting the historic character of the building. It was felt that by removing the sash, repairing them, replacing the failing seals, and reinstalling that the windows could provide protection for some time to come. As an alternate, the interior sash could be removed and replaced with insulated sash installed in integrated nail-on trim which would require the removal and replacement of the interior wood trim.

The paint has chipped and bubbled on most windows and needs to be scraped/removed and repainted. The paint and glazing putty both are lead/asbestos containing requiring approved abatement procedures for removal. The recommended process would include:

1. Removal of exterior perimeter trim holding exterior sash in place.
2. Removal of sash and storm sash from openings.
3. Removal of loose, brittle, or cracked glazing sealant.
4. Replacement of broken glazing.
5. Filling of any depressions caused by deterioration of the wood
6. Sanding, priming and painting of sash and perimeter trim.
7. Purchase and installation of new interior storm sash with double glazing and integral trim.
8. Color of replacement sash and paint to match existing.

**Roof:** Refer to Structural Report for description of existing roof and proposed renovation.

**Thermal Efficiency:** Refer to RSA report evaluating the existing mechanical systems and the cost/benefit analysis of installing new insulation in the roof and new thermally improved sash. Work recommended on the existing boilers is not a part of this current building improvement project.

## **FUTURE PROJECTS**

**Level 2 Wood Flooring:** The wood flooring on the second floor was installed as a dance floor. It has been used for many years without restoration. The flooring should be sanded, filled, and refinished.

**Exterior Entrance Stairs:** Wood stairs leading up approximately from grade to the two entrances to the building's main floor have recently been replaced by MOA's Maintenance Department. The project was done with care and attention to accessibility. There is no longer a need to replace these stairs, however, there remains a need for accessibility to the main and upper levels to make this building usable to the general public. A future project should address the need for an exterior ramp to the main level and an elevator serving all levels. The elevator would allow access to accessible toilet rooms on alternate levels. The municipality does not accept the lift as an alternate to an elevator.

**Accessible Toilet Rooms:** Currently there are accessible toilet rooms on the lower level only. Toilets on the third floor and second floor are very narrow and do not comply with current accessible design regulations. Future improvements should include the remodel of existing toilet rooms to provide accessible units. To achieve accessibility in the existing space it may be possible to provide a single accessible unisex room on each of the upper floors, using the elevator for access to additional accessible toilets.

**Wall Insulation:** It is assumed that there is no insulation in the exterior walls. Filling the walls with blown-in batt or cellulose insulation would provide a degree of thermal efficiency to the building. This can be analyzed as part of a future grant improvement project.

**Interiors:** The interiors of the building have been maintained by the current tenants. The upper level room will be repainted as a part of the roof renovations planned. Other areas will be assumed to continue to be maintained under the current operating agreements with the Anchorage Women's Club.

**Mechanical and Electrical Systems:** Refer to RSA Condition Report for suggested improvements of the building mechanical and electrical systems.

End of Report

**MUNICIPALITY OF ANCHORAGE**

**HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2011-01**

**A RESOLUTION RECOMMENDING MUNICIPAL PARTICIPATION IN PIONEER SCHOOLHOUSE ROOF REPLACEMENT.**

---

WHEREAS, the Anchorage Assembly ordained the Anchorage Historic Preservation Commission with the responsibility to recommend maintenance programs for municipally owned historic properties; and

WHEREAS, the **Anchorage Historic Pioneer Schoolhouse** is one of five municipally owned properties listed on the National Register of Historic Places; and

WHEREAS, the Pioneer Schoolhouse was Anchorage's first school, constructed in 1915; and

WHEREAS, the Municipality is responsible for major repairs of its historic properties; including the Pioneer Schoolhouse; and

WHEREAS, the Pioneer Schoolhouse is acutely overdue for a renovation to the exterior building envelope; and

WHEREAS, the Anchorage Women's Club applied for and received a grant of \$50,000 from Lowe's Preservation Fund and the Lowe's Charitable and Education Foundation in partnership with the National Trust for Historic Preservation for the design and replacement of the aging asphalt shingle roof and related repairs at the Historic Pioneer Schoolhouse; and

WHEREAS, the Anchorage Women's Club has worked with the Anchorage Historic Preservation Commission to obtain this grant; and

WHEREAS, the Historic Preservation Commission has applied for a separate grant of up to \$25,000 from the State Historic Preservation Office to further assist the roof renovation; and

WHEREAS, volunteer services were obtained from local architects and engineers to perform a condition assessment of the roof, exterior enclosure, and the mechanical system; and

WHEREAS, the condition assessment revealed the absence of any insulation in the attic, a condition which requires a complete redesign of the roof structure due to the increased snow load occurring with the added insulation; and

WHEREAS, the building is losing heat through the un-insulated roof to a degree that the building is not able to maintain temperatures in the second floor during cold winter days; and

WHEREAS, the \$50,000 grant funding obtained will not be sufficient to complete the roof and roof structure replacement, an effort projected to cost nearly \$87,000; and


WHEREAS, the municipal **Historic Preservation Project Fund**, as provided in AMC 6.100, is dedicated to financing historic preservation projects including renovation of historic structures owned by the Municipality.

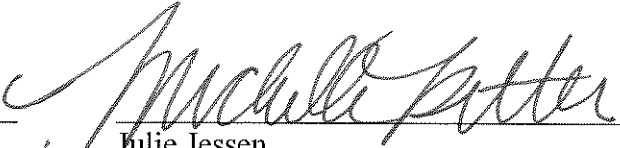


NOW, THEREFORE, BE IT RESOLVED by the Anchorage Historic Preservation Commission that:

- A. The Commission makes the following findings of fact:
1. The Municipality is responsible for major repairs to municipally owned historic properties.
  2. The Pioneer Schoolhouse condition report indicates that:
    - a. The asphalt roof shingles that were installed over the original roll roofing have exceeded their life expectancy and are in need of replacement;
    - b. The roof is in need of insulation which cannot be installed unless the roof structure is brought into compliance with current seismic and structural design requirements;
    - c. The building is in need of new attic ventilation to avoid condensation problems; and
    - d. The stabilization and insulation of the roof in 2011 is a prerequisite to other needed restorative enhancements.
  3. The Municipality's participation in funding and managing the repair contracts will be necessary to fix the roof.
  4. The \$50,000 grant from Lowe's is available until December 2011.
- B. The Commission recommends that:
1. The Municipality appropriate funding of \$50,000 from the municipal Historic Preservation Project Fund, and appropriate the \$50,000 grant awarded to the Anchorage Women's Club by Lowe's, for restoration of the Historic Pioneer Schoolhouse; and
  2. The Municipality provide bidding and contract oversight, to include Historic Preservation Commission review and approval of the design of the project, and ensure that the work completed meets national guidelines for restoration of properties on the National Register.

PASSED AND APPROVED by the Historic Preservation Commission this 17<sup>th</sup> day of March 2011.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr.  
Secretary

  
\_\_\_\_\_  
Julie Jessen  
Chair

**Downtown Community Council**

**A RESOLUTION SUPPORTING APPROPRIATING LEGISLATIVE FUNDING FOR  
NECESSARY REPAIRS OF THE PIONEER SCHOOLHOUSE**

---

WHEREAS, the **Anchorage Historic Pioneer Schoolhouse** is one of five municipally owned properties listed on the National Register of Historic Places; and

WHEREAS, the Pioneer Schoolhouse was Anchorage's first school, constructed in 1915; and

WHEREAS, the Anchorage Women's Club applied for and received a grant of \$50,000 from Lowes Preservation Fund and the Lowes Charitable and Education Foundation in partnership with the National Trust for Historic Preservation for the design and replacement of the aging asphalt shingle roof and related repairs at the Anchorage Historic Pioneer Schoolhouse; and

WHEREAS, the Anchorage Women's Club has worked with the Anchorage Historic Preservation Commission to obtain this grant; and

WHEREAS, the Anchorage Women's Club obtained volunteer services from local architects and engineers to perform a condition assessment of the roof, exterior enclosure and the mechanical system; and

WHEREAS, the condition assessment revealed the absence of any insulation in the attic, a condition which requires a complete redesign of the roof structure due to the increased snow load occurring with the added insulation; and

WHEREAS, the building is losing heat through the unheated roof to a degree that the heating system is not able to maintain temperatures in the second floor during cold winter days; and

WHEREAS, just replacing the nearly forty-year old asphalt shingles is simply not an option; and

WHEREAS, the \$50,000 grant money is not sufficient to complete both the roof shingle replacement and the roof structure replacement and other essential repairs.

Therefore it be resolved that the Downtown Community Council supports the efforts of the Anchorage Historic Preservation Commission and/or the Anchorage Women's Club to secure legislative funding to provide the necessary monies required to maintain the Pioneer Schoolhouse.

Passed this 3<sup>RD</sup> day of February, 2011

Paul J. Nangle, President  
~~Deirdre Phayer, President~~

# CLG - Award Notification

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS AND OUTDOOR RECREATION

SEAN PARNELL, Governor

550 WEST 7<sup>th</sup> AVENUE, SUITE 1380  
ANCHORAGE, ALASKA 99501-3561

PHONE: (907) 269-8694  
FAX: (907) 269-8907

May 12, 2011

Re: Historic Preservation Fund  
Award Notifications: CLG 2<sup>nd</sup> Round

Dear Certified Local Government Applicants:

The Alaska Office of History and Archaeology received six applications from Certified Local Governments (CLGs) for financial assistance through the Historic Preservation Fund (HPF) in response to the second call for FY11 projects.

The Alaska Historical Commission met on April 27, 2011, reviewed applications and made recommendations for funding as follows:

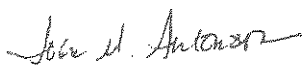
Sponsor: CLG	Project Name	Federal Award
Municipality of Anchorage	Pioneer School	24,883
City of Fairbanks	Main School	15,000
City of Kenai	Holy Assumption Church	8,000
City & Borough of Juneau	Walking Tour Phone App	0
Municipality of Anchorage	Engine 556	0
Matanuska-Susitna Borough	Chunilna River Site *	0
	Total	\$ 47,883

\*Archaeological excavation work deemed ineligible under the HPF program.

Important: The Office of History and Archaeology has not received its federal FY11 funds and cannot execute grant agreements at this time. As soon as funds are available, grant agreements will be issued for your review and signature. Project costs prior to a fully executed grant agreement are not eligible for reimbursement.

If you have questions, please e-mail the HPF grants administrator at [jean.ayers@alaska.gov](mailto:jean.ayers@alaska.gov) or call 907-269-8694.

Sincerely,



Judith Bittner  
State Historic Preservation Officer

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**MUNICIPALITY OF ANCHORAGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**MEMORANDUM**

TO: Historic Preservation Commission

FROM: Tom Davis, Senior Planner

DATE: May 19, 2011

SUBJECT: OSCAR ANDERSON HOUSE MUSEUM 2011 CURATOR SERVICES PLAN

This memorandum outlines an operations plan and scope of curator services for the Oscar Anderson House Museum in 2011. Such operations are proposed to be funded through an appropriation of \$25,000 from the municipal Historic Preservation Fund (Fund). The definition of projects eligible for appropriations from the Fund was amended in 1987 to include certain “programs and events,” one of which is “operation of the Oscar Anderson House Museum.” The design of all projects using monies in the Fund must be reviewed and approved by the Historic Preservation Commission (HPC). In the case of the Museum operations, the “design of the project” must refer to a general plan and scope of operations. To fulfill this legal requirement, MOA Planning requests HPC review and approval, or approval with modifications, of the operations plan outlined as follows:

1. The curator services will be part-time. There may be one or several curators.
2. The curator services for daily museum operations will include opening and closing up the museum, providing museum tours for visitors, taking in visitor fees on behalf of the MOA, keeping records of the number of visitors, and keeping the museum interior and its artifacts clean and in order.
3. The curator services will also include availability periodically outside of regular operating hours to provide tours or talk about the museum to organizations, potential donors, media, and/or potential partners.
4. The curator services will include an update to the inventory of artifacts in the museum and a conditions assessment, documentation of historical significance and stories, and origin of the artifacts.
5. The curator services will include assistance with a professional conditions assessment of the house historic structure, including maintenance and restoration priorities.
6. The curator services will include documenting the narrative subjects and key stories covered in the tour.
7. The curator services may include advising HPC and MOA regarding future potential improvements to the museum operations, fees, accessibility, or other aspects of the program in general.
8. Regular museum operating hours will be approximately five to six days per week, four to six hours per day.
9. The seasonal period of regular museum operations will be from as early a date as possible in June through Labor Day weekend, and during the Christmas season.

Submitted by: Mayor  
Recommended by: Chair of the Assembly at  
the Request of the  
Mayor, and  
ASSEMBLYMEMBER HALL  
on behalf of the Historic  
Preservation Commission  
Prepared by: Community Development  
Department, Planning  
For reading: May 24, 2011

ANCHORAGE, ALASKA  
AR No. 2011-149

1 **A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROPRIATING**  
2 **TWENTY-FIVE THOUSAND DOLLARS (\$25,000) IN INTEREST EARNINGS AS**  
3 **A CONTRIBUTION FROM THE HISTORIC PRESERVATION FUND (740), TO**  
4 **THE AREAWIDE GENERAL FUND (101) UNDER THE COMMUNITY**  
5 **DEVELOPMENT DEPARTMENT, PLANNING DIVISION, TO SUPPORT PART-**  
6 **TIME MUSEUM CURATOR SERVICES FOR THE OSCAR ANDERSON HOUSE**  
7 **PROGRAM.**  
8

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9  
10 **WHEREAS**, the Oscar Anderson House is a historically important structure in  
11 Anchorage that is owned by the Municipality of Anchorage (MOA), is listed on the  
12 National Register of Historic Places, and is Anchorage's only historical house  
13 museum; and  
14

15 **WHEREAS**, the Oscar Anderson House Museum program has operated each  
16 summer visitor season and Christmas holiday since the MOA restored the house  
17 with community support in 1982, to exhibit the living conditions of a pioneer family  
18 in Anchorage during its founding era; and  
19

20 **WHEREAS**, the MOA has since that time preserved the structure by funding both  
21 its physical maintenance and active ongoing caring use; and  
22

23 **WHEREAS**, funding for the museum's educational and interpretative programs  
24 has declined significantly; and  
25

26 **WHEREAS**, Twenty-Five Thousand Dollars (\$25,000) of interest earnings from the  
27 Historic Preservation Fund (740) will be appropriated as a contribution to the  
28 Areawide General Fund (101) to continue part-time curator services at the Oscar  
29 Anderson House Museum through 2011 while the Anchorage Historic Preservation  
30 Commission works with partners in the community to develop a long-term funding  
31 and operations strategy for the museum program; now, therefore,  
32

**THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1:** The sum of TWENTY-FIVE THOUSAND DOLLARS (\$25,000) is hereby appropriated from interest earnings from the Historic Preservation Fund (740) as a contribution to the Areawide General Fund (101) to continue operations at the Oscar Anderson House Museum by funding part-time museum curator services during the 2011 summer visitor season and Christmas holiday.

**Section 2:** Any portion of this appropriation which is not used to support the operation of the Oscar Anderson House Museum by December 31, 2011 shall be re-appropriated back to the Historic Preservation Fund (740).

**Section 3:** This resolution shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

Department of Appropriation:  
Community Development – Historic Preservation Fund \$25,000

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# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 299-2011

Meeting Date: May 24, 2011

1 **From: MAYOR**

2  
3 **Subject: A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE**  
4 **APPROPRIATING TWENTY-FIVE THOUSAND DOLLARS (\$25,000)**  
5 **IN INTEREST EARNINGS AS A CONTRIBUTION FROM THE**  
6 **HISTORIC PRESERVATION FUND (740), TO THE AREAWIDE**  
7 **GENERAL FUND (101) UNDER THE COMMUNITY DEVELOPMENT**  
8 **DEPARTMENT, PLANNING DIVISION, TO SUPPORT PART-TIME**  
9 **MUSEUM CURATOR SERVICES FOR THE OSCAR ANDERSON**  
10 **HOUSE PROGRAM.**

11  
12  
13 The Oscar Anderson House dates from the founding of Anchorage in 1915 and is  
14 reputed to be the first private home to be completed following the townsite auction.  
15 It is listed on the National Register of Historic Places. The family donated the  
16 house and its artifacts to the Municipality of Anchorage (MOA) in the 1970s. A  
17 restoration was completed with substantial community support by 1982.

18  
19 Since that time, the MOA has operated the Oscar Anderson House Museum. It is  
20 Anchorage's only historical house museum and the only original structure in its  
21 original setting that is an interpretive exhibit representing the life of pioneers in early  
22 Anchorage. It has been open during each summer visitor season and the  
23 Christmas holiday, and it has also provided a popular elementary school program.

24  
25 The Oscar Anderson House Museum is a part of Downtown's collection of heritage  
26 structures that are a focal point of attraction for residents and out-of-state visitors.  
27 The *Anchorage Downtown Comprehensive Plan*, adopted by the Assembly in 2007,  
28 identified these structures as important assets for the Downtown's future economic  
29 vitality and growth.

30  
31 Although the MOA continues to carry out its responsibility for the maintenance of  
32 the building and its artifacts, as of 2011 the municipal operations budget no longer  
33 includes funding for the museum's educational and interpretative programs.  
34 Therefore, the Anchorage Historic Preservation Commission and the Oscar  
35 Anderson family are currently approaching the local nonprofit and business  
36 community to develop a long-term outreach, funding, and operations strategy for  
37 the museum program. In the meantime, while strategy is being put together, stop-  
38 gap funding is needed to carry the museum program through 2011.

39  
40 Continuing the program for 2011 while long-term funding partners are being sought  
41 is considered important to the future of this historic property and the museum. An  
42 ongoing, active, caring occupant is an important caretaking safeguard for this



1 structure and its artifacts. Also, it is a key strategy to open the museum as a  
2 showcase exhibit for potential donors and business partners.

3  
4 In accordance with AMC 6.100.020, monies from the Historic Preservation Project  
5 Fund "...shall be used to finance historic preservation projects, and to pay the cost  
6 of identifying, initiating, negotiating and administering historic preservation  
7 projects." The historic preservation projects that qualify for funding under  
8 AMC 6.100.020 include "Programs and events to educate the community  
9 concerning historic preservation and historic structures in the municipality and to  
10 promote the historic preservation in the municipality." AM No. 628-87, which  
11 accompanies the AO No. 87-75 establishing this provision, specifies "the operation  
12 of the Oscar Anderson House" as an example of operating expenses for which  
13 these monies may be used. (See Exhibit A, MOA Attorney's Office Memorandum.)

14  
15 Therefore, on March 17, 2011, the Historic Preservation Commission approved  
16 Resolution No. 2011-02 (Exhibit B), recommending the stop-gap appropriation of  
17 monies from the municipal Historic Preservation Fund (740) for continuation of the  
18 Oscar Anderson House operations through 2011.

19  
20 The South Addition Community Council approved a resolution (Exhibit C) on  
21 January 20, 2011, supporting appropriating legislative funding for the Oscar  
22 Anderson House Historical Museum.

23  
24 It has been estimated that in recent years the part-time museum curator position,  
25 operating five days per week at six hours daily from June 1 through Labor Day, as  
26 well as during the Christmas season, has cost approximately \$20,000 annually,  
27 while admission fees have yielded approximately \$2,000 in yearly income.  
28 Additional funds are anticipated to be needed this year in order for a curator to  
29 update the inventory and conditions assessment of the approximately 3,000  
30 historical artifacts in the building owned by the MOA, and for a curator to be  
31 available as needed to give additional tours to potential partners and contributors.

32  
33 Therefore, the accompanying Assembly Resolution requests approval of  
34 appropriating \$25,000 in interest-earned revenues as a contribution from the  
35 Historic Preservation Fund (740) under the CIP Preservation Miscellaneous Interest  
36 Project 915500, to the Areawide General Fund (101) to support part-time Museum  
37 Curator services for the Oscar Anderson House Museum program during 2011.

38

1 The budget detail is as follows:  
2

3 **REVENUES:**

4 <u>Account</u>	<u>Account Name</u>	<u>Amount</u>
5 101-1510-9601-151000-BP2011	Contribution from Other Funds	\$ 25,000
6 740-5142-9761-514208-BP2011	Cash Pools Short-Term Interest	<u>25,000</u>
7 Total		\$ 50,000

8  
9 **EXPENDITURES:**

10 <u>Account</u>	<u>Account Name</u>	<u>Amount</u>
11 101-1510-3101-151000-BP2011	Professional Services	\$ 25,000
12 740-5142-3901-514208-BP2011	Contribution to Other Funds	<u>25,000</u>
13 Total		\$ 50,000

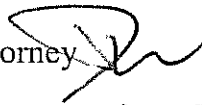


14  
15 **THE ADMINISTRATION RECOMMENDS APPROVAL OF A RESOLUTION OF THE**  
16 **MUNICIPALITY OF ANCHORAGE APPROPRIATING TWENTY-FIVE THOUSAND**  
17 **DOLLARS (\$25,000) IN INTEREST EARNINGS AS A CONTRIBUTION FROM THE**  
18 **HISTORIC PRESERVATION FUND (740), TO THE AREAWIDE GENERAL FUND**  
19 **(101) UNDER THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING**  
20 **DIVISION, TO SUPPORT PART-TIME MUSEUM CURATOR SERVICES FOR THE**  
21 **OSCAR ANDERSON HOUSE PROGRAM.**  
22  
23

24 Prepared by: Tom Davis, Senior Planner, Planning Division  
25 Approved by: Jerry T. Weaver, Jr., Director  
26 Community Development Department  
27 Fund Certification: Lucinda Mahoney, CFO  
28 740-5142-9761-915500 BP1998 \$25,000  
29 (Interest Earnings from the Historic Preservation Fund)  
30 Concur: George J. Vakalis, Municipal Manager  
31 Respectfully submitted: Daniel A. Sullivan, Mayor  
32  
33  
34

35 Attachment: Exhibit A—Memo from MOA Attorney's Office Regarding Historic  
36 Preservation Fund 740  
37 Exhibit B—Historic Preservation Commission Resolution No. 2011-02  
38 Exhibit C—South Addition Community Council Resolution  
39

MUNICIPALITY OF ANCHORAGE  
Office of the Municipal Attorney  
Memorandum

---

**DATE:** March 17, 2011  
**TO:** Tom G. Davis, Senior Planner  
**THRU:** Dennis A. Wheeler, Municipal Attorney   
**THRU:** Deitra L. Ennis, Deputy Municipal Attorney   
**FROM:** Ralph E. Duerre, Assistant Municipal Attorney   
**SUBJECT:** **Historic Preservation Fund**  
**Dept. of Law Matter No. N11-0408**

---

In your Request For Legal Services dated January 28, 2011, you ask several questions regarding Historic Preservation Fund 740, established in 1986 by AO 86-47.<sup>1</sup> Monies in Fund 740 may be used only for financing "historic preservation projects,"<sup>2</sup> described as including a number of capital transactions involving historic structures;<sup>3</sup> however, the description of "historic preservation projects" was amended in 1987 by AO 87-75 to include:

Programs and events to educate the community concerning historic preservation and historic structures in the municipality and to promote the historic preservation in the municipality.<sup>4</sup>

AM 628-87, which accompanies AO 87-75, states in part:

---

<sup>1</sup> See AMC 6.100.010 *et seq.*

<sup>2</sup> AMC 6.100.010

<sup>3</sup> See AMC 6.200.020B

<sup>4</sup> AMC 6.100.020B.7, as amended by AO 87-756

Part 2 [adding the language quoted above] allows part of such grants to be used for operating expenses now included in the municipal budget, such as the operation of the Oscar Anderson House.

The design of all historic preservation projects must be reviewed and approved by the Historic Preservation Commission, and all grants from Fund 740 must be approved by the Assembly (in addition to the appropriation of monies).<sup>5</sup>

**1. Is the \$160,189.96 in un-appropriated revenue consisting of \$86,890.35 in the CIP Preservation Misc Interest Project and \$73,299.61 in Misc Revenue Project available for expenditure if appropriated through the Assembly? If so, are there any restrictions to the utilization of these funds?**

The only restriction on use of monies in Historic Preservation Fund 740 is they must be used for financing historic preservation projects, as described. However, the Historic Preservation Commission must approve the design of each project, and the Assembly must approve the grant of the monies, in addition to appropriating the grant funds from Fund 740. Once an historic preservation project has been approved by the Commission and Assembly with monies appropriated, those monies may be used only for that project (absent further approvals and re-appropriation). Descriptions of projects should be found in the Commission's files or Assembly ordinances, memoranda and resolutions.

**2. Can the Authorized balance of \$154,164.66 in Project 514205 4th Avenue Theatre Contribution be used for another project related to Historic Preservation? If so, does it need to be re-appropriated through the Assembly first or may the department just submit a Project Change Form through MOA Finance to allocate the funding for another use? For example, if the AHPC so chooses, can the MOA use these funds for acquisition or contributions to repair the 4th Avenue Theater? Or even though the MOA did not acquire the building, can we legally use the appropriated funds to purchase a historic preservation easement on the outer façade or interior murals of the 4th Avenue Theatre, or assist the private owner in repairing the roof?**

You ask a number of questions related to the 4<sup>th</sup> Avenue Theater. As you point out, \$250,000 was appropriated by the Assembly for the "4<sup>th</sup> Avenue Theater project."<sup>6</sup> The "project" was described, in part, as follows:

The historic 4<sup>th</sup> Avenue Theater is currently owned by Iditarod Properties, Inc. A Letter of Intent to Purchase the property, dated December 13, 2006, has been signed by the owner, with a scheduled closing date of March 31, 2007. The transaction, facilitated by the Municipality of Anchorage, anticipates that the to-be-formed 4<sup>th</sup> Avenue Theater, LLC will purchase the property.<sup>7</sup>

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<sup>5</sup> AMC 6.100.020A

<sup>6</sup> Section 1, AO 2007-12

<sup>7</sup> AM 12-2007, which accompanies AO 2007-12

That “project” was never completed; of the \$250,000 appropriated in 2007, there remains \$154,164.66 unspent. If those unspent monies are to be used for any other aspect of the 4<sup>th</sup> Avenue Theater, be it for the roof, the murals or for an easement, or for any other historic preservation project, the Historic Preservation Commission must approve design of the project and the Assembly must approve the grant and re-appropriation of the monies.

**3. Technically could the Historic Preservation Commission propose to use monies from Fund 740 as municipal match for historic preservation grants distributed by the State?**

Monies from Fund 740 may be used as a match for State grant funds, as long as those monies are used for financing historic preservation projects, as defined.

**4. The HLB is looking to Fund 740 to replace HLB funds spent to staff the Oscar Anderson House museum. Is this use legally allowed? If so, does it require re-appropriation thru the Assembly?**

Funny you should ask. As previously mentioned, the definition of historic preservation project was amended in 1987 to include certain “programs and events,” one of which happens to be “operation of the Oscar Anderson House.”<sup>8</sup> The answer to this question is an unequivocal yes, provided, again, the Historic Preservation Commission approves design of the project and the Assembly approves the grant of monies (and appropriation of the monies).

**5. Lastly, it appears from [1987] amendments to the ordinance that Fund 740 could be used for programs not just capital projects. Is this the case?**

Yes, under the aforementioned 1987 amended definition of historic preservation projects, subject to Commission and Assembly approval and appropriation, however only those “programs” which educate the community concerning historic structures and preservation and which promote historic preservation. Presumably the Historic Preservation Commission will judiciously exercise its rights (and obligations) to approve only those programs directly related to historic structures and their improvement and preservation.

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<sup>8</sup> AM 628-87

## EXHIBIT B

### MUNICIPALITY OF ANCHORAGE

#### HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2011-02

#### A RESOLUTION RECOMMENDING CONTINUED OPERATION OF THE OSCAR ANDERSON HOUSE HISTORICAL MUSEUM.

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WHEREAS, the Anchorage Assembly ordained the Anchorage Historic Preservation Commission with the responsibility to recommend maintenance programs for municipally owned historic properties and educational and interpretive programs to increase public awareness of the value of historic preservation; and

WHEREAS, Downtown Anchorage's historic structures have been identified as essential assets for future growth, vitality, and revitalization – by preserving the community's heritage in ways that attract visitors, locals, and investors to the area; and

WHEREAS, the Anchorage Downtown Comprehensive Plan, adopted in 2007, identifies the **Oscar Anderson House** as a National Historic Register site and one of 20 significant historic properties in Downtown that have increasingly become a major focal point of attraction for residents and out-of-state visitors; and

WHEREAS, the Oscar Anderson House dates from the founding of Anchorage in 1915, and is reputed to be the first private residence completed following the townsite auction; and

WHEREAS, the Oscar Anderson House is Anchorage's only historical house museum, and exhibits the living conditions of a first-generation pioneer family; and

WHEREAS, the Municipality acquired and restored Oscar Anderson House with community support from 1978-1982; and

WHEREAS, the Municipality has since that time fulfilled its obligation to preserve the structure by funding both physical maintenance and active ongoing caring use; and

WHEREAS, the Oscar Anderson House **Museum** has operated each summer visitor season and Christmas holiday since 1982, and has provided a popular elementary school program; and

WHEREAS, funding for the museum's educational and interpretative programs has declined significantly; and

WHEREAS, it is understood that continued active occupation by people and uses compatible with historic preservation is necessary for the survival of a heritage structure; and

WHEREAS, the municipal **Historic Preservation Project Fund**, as provided in AMC 6.100, is dedicated to financing historic preservation projects, including programs such as the operation of the Oscar Anderson House Museum; and

WHEREAS, the 100<sup>th</sup> anniversary of the Oscar Anderson House will coincide with Anchorage's Centennial in 2015.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Historic Preservation Commission that:

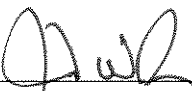
A. The Commission makes the following findings of fact:


1. In 2005 the Municipality and the Anchorage Downtown Partnership commissioned a Downtown Market Study to determine the best approach for attracting future visitors and residents to Downtown Anchorage, and found a firm basis for supporting heritage properties and cultural programs in Downtown as important economic development assets.
2. It has been estimated for the Commission that in recent years a part-time museum position, operating five days per week at six hours daily from June 1 through Labor Day, as well as during the Christmas season, has cost approximately \$20,000 annually, while admission fees have yielded approximately \$2,000 in yearly income.
3. Loss of the museum program and its employee and volunteers would be detrimental to the building, and make it more difficult to maintain its identity or reopen a similar caliber program.

B. The Commission recommends that:

1. The Oscar Anderson House Museum summer program be continued so that it may operate in 2011 through 2015;
2. The Municipality appropriate \$25,000 from the municipal Historic Preservation Project Fund for a part-time position to operate the museum five days per week, six hours per day, from June 1 through Labor Day, plus four days during the Christmas season; and
3. A long-term strategy for the survival of the Oscar Anderson House Museum program be identified with the assistance of the Historic Preservation Commission.

PASSED AND APPROVED by the Historic Preservation Commission this 17<sup>th</sup> day of March 2011.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr.  
Secretary

  
\_\_\_\_\_  
Julie Jessen  
Chair

## South Addition Community Council

### A RESOLUTION SUPPORTING APPROPRIATING LEGISLATIVE FUNDING FOR THE OSCAR ANDERSON HOUSE HISTORICAL MUSEUM

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WHEREAS, the Oscar Anderson House dates from the founding of Anchorage in 1915, and is reputed to be the **first** private residence completed following the townsite auction; and

WHEREAS, the Oscar Anderson House is Anchorage's only historical house museum, and exhibits the living conditions of a first-generation pioneer family; and

WHEREAS, the Anchorage Downtown Comprehensive Plan, adopted in 2007, identifies the **Oscar Anderson House** as a National Historic Register site and one of 20 significant historic properties in Downtown that have increasingly become a major focal point of attraction for residents and out-of-state visitors; and

WHEREAS, Downtown Anchorage's historic structures have been identified as essential assets for future growth, vitality, and revitalization – by preserving the community's heritage in ways that attract visitors, locals, and investors to the area; and

WHEREAS, in 2005 the Municipality and the Anchorage Downtown Partnership commissioned a Downtown Market Study to determine the best approach for attracting future visitors and residents to Downtown Anchorage, and found a firm basis for supporting heritage properties and cultural programs in Downtown as important economic development assets; and

WHEREAS, the Oscar Anderson House **Museum** has operated each summer visitor season and Christmas holiday since 1982, and has provided a popular elementary school program; and

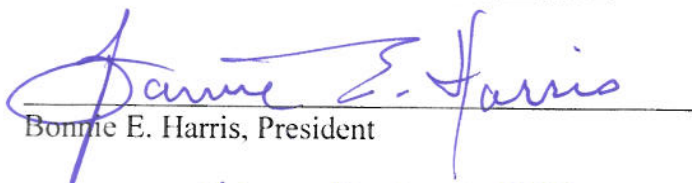
WHEREAS, funding for the museum's educational and interpretative programs has declined significantly; and

WHEREAS, it is understood that continued active occupation by people and uses compatible with historic preservation is necessary for the survival of a heritage structure; and

WHEREAS, loss of the museum program, its employee and volunteers would be detrimental to the building, and make it more difficult to maintain its identity or to reopen a similar caliber program in the future.

Therefore it be resolved that the South Addition Community Council supports the efforts of the Anchorage Historic Preservation Commission ~~and/or the Anchorage Women's Club~~ to secure legislative funding for the museum's educational and interpretative programs.

Passed this 20<sup>th</sup> day of Jan, 2011

  
Bonnie E. Harris, President

Yea - unanimous  
no - 0  
absent - 0



**From:** Daniel Flaherty [flaherty@gci.net]  
**Sent:** Tuesday, May 17, 2011 11:46 PM  
**To:** Davis, Tom G.  
**Subject:** Oscar Anderson House Museum

Tom --

I am writing to request that the Oscar Anderson House Museum be nominated to the 2011 Endangered Historic Properties identified by the Alaska Historic Preservation Association (AAHP). According to AAHP's web site ([www.aahp-online.net](http://www.aahp-online.net)), they are accepting applications at this time. The purpose of their annual listing is to increase public awareness of endangered historic properties.

Do you and the Anchorage Historic Preservation Commission think that the Oscar Anderson House Museum would qualify for this designation at this time?

When we received our Muni property tax bill today, it contained information about GIFT Anchorage - a Muni program that allows citizens to make voluntary contributions to support various designated city services ([www.muni.org/donation](http://www.muni.org/donation)).

Any possibility that the Oscar Anderson House Museum can be added as a beneficiary of this program?

Thanks for your help -- Mary Flaherty

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**MUNICIPALITY OF ANCHORAGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM**

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TO: Historic Preservation Commission

FROM: Tom Davis, Senior Planner

DATE: May 19, 2011

SUBJECT: RESPONSES TO QUESTIONS ABOUT REQUEST FOR APPROPRIATION OF \$15,000 FROM HISTORIC PRESERVATION FUND FOR ACQUISITION OF HISTORIC PROPERTIES MODULE/CITYVIEW SOFTWARE

During the April 21, 2011 meeting of the Historic Preservation Commission (HPC), I introduced a request from the Community Development Department's Planning Division ("Planning") to the HPC to support a proposal to appropriate fifteen thousand (\$15,000) dollars from the Municipality's Historic Preservation Fund, in order to acquire a Property Parcel Information Module in CityView Software to track historic properties information. This would be an online software platform for a publicly accessible local historic inventory and register.

Planning's objective for the April meeting was to introduce the subject, hold an initial discussion, and collect questions from the HPC for Planning to answer before the May HPC meeting.

The presentation was accompanied by a Planning memorandum dated April 21, 2011, and entitled, "REQUEST FOR APPROPRIATION OF \$15,000 FROM HISTORIC PRESERVATION FUND FOR ACQUISITION OF HISTORIC PROPERTIES MODULE/CITYVIEW SOFTWARE." That memorandum outlines the appropriation request and its rationale, and is attached for reference.

During the April 21 discussion, Commissioners asked for clarifications on several questions, numbered 1 through 4 below per the (draft) minutes of the April 21 meeting. A response from Planning follows each question.

1. Does CityView guarantee automatic software updates or are there future (hidden) costs?

**Planning Response:** CityView comes with software maintenance support. Planning already pays for annual software maintenance and will continue to do so. There will be no charges to the historic preservation fund. If there were a problem with the software, the vendor would fix it per the ongoing maintenance agreement.

CityView does provide software updates for their application. MOA has been using CityView for over ten years and in that time have gone through several upgrades to new versions. There have never been any additional charges or hidden costs for upgrades. CityView as used by Anchorage has been customized by MOA staff. The customizations have worked flawlessly with new releases of the core CityView application provided by the vendor.

2. Does CityView have capabilities for linear or polygon features when combined with GIS/geodatabase?

**Planning response:** Yes. The CityView vendor has already built into their current database schema a methodology for handling linear features such as trails. They also have built into it the capability to handle non parcel type features such as roads and parks. They said that polygons and Historic Districts could also be easily handled by using GIS data. They did say that they might need to spend some additional time to come up with a schema to handle archeological sites but they can address that. The vendor will develop a specific solution once it works with the MOA to specify the data and requirements that define a historical property in Anchorage. This will need to be done in the initial phase for the project. MOA staff is experienced with CityView and confident in its ability to work with GIS features.

3. Does MOA ensure staff time for historic property database entry as well as maintenance? Will there be a historic preservation staff to maintain the inventory long term? It is evident that MOA will have other uses for this software, and would benefit from the update of their CityView software, but is this the most cost effective way to meet the needs for a maintained historic property database?

**Planning Response:** The \$15,000 requested is only a small part of the total cost of \$350,000 for the CityView software upgrade for Planning, Ombudsman, and the Municipal Clerk. The \$15,000 is just to help with a portion of the \$55,000 cost for the historic module. It does not begin to address the costs of the other functions of the MOA CityView upgrade.

The MOA is streamlining its business operations costs by limiting the number of different software platforms it is using. Compared to other software platforms currently used by the MOA for multiple business functions, CityView has proven to be the far less costly choice, and satisfactory in its performance.

Given that OMB is indicating that budget reductions will be needed to offset other higher operating costs (wage increases already set per collective bargaining agreements, higher gasoline costs, etc.), it is unlikely that the Planning Division would receive approval to create a new historic preservation staff position at this time. Nonetheless, Planning believes strongly there is value in at least securing the software that existing planners and technicians could utilize to update the data base, and that can support a public facing web (online) portal so that the public can view historic properties that have been entered into the database by MOA (and with restrictions on public access to certain sites per answer #4 below). Planning believes that the CityView proposal is the best opportunity to secure these capabilities for the future.

Existing inventories will be consolidated into the new database. The RFP for the Historic Preservation Plan for Downtown, Government Hill, South Addition, and Fairview, includes a task budgeted at approximately \$65,000 for a consultant to convert/consolidate all the inventories for this part of town into the new database. Also, the Muni may be receiving raw historic data from the H2H project, which would then be transferred into the new City View data base. ADOT has approved release of the schema for the data base to the Muni. Future inventories for other projects can be formatted to be transferable as well.

4. Does CityView software provide assurance that certain data, such as archeological sites, mandated to be confidential, is guarded from public view?

**Planning response:** CityView's security functions have the capability to accommodate this in the module the vendor will develop and tailor for the MOA. Planning has expressed to the vendor that this is a basic requirement among the needs of the inventory, and based on discussions with the vendor MOA thinks that the security can be dealt with. MOA IT is also aware of the need. The need for security on that data is very similar to the need for the security within other functions of the CityView upgrade, such as data that MOA Ombudsman will have in CityView.

**MUNICIPALITY OF ANCHORAGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM**

TO: Historic Preservation Commission

FROM: Tom Davis, Senior Planner

DATE: April 21, 2011

SUBJECT: REQUEST FOR APPROPRIATION OF \$15,000 FROM HISTORIC PRESERVATION FUND FOR ACQUISITION OF HISTORIC PROPERTIES MODULE/CITYVIEW SOFTWARE

Community Development Department's Planning Division ("Planning") is preparing a request to the Historic Preservation Commission to support a proposal to appropriate fifteen thousand (\$15,000) dollars from the Municipality's Historic Preservation Fund, in order to acquire a Property Parcel Information Module in CityView Software to track historic properties information. This one-time appropriation would be leveraged by \$40,000 in grant moneys from the Knik Arm Bridge and Toll Authority's (KABATA) grants to the Municipality of Anchorage for preparing historic preservation studies for the KABATA project. The total cost of the software module is \$55,000.

Planning wishes to acquire this module in CityView software for the following reasons:

- 1) Creates a historic properties database that can be queried, and allows mapping/works with ESRI's geographic information systems (GIS) software;
- 2) Establishes a public platform that will allow public access to data;
- 3) Builds on existing CityView software program that is already in use by the Planning Division;
- 4) Enables MOA, State of Alaska, and other entities to stop re-inventing the wheel each time a historic study is needed for a project; and
- 5) Supports ongoing projects in historic preservation planning, and the local historic preservation program.

The following page elaborates on these reasons. Planning believes this to be the best opportunity to fund an online, queryable historic inventory database using software with which MOA is familiar and can support.

Planning is introducing the subject at the April 21 Historic Preservation Commission and would appreciate an initial discussion of the issue today. As issues and concerns are identified, Planning will then follow up prior to the May meeting of the Commission with additional information about the software module and an elaboration of the reasons introduced in this memorandum.

Additional introductory information about the reasons follows below:

**1) Creates a database that can be queried and allows mapping/works with ESRI's geographic information systems (GIS) software**

CityView software works with ESRI's GIS software, enabling data inputted into CityView to be mapped geographically with different layers of historical data being displayed. Historical data entered into CityView will also be searchable with the ability to query the data and to generate reports.

**2) Establishes a public platform that will allow public access to data**

The newer versions of CityView are web-based. The Municipality is still using an older version of the software for zoning and platting cases but is planning to upgrade in 2012 or 2013 the newest version. Part of the upgrade will involve building a public portal that will enable the Municipality to provide public access over the Internet to some of the data stored in CityView. Thus, anyone, including state and federal staff, will be able to find historical information about properties in Anchorage over the Internet (for areas that had been inventoried for historical information, with the information entered into CityView). The new module in CityView will be built using the newest software version, but the web portal will likely be built when the rest of the CityView system (zoning and platting case information) is upgraded to the newest version.

**3) Builds on existing CityView software that is already in use by Planning**

Planning has been using CityView software (Municipal Software is the vendor) since 2000 to manage its zoning and platting cases, and staff in multiple municipal departments log into CityView to access case information. The advantage of entering data about historical properties into an information software system used daily by municipal staff is that historical information will become available and visible to municipal staff in multiple departments. Historic properties information is more likely to be updated and maintained if it is incorporated into an existing municipal system that is used on a daily basis.

**4) Enables MOA to stop re-inventing the wheel each time a historic study is needed**

Since construction involving federal funds generally requires a historic preservation analysis as part of the pre-planning for the project, the Municipality of Anchorage would benefit by being the keeper of all historical data collected through inventories in a live database connected to the municipal network. In contrast, current practice has been to hire a contractor to conduct inventories, with the contractor providing data for a given study to the Municipality of Anchorage in using various formats. Variables used differ, and with data stored on just one employee's computer file or in paper format, information gathered for one historical study is not readily available to the next municipal department that could benefit from the information. As result, you may have one municipal department paying for a historical inventory of an area that overlaps with another area that had already been surveyed by a different department. If all historical information about properties was recorded in the CityView software, then a department could check to see if historical information had already been gathered and entered for a given area before paying to have the same area surveyed again.

CityView will standardize the historical information, as the fields included in CityView for capturing historical properties information will be variables that all departments should be using for future historical studies. Thus, as long as the new CityView module for historical property information is configured to include all the variables that the State Historic Preservation Office requires as well as any additional ones that the Municipality may wish to include, then the Municipality should begin to have more consistent data about historical properties.

**ADOT&PF Cases**

(current cases for review are underlined)

**HPC 2011-4**

**Left-turn Signals**

**HPC 2011-5**

**Muldoon Landscaping Improvements**

**HPC 2011-6**

**C Street Southbound, MP 5.21 - HSIP**

**HPC 2011-7**

**Northern Lights Boulevard at UAA Drive-HSIP**

**HPC 2011-8**

**Glenn Highway Path Rehabilitation**

**HPC 2011-9**

**Bridge Maintenance Program**

**HPC 2011-10**

**Seward Highway Resurfacing  
Milepost 89-96.6**

**HPC 2011-11**

**Seward Highway Safety Improvements  
Milepost 88**

**HPC 2011-12**

**Seward Highway Safety Improvements  
Turnagain Pass to Potter Marsh**