

**MUNICIPALITY OF ANCHORAGE**

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

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

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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

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

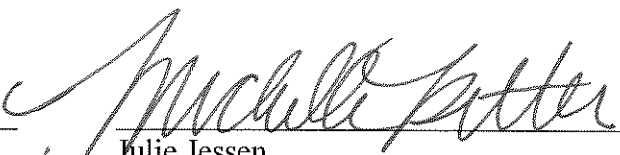
WHEREAS, the municipal **Historic Preservation Project Fund**, as provided in AMC 6.100, is dedicated to financing historic preservation projects including renovation of historic structures owned by the Municipality.

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.

  
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Jerry T. Weaver, Jr.  
Secretary

  
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Julie Jessen  
Chair