



**Municipality of Anchorage
Historic Preservation Commission**

A G E N D A

**Thursday, September 28, 2023
5:30 – 7:00 p.m.**

**Regular Meeting
(Hybrid format)**

In-Person Physical Location

Planning Conference Room 170
Planning and Development Center
4700 Elmore Road
Anchorage, Alaska

or

via Microsoft Teams

[Click here to join the meeting](#)

[Download Teams | Join on the web:](#)

Meeting ID: 214 075 043 761 Passcode: cbtasq

**Or Join by Conference Call:
Dial-in Number: **907-519-0237**
Conference ID: **325 984 192#****

I. CALL TO ORDER

- A. Establishment of Quorum/Roll Call
- B. Land Acknowledgement
- C. Introductions—Guests
- D. Disclosures

II. APPROVAL OF AGENDA

III. SPECIAL ORDER OF BUSINESS

- A. Reconsideration of HPC Case No. 2023-01, Local Landmark Register Nomination for Alaska Native Heritage Center

IV. APPROVAL OF THE MINUTES

- A. June 22, 2023
- B. August 24, 2023

V. UNFINISHED BUSINESS

- A. Government Hill Wireless Station
- B. Historic Preservation Plan (HPP) Subcommittee

VI. NEW BUSINESS

VII. PERSONS TO BE HEARD (3-minute limit)

VIII. OTHER BUSINESS / STAFF REPORTS

IX. ADJOURNMENT

Next Regular Meeting—October 26, 2023

Land Acknowledgement:

The Historic Preservation Commission would like to acknowledge that we gather today on the traditional lands of the Dena'ina Athabascans. For thousands of years the Dena'ina have been and continue to be the stewards of this land. It is with gratefulness and respect that we recognize the contributions, innovations, and contemporary perspectives of the upper Cook Inlet Dena'ina.

Public Hearing Procedure:

The procedure by which the public may speak to the Commission at its meeting is:

1. After the staff presentation is completed on public hearing items, the Chair will ask for public testimony on the issue.
2. Persons who wish to testify will follow the time limits established in the Commission Rules of Procedure.
 - a. Petitioners (including all his/her representatives) - 10 minutes. (Part of this time may be reserved for rebuttal.)
 - b. Representatives of groups (community councils, PTA's etc.) - 5 minutes.
 - c. Individuals - 3 minutes.
3. When your testimony is complete you may be asked questions by the Commission. You may only testify once on any issue unless questioned by the Commission.
4. After there is no further public testimony, the chair declares the public hearing is closed.

Commenters or Persons to Be Heard:

If possible, please email tom.davis@anchorageak.gov prior to the meeting.

Procedure for Disclosures:

1. The chair asks for disclosures.
2. The member makes a disclosure regarding one or more specific items on the agenda.¹
3. For each agenda item that the member has made a disclosure, the chair (or acting chair) asks, and the commissioner responds to, the following questions:²

Does the member have a substantial financial interest or substantial private interest in the business item before the body and is that interest:³

- *A substantial part of the present action of the commission on this item?*
- *One that varies directly and substantially with the outcome of the commission's action?*
- *Immediate and known or inconclusive (conjectural) and dependent on factors beyond the commission's action?*
- *Significant monetarily?*
- *Generally possessed by a large group, or only by the individual member? (If there is an interest, is it by a large group or by an individual? If you have a large interest, then specify that limited interest is of a general nature.)*

4. The chair will ask for a motion from another commissioner to direct that the member to participate in the business item.⁴
 - Motion: *I move to direct _____ to participate in business item _____.*
 - Second the motion.
 - Commissioners (not including the member) vote, yes or no.
5. If the member has made a disclosure on more than one agenda item, repeat steps 3 and 4 for each additional agenda item for which the member has made a disclosure. **Repeat the procedure for each member who makes a disclosure.**

¹ If the chair has a disclosure to make, the chair first gives the other commissioners the opportunity to make any disclosures. The chair discloses last, after the commission has addressed disclosures from other members. After making the disclosure, the chair gives control of the meeting over to the vice-chair. The vice-chair becomes the acting chair for the purpose of carrying out the disclosure procedure to determine if the chair can participate in discussions and actions for that item. Once the vice-chair has completed the procedure to determine if the chair has a conflict or not, the vice-chair returns control of the meeting to the chair.

² In practice, as an alternative to step 3, upon listening to the disclosure by the member, if the chair believes there is no direct conflict, the chair may state that they think there is no direct conflict and unless there are any objections from other members can direct the member to participate in discussions of the agenda item, without asking the bulleted questions in 3 or undergoing a motion and vote.

³ The chair asks each bulleted question individually and has the member respond before moving on to the next bulleted question.

⁴ The motion in step 4 is always stated in the positive, to direct the member to participate. This motion enables the commission to vote on the matter. A "no" vote excuses the member from participating in the agenda item.

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III. Special Order of Business

Historic Preservation Commission

Additional Information

HPC Case No. 2023-01

Alaska Native Heritage Center Local Landmark Register Nomination

- III.A. Staff Memo dated September 28, 2023 *(page 1)*
- III.B. Letter from Robert L. Meinhardt at TNSDS *(page 3)*
- III.C. Updated Complete Application Packet *(page 5)*
- III.D. Cook Inlet Region, Inc. (CIRI) Letter of Support *(page 63)*

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Municipality of Anchorage
Planning Department
Memorandum



III.A.

Date: September 28, 2023

To: Historic Preservation Commission

From: Tom Davis, AICP, Historic Preservation Officer

Subject: Additional Information Regarding HPC Case 2023-01, Nomination of the Alaska Native Heritage Center to the Local Landmark Register

On August 24, the Historic Preservation Commission (HPC) held a public hearing and voted on a motion to recommend approval of the nomination of the Alaska Native Heritage Center (ANHC) to the Local Landmark Register. Of the 5 Commissioners in attendance, 3 voted in favor of the motion and 2 voted in opposition. Therefore, the motion failed as approval requires a majority of the 9 authorized seats on the Commission—i.e., at least 5 votes—in favor of the nomination.

The following day, on August 25, one of the Commissioners who had voted in opposition to the nomination notified the Planning staff that he was making a motion for a *reconsideration* of the nomination. “Reconsideration” means that on September 28 the HPC will take a second vote on the motion to recommend approval of the nomination. “Reconsideration” provides an opportunity for the applicant’s representative to submit additional information in response to Commissioners’ questions from August 24. It gives the owner (ANHC) an opportunity to attend and respond to any questions. It also gives the Commission an opportunity to hear the opinions of its members who did not attend on August 24. To participate in the deliberations and vote on this item, Commissioners who did not attend on August 24 must disclose that they have listened to the August 24 HPC meeting recording.

In response to Commissioners’ questions from August 24, the applicant’s representative and staff have submitted two pieces of additional information. The first is a letter of support from TNSDS for the nomination that addresses some concerns raised by Commissioners.

The second is an updated/complete version of the nomination packet that includes information that Commissioners had found missing from page 1 of the form and the owner’s signature on page 4. There are no other changes to the application nomination packet from what the HPC reviewed on August 24. The information was missing on August 24 because of a Planning Department error. The applicant’s representative had in fact provided the nomination packet with the owner’s signature, but that file version was not submitted to the Commission. The Department also did not review page 1 of the application for completeness. *Review for completeness* is a standard service that the Department usually provides for all incoming applications to ensure all blank spaces on the forms are filled out prior to being forwarded to boards and commissions. For these reasons, the Planning Director has waived the nomination application fee¹, as reflected on the bottom of the updated/completed version of page 1 of the application packet.

¹ The Planning Director may reduce or eliminate the nomination fee at his or her discretion, per AMCR 4.60.003.

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Tom G. Davis, AICP
Senior Planner
Planning Department
Long-Range Planning Division
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

Dear Mr. Davis:

This letter is being written to provide support for the Alaska Native Heritage Center nomination to the Municipality of Anchorage's Local Landmarks Register. True North Sustainable Development Solutions, LLC, (TNSDS) was contracted by the Alaska Native Heritage Center in 2022 to prepare the nomination for the local landmarks register. During the course of the nomination process, concerns were expressed by members of the Municipality of Anchorage Historic Preservation Commission (HPC) regarding the period of significance and age of the property. TNSDS has drafted this letter to provide more information in support of dating the age of the property at 30 years old.

In preparing nominations for the National Register of Historic Places (NRHP), a period of significance is always defined. The period of significance, as defined by the National Park Service, is "the length of time when property was associated with important events, activities, or persons or attained the characteristics which qualify it for the National Register listing." The period of significance specific to each of the four main National Register criteria is different from one another, however. If a property is nominated for its architectural merits (i.e., design, Criterion C), then the period of significance dates to the time of construction or to the period when planning for construction on the site began. If a property is nominated for its association with an event or trend in history (Criterion A), then the period of significance either encompasses the period in which the occurred or the span of time that the property was associated with the event or trend independent of a property's construction date.

When preparing the Alaska Native Heritage Center nomination for the Municipality of Anchorage's Local Landmark Register, TNSDS utilized the definitions of significance as defined by the National Park Service, as the Municipality of Anchorage does not have one defined in their guidelines. The Alaska Native Heritage Center is being nominated as a cultural landscape that meets several of the criteria necessary for nomination under the Municipality of Anchorage's Local Landmark Register Criterion D for Culture. It is not being nominated for its architectural merits, which would place the beginning of the period of significance from the date of construction, which is from 1997 to 1999. The Alaska Native Heritage Center is a living cultural center associated with the larger, global movement of indigenous communities taking control of the narratives surrounding their own cultures and beliefs. As such, the period of significance can be argued to stretch to encompass the struggle to establish the center, which predates the construction of the center itself.

preserving the past for future generations

The reasoning behind defining the period of significance as beginning with the designation of land for use by the center in 1993 is two-fold. First, it allows for a greater understanding of the struggles to establishment that the center faced. A facility such as the Alaska Native Heritage Center has been discussed by both the Alaska Federation of Natives and the Municipality of Anchorage as far back as the 1970s. It faced criticism and backlash from the predominantly non-Native population of Anchorage, however, culminating in a vote in 1992 to not place the center at the planned location on Tudor Road.

Second, dating the period of significance to 1993 also allows for more understanding of the layout of the Alaska Native Heritage Center. A center had been planned for a large, rectangular parcel of land located within the Far North Bicentennial Park since the park was designed in 1974. The opposition to the siting of the center within the park, however, forced the center to be relocated to a much smaller, triangular parcel of land located approximately five miles to the northeast in an area of Anchorage that was, at the time, less populated or developed. The smaller, triangular, parcel of land eventually used for the construction of the center forced a redesign of the center, reducing the size and overall scope. In similar cases nominated for the National Register of Historic Places, the period of significance would include the planning for the site on such an irregular parcel of land. Examples already listed to the National Register include the Flat Iron Building in New York City and the Watergate Complex in Washington, D.C.

TNSDS understands that the nomination in question was written for the Municipality of Anchorage's Local Landmarks Register, and not the National Register. The guidelines outlining the requirements for the Local Landmarks Register do not include information about period of significance, only specifying that the resource being nominated be 30-years old. The argument TNSDS is making is that the Alaska Native Heritage Center as it exists today can trace its physical origins to 1993 when planning for the existing site began. As such, it meets the age requirement for listing to the Municipality of Anchorage's Local Landmarks Register.

Sincerely,



Robert L. Meinhardt III
President/Principal Consultant
True North Sustainable Development Solutions, LLC

RLM:crw

preserving the past for future generations

Local Landmark Register Nomination

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



NOMINATOR/OWNER*		NOMINATOR/OWNER REPRESENTATIVE (if any)	
Name (last name first)		Name (last name first)	
Mailing Address		Mailing Address	
Contact Phone – Day	Evening	Contact Phone – Day	Evening
Fax		Fax	
E-mail		E-mail	

***NOMINATOR/OWNER:** Report additional petitioners or disclose other co-owners on supplemental form. Failure to disclose other beneficial interest owners may delay processing of nomination application.

PROPERTY INFORMATION and SITE MAP* (Note for Confidential Resources – The location is not required to be specific on this form. Please provide a general location in the description and on the required map where the resource is located.)		
Property Tax # (000-000-00-000):		
Site Street Address:		
Current legal description: (use additional sheet if necessary)		
Date of Construction (Must be at least 30 years old):		
Zoning:	Acreage:	Lat/Long:

***SITE MAP:** Please provide a map of the Local Landmark to be nominated. The map should indicate the Contributing, Nominated, or Listed properties for District nominations. Provide a separate form for each property when nominating a Landmark with multiple properties.

LANDMARK TYPE – CHECK ALL TYPES THAT MAY APPLY	
<input type="checkbox"/> Building <input type="checkbox"/> District <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Landscape <input type="checkbox"/> Traditional Cultural Property <input type="checkbox"/> Object <input type="checkbox"/> Travel Route	

LANDMARK CRITERIA - CHECK ALL CRITERIA THAT APPLY	
<input type="checkbox"/> History <input type="checkbox"/> Architecture <input type="checkbox"/> Geography <input type="checkbox"/> Culture	
<input type="checkbox"/> Listed or Eligible for listing in the National Register of Historic Places or Alaska Landmark Register	

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Accepted by: Kristine Bunnell / Tom Davis	Fee Waived by Planning Director	Historic Preservation Commission Case Number HPC Case No. 2023-01
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STATEMENT OF SIGNIFICANCE

Provide a narrative description of the important features which define why this resource is important. Include the time period the resource is significant to. How does this resource convey history or culture? This may include important events, people, design, or construction. A description of the landscape or viewshed may include its feeling and sense of place. The description of any resource should include how the resource is also important to our history and culture. Nominated resources are expected to have some meaningful or notable influence or effect on our history and culture. (*See the Director's Guidance for an example Statement of Significance.*). (*Use as many pages as needed. The Historic Preservation Officer and/or the Anchorage Historic Preservation Commission can help with this narrative.*)

Required information:

1. **Type:** *Building, District, Structure, Site, Landscape, Traditional Cultural Property, Object or Travel Route.*
2. **Criteria Resource Meets:** *Anchorage's History, Architecture, Geography, Culture, or is it already listed in, or eligible to be listed in the National Register of Historic Places or the Alaska State Landmark Register?*
3. **Narrative Description** - Of the physical aspects or elements of the resource.

Local Landmark Register Nomination –
(Statement of Significance continuation page)

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Planning Department
PO Box 196650
Anchorage, AK 99519-6650

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ASSESSMENT OF INTEGRITY

Please describe how the landmark conveys its significance. What aspect(s) of integrity does the landmark retain and how does the landmark convey that information. Landmarks will retain enough physical qualities to tell the story of why they are significant. Physical features should be identifiable and unique. A landmark is not required to retain all seven aspects of integrity which includes **Location, Design, Setting, Materials, Workmanship, Feeling, or Association**. (See *Director's Guidance for a sample Assessment of Integrity*.) (Use as many pages as needed. The Historic Preservation Officer and/or the Anchorage Historic Preservation Commission can help with this narrative).

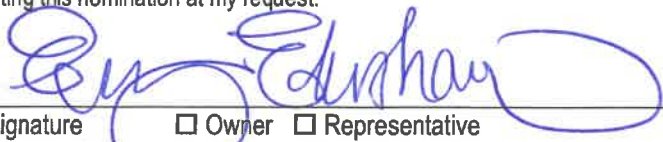
Required information:

1. **What aspect or feature of integrity does this resource have:** *Location, Design, Setting, Materials, Workmanship, Feeling, Association?*
2. **Narrative Description:** *Describe the features of integrity and how the resource conveys that integrity and period of time its from.*

NOMINATION CHECKLIST – REQUIRED ATTACHMENTS

- ☒ Owner Agreement with Nomination – Can be a letter from the owner(s).
- ☒ Site Map – Municipal GIS Mapping Services are available for a minimal fee.
- ☒ Photographs and Photography Index– Label each photograph – Provide an index of the photos – Photos should be 6 Megapixel or greater and printed at 8.5 x 11 inches.
- ☐ Continuation Sheets – May include owners, multiple landmarks, statements of significance.
- ☐ Historical Plans or other Historic or Cultural-related history or information.
- ☐ Other – Please indicate _____.
- ☐ Alaska Heritage Resource Survey Number (May be obtained from the Anchorage Historic Preservation Officer in the Planning Department): _____.
- ☐ Open Permits / Permit Numbers: _____.
- ☐ Nomination Form is Complete

I hereby certify that I am the owner and wish to (I have been authorized by the owner or owners) to nominate the resource described above to be listed in the Anchorage Local Landmark Register. I understand that payment of the nomination fee is nonrefundable and will be used to support the Anchorage Historic Preservation Program. Payment of the nomination fee does not assure approval of the nomination. I further understand the Municipal Historic Preservation Officer and/or members of the Anchorage Historic Preservation Program may assist me in completing or editing this nomination at my request.



6/1/2023

Signature

☐ Owner

☐ Representative

Date

(Representatives must provide written proof of authorization – The Anchorage Historic Preservation Commission may also act as a Representative for the Owner)

Print Name

Emily Edenshaw President / CEO

Photograph Index

Figure 1. Map of ANHC as provided to visitors.....	7
Figure 2. Entrance to the Welcome House (©TNSDS 2023).	8
Figure 3. Raven the Creator sculpture at the front entrance to the Welcome House (©TNSDS 2023).	9
Figure 4. Southwest facade of the Welcome House (©TNSDS 2023).	10
Figure 5. Southeast facade of the Mabel Pike Educational Center (©TNSDS 2023).	11
Figure 6. Southeast facade of the Mabel Pike Educational Center (©TNSDS 2023).	12
Figure 7. Northeast façade of the Mabel Pike Educational Center (©TNSDS 2023).	13
Figure 8. Northeast façade of the Welcome House (©TNSDS 2023).	14
Figure 9. Detail of the stepped projections on the northeast façade of the Welcome House. Photograph shows the mirrored reflection created by the film applied to the interior of the windows as well as the differences in the siding (©TNSDS 2023).	15
Figure 10. Northeastern façade of the Welcome House. The glass portion allows light into the performance space and frames the view over the lake (©TNSDS 2023).	16
Figure 11. Northwest façade of the Welcome House (©TNSDS 2023).	17
Figure 12. Athabaskan Ceremonial House, facing southeast (©TNSDS 2023).	18
Figure 13. Detail of the sign by the door noting where the timber for the project was sourced as well as the donor (©TNSDS 2023).	19
Figure 14. Interior gathering space of the Athabaskan Ceremonial House (©TNSDS 2023).	20
Figure 15. The southeast façade of the Athabaskan Ceremonial House (©TNSDS 2023).	21
Figure 16. Athabaskan Village site, view of the log cabin facing east (©TNSDS 2023).	22
Figure 17. Interior of the log cabin at the Athabaskan Village Site (©TNSDS 2023).	23
Figure 18. Photograph showing both the log cabin and the food cache at that Athabaskan Village Site.	24
Figure 19. Fish drying rack at the Athabaskan Village Site.	25
Figure 20. The smoke shack at the Athabaskan Village Site (©TNSDS 2023).	26
Figure 21. The main qasgiq at the Yup'ik and Cup'ik Village Site.	27
Figure 22. The interior of the main qasgiq at the Yup'ik and Cup'ik Village Site (©TNSDS 2023).	28
Figure 23. The Eye of Awareness in the qasgiq at the Yup'ik and Cup'ik Village Site (©TNSDS 2023).	29
Figure 24. The main entrance to the qargi at the Iñupiaq and St. Lawrence Island Yupik Village Site, facing east (©TNSDS 2023).	30
Figure 25. The interior of the curved entrance to the qargi at the Iñupiaq and St. Lawrence Island Yupik Village Site (©TNSDS 2023).	31
Figure 26. The interior of the qargi at the Iñupiaq and St. Lawrence Island Yupik Village Site (©TNSDS 2023).	32
Figure 27. The interior of the ramp that leads from the interior of the qargi to the exterior. The door at the top of the passage is opened to allow in enough light for photography (©TNSDS 2023).	33
Figure 28. Whale jaw bones at the northeastern end of Lake Tiulana, framing the view of the Welcome House in the distance (©TNSDS 2023).	34
Figure 29. View of the two ulax at the Alutiiq and Unangax Village Site, facing northwest.	35
Figure 30. The interior of the western ulax, showing the timber ladder that would have provided traditional access to the ulax (©TNSDS 2023).	36
Figure 31. Eyak, Tlingit, Haida, and Tsimshian Village site, view to the west-northwest (©TNSDS 2023).	37
Figure 32. Workshop space at the Eyak, Tlingit, Haida, and Tsimshian Village site (©TNSDS 2023).	38
Figure 33. Southeast façade of the Southeast Clan House at the Eyak, Tlingit, Haida, and Tsimshian Village site. The photograph shows the traditional entrance, carved through a monumental tree (©TNSDS 2023).	39
Figure 34. Interior of the Clan House at the Eyak, Tlingit, Haida, and Tsimshian Village site (©TNSDS 2023).	40

Figure 35. The amphitheater area at ANHC, located between the Welcome House and the Eyak, Tlingit, Haida, and Tsimshian Village Site. ANHC hopes to turn this underused space into a traditional medicine garden during summer months (©TNSDS 2023).41



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September 22, 2023

Tom G. Davis, AICP
Senior Planner
Planning Department
Long-Range Planning Division
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

Dear Mr. Davis:

Please accept this letter of support of the Alaska Native Heritage Center's (ANHC) nomination to the Municipality of Anchorage Local Landmarks Register. The ANHC resides on land owned by Cook Inlet Region, Inc. (CIRI). CIRI was instrumental in the creation of the ANHC and today remains a strong supporter.

By way of introduction, CIRI is one of twelve land-based Alaska Native Regional Corporations formed under the Alaska Native Claims Settlement Act of 1971 (ANCSA). CIRI's regional boundaries roughly follow the traditional Dena'ina territory of Southcentral Alaska and includes the Municipality of Anchorage. Today, CIRI is owned by a diverse group of 9,100 Shareholders. CIRI, in partnership with our affiliated non-profits, provides meaningful benefits and services to CIRI Shareholders, Descendants and the approximately 60,000 Alaska Native and American Indian people that reside in the CIRI region.

CIRI is proud to support the work of the ANHC in their ongoing mission to preserve and strengthen the traditions, languages, cultures and art of the Alaska Native peoples. ANHC's stated mission aligns with that of CIRI, to preserve and perpetuate the culture and heritage of Alaska Native peoples. Direct support provided by CIRI over the years includes an assignment and support for a long-term, no cost, land lease agreement on which the center was built in 1993, and annual financial support.

The ANHC has the full support of CIRI in pursuing the goal of being listed to the Municipality of Anchorage Local Landmarks Register.

Sincerely,

Cook Inlet Region, Inc.

DocuSigned by:


Sophie Minich

President and Chief Executive Officer