

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 24, 2011

CLERK'S OFFICE
APPROVED
Date: 5-24-11

Prepared by:

For reading:

ANCHORAGE, ALASKA
AR No. 2011-150

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
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,

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 24th day of May, 2011.


Chair of the Assembly

ATTEST:



Municipal Clerk

Department of Appropriation:

Community Development – Historic Preservation Fund \$25,000

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 300-2011

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.

The budget detail is as follows:

REVENUES:

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

EXPENDITURES:

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

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

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


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


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 86-47.¹ Monies in Fund 740 may be used only for financing "historic preservation projects,"² described as including a number of capital transactions involving historic structures;³ 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.⁴

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

¹ See AMC 6.100.010 *et seq.*

² AMC 6.100.010

³ See AMC 6.200.020B

⁴ 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).⁵

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 4th Avenue Theater. As you point out, \$250,000 was appropriated by the Assembly for the "4th Avenue Theater project."⁶ The "project" was described, in part, as follows:

The historic 4th 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 4th Avenue Theater, LLC will purchase the property.⁷

⁵ AMC 6.100.020A

⁶ Section 1, AO 2007-12

⁷ 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 4th 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.”⁸ 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.

⁸ 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.

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 100th 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.

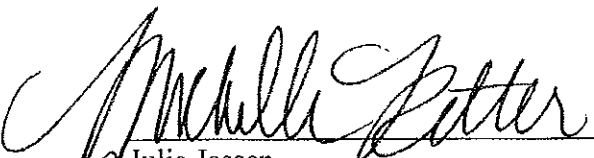
B. The Commission recommends that:

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 17th 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

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

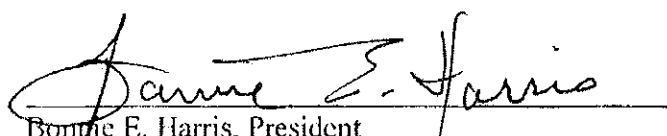
WHEREAS, funding for the museum's educational and interpretative programs has declined significantly; and

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 20th day of June, 2011


Bonnie E. Harris, President

Yea - Unanimous
no - 0
abstain - 0

Content ID: 010170**Type:** AR_FundsApprop - Funds Approp Resolution

A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE APPROPRIATING TWENTY-FIVE THOUSAND DOLLARS (\$25,000) IN INTEREST EARNINGS AS A CONTRIBUTION FROM THE HISTORIC PRESERVATION FUND (740), TO

Title: THE AREAWIDE GENERAL FUND (101) UNDER THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION, TO SUPPORT PART-TIME MUSEUM CURATOR SERVICES FOR THE OSCAR ANDERSON HOUSE PROGRAM.**Author:** perrysu**Initiating Dept:** Commun_Dev**Description:** Resolution Appropriating \$25,000 in Support of the Oscar Anderson House Museum Program**Keywords:** Oscar Anderson House Museum Program Appropriation**Date Prepared:** 4/28/11 10:43 AM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 5/24/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/13/11 9:28 AM	Exit	Joy Maglaqui	Public	010170
MuniManager_SubWorkflow	5/13/11 9:28 AM	Approve	Joy Maglaqui	Public	010170
Finance_SubWorkflow	5/11/11 4:27 PM	Approve	Lucinda Mahoney	Public	010170
OMB_SubWorkflow	5/3/11 2:06 PM	Approve	Cheryl Frasca	Public	010170
Commun_Dev_SubWorkflow	5/3/11 12:58 PM	Approve	Jerry Weaver Jr.	Public	010170
FundsAppropWorkflow	5/3/11 12:19 PM	Checkin	Susan Perry	Public	010170
Finance_SubWorkflow	4/29/11 3:27 PM	Reject	Nina Pruitt	Public	010170
OMB_SubWorkflow	4/28/11 11:14 AM	Approve	Cheryl Frasca	Public	010170
Commun_Dev_SubWorkflow	4/28/11 11:06 AM	Approve	Jerry Weaver Jr.	Public	010170
FundsAppropWorkflow	4/28/11 10:54 AM	Checkin	Susan Perry	Public	010170