

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

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 15th day of
10 May, 2011.

11 Debbie Osslander
12 Chair of the Assembly
13

14 ATTEST:

15
16 Arden S. Brown
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

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

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

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

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

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

The budget detail is as follows:

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

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

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

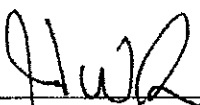
WHEREAS, the \$50,000 grant funding obtained will not be sufficient to complete the roof and roof structure replacement, an effort projected to cost nearly \$87,000; and

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.

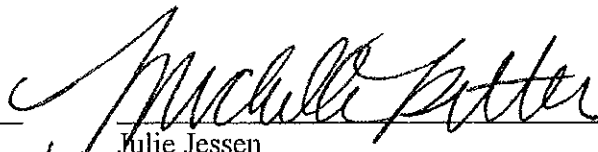
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Historic Preservation Commission that:

- 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 17th 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

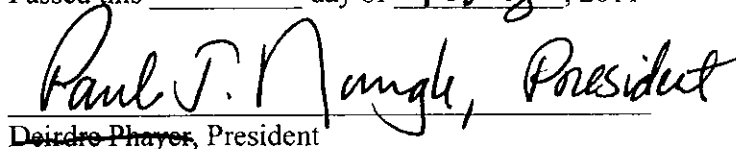
WHEREAS, the building is losing heat through the unheated roof to a degree that the heating system is not able to maintain temperatures in the second floor during cold winter days; and

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 3RD day of February, 2011


Paul J. Nangle, President

~~Deirdre Phayer~~, President

Content ID: 010172**Type:** AR_FundsApprop - Funds Approp Resolution

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

Author: pruittns**Initiating Dept:** Commun_Dev**Date Prepared:** 4/28/11 11:32 AM**Director Name:** Jerry T. Weaver, Jr.**Assembly Meeting Date:** 5/10/11

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	5/6/11 2:10 PM	Exit	Nina Pruitt	Public	010172
MuniManager_SubWorkflow	5/6/11 2:10 PM	Approve	Nina Pruitt	Public	010172
Finance_SubWorkflow	5/3/11 6:20 PM	Approve	Lucinda Mahoney	Public	010172
Finance_SubWorkflow	5/3/11 4:49 PM	Checkin	Nina Pruitt	Public	010172
OMB_SubWorkflow	4/29/11 3:44 PM	Approve	Cheryl Frasca	Public	010172
Commun_Dev_SubWorkflow	4/28/11 12:47 PM	Approve	Jerry Weaver Jr.	Public	010172
FundsAppropWorkflow	4/28/11 11:38 AM	Checkin	Susan Perry	Public	010172

Added by -

CONSENT AGENDA – RESOLUTIONS FOR ACTION-OTHER