



**Municipality of Anchorage  
Historic Preservation Commission**

**A G E N D A**

**Thursday, June 12, 2025**

**5:30 – 7:00 p.m.**

**Regular Meeting**

**In-Person Physical Location**

Anchorage Historic City Hall  
524 West 4<sup>th</sup> Avenue  
Anchorage, Alaska

**via Microsoft Teams**

[Click here to join the meeting](#)

**Meeting ID: 248 134 606 934, Passcode: UW9e7CL2**

**Or Join by Conference Call:**

**Dial-in Number: +1 907-519-0237**

**Conference ID: 192 985 865#**

**I. CALL TO ORDER**

- A. Roll Call / Introductions
- B. Land Acknowledgement
- C. Disclosures

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

- A. April 17, 2025

**IV. UNFINISHED BUSINESS**

- A. America250 Semiquincentennial Celebration (2026)
- B. Local Landmark Register - Nominations and Commemorations

**V. NEW BUSINESS**

- A. Section 106 Project Consultations (Elyse Applegate, ADOT&PF)
- B. HPC Case No. 2025-01, Historic City Hall – Branch Library Concept (GHD Design)
- C. Interpretive Site Development Presentation (Michelle Davis)
- D. Recognition for Judy Bittner, SHPO
- E. HPC Annual Report to the Anchorage Assembly

**VI. PERSONS TO BE HEARD (3-minute limit)**

**VII. COMMITTEE REPORTS (Committees list on page 2)**

**VIII. STAFF REPORTS**

**IX. COMMISSIONERS' COMMENTS**

**X. ADJOURNMENT**

**Next Regular Meeting—July 19, 2025**

**Land Acknowledgement (Agenda Item I.B.):**

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.

**Commenters or Persons to Be Heard (Agenda Item VI.):**

If possible, please email [tom.davis@anchorageak.gov](mailto:tom.davis@anchorageak.gov) prior to the meeting.

**HPC Committees (Agenda Item VII.):**

- Historic Preservation Plan (HPP) Committee
- Landmarks Commemoration Committee

# Historic Preservation Commission

## June 12, 2025, Meeting Packet TOC

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**Municipality of Anchorage  
Historic Preservation Commission**

***MEETING SUMMARY***

Thursday, April 17, 2025  
5:30 p.m.

***Regular Meeting***

Hybrid Meeting – In-person and Virtual via Teams  
Planning Conference Room 170, 4700 Elmore Road

**I. CALL TO ORDER**

The meeting was called to order at 5:35 p.m.

**A. Establishment of Quorum (Roll Call) / Introductions**

A quorum was present.

*Present:* Deirdre Bryan, *Vice-Chair*  
Darrick Howard\*  
Bryce Klug, *Recording Officer*  
Marc Lamoreaux\*  
Colin Maynard\*  
Connor Scher, *Chair*

*Ex-Officio Members & Staff:*

Tom Davis, Senior Planner/Historic Preservation Officer, Planning Department  
Michelle Nelson, Senior Planner, Planning Department \*  
Maria Lewis, Architectural Historian/CLG Program Coordinator, Alaska State  
Historic Preservation Office \*

**B. Land Acknowledgement (*delivered*)**

**C. Disclosures (*none*)**

\* Attended remotely

## **II. APPROVAL OF AGENDA**

*Commissioner Maynard* moved to approve the agenda. *Commissioner Klug* seconded.  
***The agenda was approved unanimously.***

## **III. APPROVAL OF MINUTES**

### **A. January 16, 2025**

There was a correction to the spelling of Commissioner Bryan's name in item III.A.

*Commissioner Maynard* moved to approve the January 16, 2025, draft minutes with the correction. *Commissioner Klug* seconded.

***The January 16, 2025, minutes with the correction were approved unanimously.***

### **B. February 20, 2025**

*Commissioner Bryan* moved to approve the February 20, 2025, draft minutes as presented. *Commissioner Klug* seconded.

***The February 20, 2025, minutes were approved unanimously.***

### **C. March 20, 2025**

*Commissioner Maynard* moved to approve the March 20, 2025, draft minutes as presented. *Commissioner Klug* seconded.

***The March 20, 2025, minutes were approved unanimously.***

## **IV. UNFINISHED BUSINESS**

### **A. HPC Priorities for 2025**

*Tom Davis* referenced the HPC's approved list of priority activities for 2025, on pages 13-14 of the meeting packet. He asked for the Commission's preferences regarding when and how to carry out priority activities A.1., E.1., F.4., G.1., and G.2.

Regarding priorities A.1. and E.1., Commissioners and staff discussed potential ways to improve the Local Landmark approval process, based on experience with the ANHC approval. They also discussed whether to establish procedures for reviewing nominations to the National Register. Commissioners provided the following guidance:

- Commissioners supported moving forward with carrying out A.1. and E.1., beginning with a staff report on possible improvements for the Commission to consider.
- Commissioners suggested research and consultations to include in the report.
- Some improvements would involve amending the Local Landmark Ordinance (LLO), others simply revising Planning Department documents and internal procedures.
- Commissioners preferred to carry out priorities A.1. and E.1. as the whole body, rather than create a subcommittee.
- The HPC's Commemoration Committee will help prepare improvements to the LLO subsection regarding commemoration of landmarks.
- After the Commission reviews the staff's initial report, staff can reach out to the ANHC and its nomination representative TNSDS for feedback from an applicant's perspective.

Regarding priority F.4., Commissioners supported staff helping ROSSIA prepare a revised CLG Grant proposal for rehabilitating the Old Saint Nicholas Russian Orthodox Church. The Municipality would then be ready to apply during the upcoming CLG Grant round in the fall. *Maria Lewis* reported that, besides the CLG Grant, this fall ROSSIA will be eligible to apply for an NPS "Development Grant," with up to a maximum of \$50,000 in grant funding and a 50-50 match requirement. This will be the first Development Grant opportunity in several years. It includes a Pre-Development Grant project option with a maximum of \$25,000 in grant funding.

Regarding priority G.1., Commissioners supported preparing an annual report on HPC activities to the Assembly, along with fulfilling the code requirement to submit an annual report to the Assembly in May regarding the Historic Preservation Fund. There was agreement to format the report as a letter from the Chair and Vice-Chair, with edit review by all Commissioners.

Regarding priority G.2. Commemoration, there was discussion regarding convening the HPC Commemoration Committee. Commissioners also discussed an event to commemorate the listing of the ANHC to the Local Landmark Register, at an Assembly meeting in May or at the ANHC.

#### Action Items:

1. Commissioners to re-familiarize themselves with the Local Landmark Ordinance, the Directors Guidance brochure for applicants, and the Nomination Form (staff to provide).
2. Staff to submit a report to the Commission regarding potential areas of improvement in the review and approval procedures for nominations to the Local Landmark Register and the National Register. The report will include consultations with other CLGs and findings as to whether a Planning and Zoning Commission review step is required.
3. Staff to contact ROSSIA/Old Saint Nicholas Russian Orthodox Church about preparing proposal(s) for the fall 2025 round of CLG Grants and Development Grants.
4. Staff to draft a letter from the HPC Chair and Vice-Chair to the Assembly reporting HPC accomplishments, for the Commissioners to review and edit. The HPO, Chair, and Vice-Chair to complete and sign the letter by end of April so that the Assembly receives it in time for the May 20 Assembly meeting.
5. Staff to consult with the ANHC regarding a commemoration ceremony at the Assembly on May 20 or a ceremony at the ANHC.
6. Staff to prepare an update to the Assembly regarding the Historic Preservation Fund.

## **B. Nominations to the Local Landmark Register**

*Tom Davis* asked for Commissioners' feedback regarding the updated list of priority sites for nominations with the revisions proposed last month, as shown on page 15 of the meeting packet:

- Sites j. and k. are proposals discussed in February;
- Site k. is shown as a June 12, 2025, first-batch nomination priority; and
- Sites g. and l. are no longer June 12, 2025, nomination priorities.

*Mr. Davis* also reported Beluga Point is in Chugach State Park (CSP). Campbell Point is partly in Kincaid Park, and partly within SOA DNR lands possibly the Anchorage Coastal Wildlife Refuge (ACWR).

Commissioners supported the proposed updates and gave directions for additional changes (see Action Items below). The Commission discussed inviting Michelle Davis, a tribal liaison with experience in the development of the Cottonwood Creek interpretive site, as a potential model for how the Municipality might develop sites l. or m.

### Action Items:

1. Staff to prepare the nomination application for site e., the Oscar Anderson House.
2. Staff to consult with the DNR and Chugach State Park to determine the managing agency and signatory for Beluga Point, and secure DNR support for Beluga Point's nomination.
3. Staff to remove sites g. and i. (Eklutna Knobs; Girdwood Section House) from the list.
4. Staff to move site h. to the top section, "Privately Owned and Nominated Resources."
5. Staff to invite Michelle Davis to speak at the June HPC meeting.

## **C. Section 106 Project Consultations**

Staff requested Commissioners to provide comments on the two projects listed on page 16 of the meeting packet.

### Action Items:

1. Tom Davis to inform Commissioners if the JBER AvGas Tank project is a new facility (i.e., if it disturbs undeveloped areas or just replaces/repairs existing facilities).
2. Commissioners to insert comments into the SharePoint site documents by Friday, May 2, for staff to convey to the project agencies.

*Commissioner Bryan* moved to extend the meeting by 20 minutes. *Commissioner Klug* seconded. ***The motion to extend to 7:20 was approved unanimously.***

**V. NEW BUSINESS**

**A. Historic Preservation Month Commemoration (May)**

The Commissioners and staff discussed how to commemorate Historic Preservation Month.

Action Items:

1. Staff to contact the ANHC regarding potentially hosting an event commemorating its listing to the Local Landmark Register at ANHC (possibly as the May HPC meeting), or participating in a commemoration at the May 20 Assembly meeting.
2. Staff, in Consultation with the Commission, to prepare a draft proclamation regarding Historic Preservation Month commemorating the listing of the Alaska Native Heritage Center (ANHC) to the Local Landmark Register and submit that to the Assembly by the end of April to be in time for the May 20 Assembly meeting.
3. Chair Scher to ask Preserve Alaska (Alaska Association of Historic Preservation) if it is planning any activities in May that the HPC/Municipality might support.
4. Commissioners and Michelle Nelson to collect ideas for activities that the public can do to celebrate Historic Preservation Month. Commissioners to email their ideas to Ms. Nelson. Staff to push those out via the HPC website and a social media post by the municipal PIO. Include a document with a list of activities and hyperlinks, a poll for identifying favorite places, and information promoting historic preservation such as about the Alaska Native Heritage Center.

**B. America250 Semiquincentennial Celebration**

*Chair Scher* indicated that he would request the HPC to create a committee in the coming months to determine ways for Anchorage to participate in the [America250 Semiquincentennial Celebration](#), which takes place in 2026. He explained that the OHA is leading the statewide effort with a focus on baseball, and that Anchorage will likely host a statewide event, possibly at Mulcahy Stadium. The State of Alaska Historian is seeking points of contact in the Municipality.

*Commissioners Klug* and *Bryan* recommended asking the Mayor's Office how the Municipality would wish to participate and engage the Anchorage community. *Commissioner Bryan* suggested consulting with OHA about a calendar of community events.

Action Item:

1. Staff to identify points of contact within the Mayor's Office and the Parks and Recreation Department who OHA could work with to plan the America250 events.
2. Commissioners to think of ideas for America250 and create an America250 committee in May.

**VI. PERSONS TO BE HEARD (3-minute limit) (none)**

**VII. COMMITTEE REPORTS (none)**

*Commissioner Klug* moved to extend the meeting by 20 more minutes. *Commissioner Bryan* seconded. ***The motion to extend to 7:40 was approved unanimously.***

## VIII. STAFF REPORTS

*Tom Davis* reported from the staff reports memo on pages 17-18 of the meeting packet.

*Michelle Nelson* and *Commissioner Bryan* gave an update regarding item 1.a., the Historic Resources Inventory Database project. The team is developing the database design that will merge inventory information from the Alaska Historic Resource Survey (AHRS) and 2012 municipal databases. The next step is to develop a template of what the merged database would look like and some example sites, to present to the Commission for its feedback, potentially in May. The team has been reaching out to stakeholders and identifying sites of cultural significance to make sure sensitive resources do not appear on the public-facing side of the database or map.

Staff and Commissioners discussed item 1.d., Historic Preservation Plan. Once staff gets a clearer idea of the project scope, *Tom Davis*, *Commissioner Bryan*, and *Commissioner Howard* intend to approach UAA regarding hiring student interns to assist with the plan. *Commissioner Bryan* suggested asking OHA for advice regarding using interns. The intent of the project team is to conduct a broad public engagement process with outreach to a representative cross-section of community groups. *Commissioner Klug* suggested engaging the ANHC Cultural Advisory Committee.

*Tom Davis* reported that the new manager of the Planning Department's Long-Range Planning Division is Daniel Mckenna-Foster. Ryan Yelle has moved to the municipal Heritage Land Bank.

The Planning staff is preparing to improve the HPC webpage before the Historic Preservation Month outreach begins in May. Minutes, Packets, and Resolutions are becoming available on the HPC SharePoint site, and will become available on the public-facing web page soon.

## IX. COMMISSIONERS' COMMENTS *(none)*

## X. ADJOURNMENT

*Commissioner Klug* moved to adjourn the meeting. *Commissioner Bryan* seconded.

***The motion was approved unanimously, and the meeting was adjourned at 7:40 p.m.***



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



**IV.A.**

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**Date:** June 12, 2025  
**To:** Historic Preservation Commission  
**From:** Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division  
**Subject:** America250 Semiquincentennial Celebration

This item is follow-up from the discussion on page 5 of the April 17, 2025, HPC minutes.



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



**IV.B.**

**Date:** June 12, 2025  
**To:** Historic Preservation Commission  
**From:** Tom Davis, AICP, Historic Preservation Officer  
**Subject:** Updated List of Priority Sites for Nominations to Local Landmark Register

Following is the list of the Commission’s priorities for nominations to the Local Landmark Register. It is updated to reflect the April 17 HPC meeting discussion. The HPC SharePoint site’s “Local Landmark Register Nominations” folder includes an Excel table with more comprehensive information about nomination progress status for each resource.

A. Privately Owned and Nominated Resources

1. Alaska Native Heritage Center.....*Listed on Feb. 11*
2. Old Saint Nicholas Russian Orthodox Church..... *ROSSIA to nominate*

B. Municipal Properties Listed on National Register

3. Cottage 25
4. Anchorage Cemetery
5. Old City Hall
6. Oscar Anderson House ..... HPC 2025 priority
7. Pioneer School House

C. Dena’ina Sites on Municipal or State Land:

8. Point Campbell
9. Beluga Point ..... HPC 2025 priority
10. Nuch’ishtunt (Point Woronzof) Village Site
11. Peters Creek (Birchwood) Village Site  
 (the portion on municipal parkland)

D. Historic Districts:

12. Girdwood Old Townsite
13. Lake Hood Floatplane Base



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



**V.A.**

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**Date:** June 12, 2025  
**To:** Historic Preservation Commission  
**From:** Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division  
**Subject:** DOT&PF Section 106 Process; New Section 106 Project Consultation Requests

**1. Presentation about the ADOT&PF Section 106 Process**

Elyse Applegate, the State of Alaska DOT&PF Cultural Resources Manager and SHPO's ADOT&PF Liaison, has offered to appear at the June 12 HPC meeting to share information about Alaska DOT & PF's Section 106 consultation process. She plans to give a 5-minute presentation and answer any questions.

**2. Section 106 Project Consultation Requests**

The Municipality has received more than 10 new and updated Section 106 project consultation requests since the April HPC Meeting.

Those requests including all pertinent documents are being uploaded to the Historic Preservation Commission's SharePoint site in the Federal Review – Section 106 Folder. The active folders for consideration are yellow, and relevant work products will have a title beginning with 2025.



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



**V.B.1**

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**Date:** June 12, 2025  
**To:** Historic Preservation Commission  
**From:** Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division  
**Subject:** HPC Case No. 2025-01, Anchorage Historic City Hall – Branch Library Concept

HPC Case No. 2025-01 is a request for the HPC to review and make its recommendations to the Municipality regarding the design for a new municipal branch Library in Anchorage Historic City Hall. The objective is for the HPC to advise the Municipality regarding the design's conformance with an existing Preservation and Conservation Easement on the property. The Preservation and Conservation Easement is attached.

June 12 is an initial appearance by GHD Design, the architecture firm the Municipality has retained to create the library design. Kathryn Urban, a historic architect with GHD Design, will discuss their assessment of the building for reuse as a branch library, and present a proposed concept design. The materials from GHD Design are provided in the *Downtown Branch Library Concept* report, provided in the meeting packet. The June 12 appearance is opportunity for Commissioners to become familiar with the project, ask initial questions, and provide any initial, informal feedback.

GHD Design will return later this year to the HPC with a more final proposed design. The request at that time will be for HPC to provide its formal review and recommendations regarding the design's conformance to the Preservation and Conservation Easement on the property.

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**PRESERVATION AND CONSERVATION EASEMENT**  
(Old City Hall - Anchorage, Alaska)

8-29-95

THIS PRESERVATION AND CONSERVATION EASEMENT (herein the "EASEMENT"), is made by and between the following parties:

1. **GRANTOR:**

★MUNICIPALITY OF ANCHORAGE (herein "Grantor")

2. **GRANTEE:**

ANCHORAGE HISTORIC PROPERTIES, INC., an Alaska non-profit corporation; (herein "Grantee" or "AHP");

3. **RECITALS:** This Easement is made with reference to and incorporates the following facts and objectives:

3.1 **Grantor.** The Grantor MUNICIPALITY OF ANCHORAGE is organized as a municipal corporation under the laws of the State of Alaska; the Grantor HERITAGE LAND BANK, INC. is organized as a quasi-municipal, nonprofit corporation under the laws of the State of Alaska.

3.2 **Grantee.** The Grantee is organized as a non-profit corporation under the laws of the State of Alaska, and is qualified as a tax exempt, charitable entity by the Internal Revenue Service pursuant to IRC § 170(h) and Treasury Regulations 1.170A-14.

3.3 **Premises:**

This Easement affects the following real property:

North one-half (N 1/2) of Block Forty-two (42), ORIGINAL TOWNSITE OF ANCHORAGE, within the Anchorage Recording District, Third Judicial District, State of Alaska and building situated thereon.

This property includes the lawns, shrubs, trees, walkways and bandstand area, all collectively referred to as the "PREMISES".

3.4 **Old City Hall Building.** Situated on the Premises is a structure known as the Old City Hall Building, which specifically

|         |                 |
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|         | <u>Initials</u> |
| Grantor | <u>    </u>     |
| Grantor | <u>    </u>     |
| Grantee | <u>    </u>     |

OLD CITY HALL  
PRESERVATION EASEMENT  
F.Nosck, Esq. C:\AHP\EASM.OSH

includes the old fire hall located in the west end of the Old City Hall Building, all of which is referred to herein as the "BUILDING". This Easement applies to the "Historical Features" of the entire Building.

**3.5 Visitors Log Cabin Building.** Situated on the northwest corner of the Premises is a log structure presently used as a tourist visitor center, and referred to herein as the "Visitors Log Cabin". This Easement does not apply to the Visitors Log Cabin, except for some maintenance and use limitations as herein provided in Articles 8.3, 9, 10.2, and 13.5.

**3.6 Lawn Space.** The lawn space to the front (north) and the sides of the Building shall remain as open space. The lawn space has historically been open, public space and is part of the original town plan as platted by the Alaska Engineering Commission in 1915. The lawn space is included in the boundaries designated on the National Register of Historic Places (North half of Block 42, Original Townsite). To construct new buildings on the open space would severely damage the historical context and integrity of the historic site, endangering Old City Hall's designation on the National Register of Historic Places.

**3.7 Historic Features.** Those features of the Premises and the Building to which this Easement applies are referred to as the "HISTORIC FEATURES" and are described in the incorporated Exhibits A - J. \*

**3.8 Objective.** It is the objective that this Easement shall be a prior, paramount and perpetual easement on both the Premises and the Building, senior to all other interests in the Premises or Building.

**3.9 Historic Resource.** On June 11, 1980, the Old City Hall Building was given a preliminary determination of "certified historic structure" by the United States, Department of the Interior.

**3.10 Significance.** The Premises and the Building are significant to the history, architecture and culture of Anchorage and are important elements of the original Anchorage townsite and the history of the Municipality of Anchorage.

**3.11 Historic Values.** The parties recognize that, the grant of this Preservation and Conservation Easement will assist in

Initials  
 Grantor all  
 Grantor \_\_\_\_\_  
 Grantee jjj

preserving and maintaining the historic and cultural values of the Premises, the Building, and the surrounding land area.

4. **GRANT:** In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, and the mutual objectives herein contained, the receipt and adequacy of which is hereby acknowledged, Grantor does hereby irrevocably grant and convey to Grantee a preservation and conservation easement in gross, in perpetuity, in and to the Premises, the Building, and the Historic Features of this Easement more particularly described in Art. 6.

5. **BINDING SERVITUDE.** This Easement shall constitute a binding servitude upon said Premises, Building, and Historic Features, running with the Premises, Building and Historic Features in perpetuity. Grantor covenants with Grantee to do and perform upon the Premises, the Building, and the Historic Features each of the covenants and stipulations described herein.

6. **DESCRIPTION OF EASEMENT.** The items and features which are the subject of this Easement are described as follows:

6.1 **Exterior Easement Features:**

- a. Area between sidewalk and primary (north) facade, including landscaping, curbs and steps.
- b. Entire primary (north) and east facade of original building and east portion of south facade, including exterior facade materials, doors, steel window sashes and frames, wrought iron window grilles and parapets.
- c. The entire west facade of the original building and the fire station.
- d. Entire primary facade of second floor addition including exterior materials and fenestration patterns.
- e. Historic exterior color scheme.

6.2 **Interior Easement Features:**

- a. **First Floor:** Entry vestibule, main lobby and open stairwell with skylight, original vault and door, and the open rooms to the east and west of

|         |                 |
|---------|-----------------|
|         | <u>Initials</u> |
| Grantor | <u>dlc</u>      |
| Grantor | _____           |
| Grantee | <u>JJ</u>       |



- \* **Exhibit C: SOUTH SIDE.** A set of photographs depicting the exterior Historic Features of the back or south side of the Building and the surrounding Premises as of the date of execution of this Easement.
- \* **Exhibit D: AFFIDAVIT.** An affidavit specifying certain technical and locational information relative to Exhibit C photographs.
- \* **Exhibit E: EAST SIDE.** A set of photographs depicting the exterior Historic Features of the east side of the Building and the surrounding Premises on the date of execution of this Easement.
- \* **Exhibit F: AFFIDAVIT.** An affidavit specifying certain technical and locational information relative to Exhibit E photographs.
- \* **Exhibit G: WEST SIDE.** A set of photographs depicting the exterior Historic Features of the west side of the Building, the Visitors Log Cabin and the surrounding Premises as of the date of execution of this Easement.
- \* **Exhibit H: AFFIDAVIT.** An affidavit specifying certain technical and locational information relative to Exhibit G photographs.

**(b) Interior Historic Features:**

- \* **Exhibit I:** A set of photographs depicting the interior Historic Features of the Building on the date of execution of this Easement, as described in Art. 6.2 above.
- \* **Exhibit J:** An affidavit specifying certain technical and locational information relative to Exhibit I photographs.

**7. AIR RIGHTS.** Grantor specifically grants and conveys to Grantee all and the whole of the air rights above the Premises and Building. As used herein, the term "air rights" means the legal right or opportunity to construct or to prohibit construction of buildings or structures in the air space above the Premises or Building.

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|         | <u>Initials</u> |
| Grantor | <u>    </u>     |
| Grantor | <u>    </u>     |
| Grantee | <u>    </u>     |

OLD CITY HALL  
PRESERVATION EASEMENT  
F.Nosck, Esq. C:\AHPEASM.OSH

**8. GRANTOR'S COVENANTS.** Grantor covenants to do (or to refrain from doing as the case may be) upon the Premises, the Building, and the Historic Features, each of the following:

**8.1 Demolition.** Not to demolish, remove or raze the Building or the Historic Features.

**8.2 Permission Required.** Not to undertake any of the following actions without the prior express written permission of the Grantee, signed by a duly authorized representative thereof:

**8.2.1 Height.** Increase or decrease the Building's height.

**8.2.2 Structure.** Adversely affect the structural soundness of the Building or Historic Features.

**8.2.3 Standards.** Do or allow any construction which violates the Secretary of the Interior's Standards for Rehabilitation for Historic Properties.

**8.2.4 Alteration of Historic Features.** Permit any significant reconstruction, repair, repainting or refinishing of the Historic Features that alters their state from its present condition. This subsection shall not preclude ordinary maintenance pursuant to Art. 8.3 below;

**8.2.5 Encroachments.** Erect, construct, or move anything onto the Premises or into the Building that would be incompatible with their historic or architectural character or that of the Historic Features described herein.

**8.3 Maintenance.** Grantor agrees to maintain the Premises, Building, and the Historic Features, as well as the Visitors Log Cabin, in a good and sound state of repair, and to maintain their structural soundness and safety. Subject to the casualty provisions of Articles 13 and 14, this obligation to maintain shall require replacement, rebuilding, repair and reconstruction of the Building (but not the Visitors Log Cabin) whenever necessary to have the Historic Features of the Premises and the Building at all times appear to be and actually be the same as depicted in the incorporated Exhibits A - J. \*

**8.4 Other Structures.** No buildings or other structures shall be placed or erected on the Premises without the Grantee's prior written consent. Temporary structures required for the maintenance

|         |                 |
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|         | <u>Initials</u> |
| Grantor | <u>AK</u>       |
| Grantor | _____           |
| Grantee | <u>JJ</u>       |

or rehabilitation of the Premises or Building, such as construction trailers, may be permitted by Grantee.

**8.5 Satellite Dishes and Other Fixtures.** No permanent fixtures or trade fixtures, including satellite receiving dishes, microwave dishes, antennas and similar outside devices, not presently in place shall hereafter be erected or placed on the Premises or Building.

**8.6 Signs.** No signs, billboards, awnings or advertisements shall be displayed or placed on the Premises or the Building; provided, however, that Grantor may, with prior written approval from and in the sole discretion of Grantee, erect or allow any tenant to erect, such signs or awnings as are compatible with the preservation and conservation purposes of this easement and appropriate to identify the Premises and Building and any activities on the Premises or in the Building. Such approval from Grantee shall not be unreasonably withheld. Signs of the character and size presently on the Building as of the date of this Easement and which are limited to identifying the Tenants therein and their activities shall be permitted.

**9. PUBLIC VIEW.** Neither Grantor nor its tenants shall erect or place anything on the Premises, the Building, or the Visitors Log Cabin, which would prohibit the exterior Historic Features from being visible from adjacent streets and sidewalks.

**10. PUBLIC ACCESS.**

**10.1 Exterior.** Grantor shall make the premises and exterior lawns and band stand area accessible for public use at all reasonable times subject to Municipal ordinances and regulations.

**10.2 Reproductions.** The Grantee may make photographs, drawings or other representations documenting the significant historical, cultural or architectural character and features of the Premises, Old City Hall and Visitors Log Cabin, and distribute them to magazines, newsletters or other publicly available media, or use them in any of its efforts or activities for the preservation and conservation of Anchorage's heritage. Grantee will provide to Grantor a free copy of any publications, news articles or other print documents made available to the public.

**11. STANDARDS FOR REVIEW.** In exercising any authority created by the Easement to inspect the Premises, the Building, or the Historic Features, to review any construction, alteration, repair or

|         |                   |
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|         | <u>Initials</u>   |
| Grantor | <u>dlw</u>        |
| Grantor | <u>          </u> |
| Grantee | <u>          </u> |

maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, Grantee shall apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, issued and as may be amended from time to time by the Secretary of the United States Department of the Interior (hereinafter the "Standards") and/or state or local standards considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically, architecturally or culturally significant areas. A copy of the Standards is incorporated as Exhibit K.\* In the event the Standards are abandoned or otherwise become, in the judgment of the Grantor and Grantee, inappropriate for the purposes set forth above, the parties may agree in writing on reasonable alternative standards or Grantor may utilize the Standards as they existed at the time of the making of this Easement.

**12. PROMPT REPORT OF CASUALTY DAMAGE OR DESTRUCTION.** In the event that the Premises or Building or any part thereof shall be damaged or destroyed by casualty, the Grantor shall notify the Grantee, in writing, within a reasonable time, not to exceed ten (10) days, of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Property and to protect public safety, shall be undertaken by Grantor without the Grantee's prior written approval of the work.

**13. PARTIAL OR TOTAL DESTRUCTION.**

**13.1 Partial Destruction.** If the Building is partially destroyed from any cause it shall be repaired in accordance with the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the "Standards") issued by the Secretary of the Department of the Interior as then in effect. Restoration in compliance with current Municipal Building and Zoning Codes is not required by this Easement. Partial destruction is defined as being less than fifty (50%) percent of the fair market value of the Building.

**13.2 Total Destruction.** If the Building is totally destroyed from any cause the owners and/or Grantor will not be required to repair the Building to the Standards. If owner and/or Grantor elect not to repair the Building to the Standards, then this Easement shall terminate without compensation to Grantee, and shall no longer bind the Premises or the Building or any subsequent

Initials  
Grantor AW  
Grantor \_\_\_\_\_  
Grantee JP

building(s) thereon. Total destruction is defined as being more than fifty (50%) percent of the fair market value of the Building.

**13.3 Insurance Proceeds.** If the destruction is partial, then any insurance proceeds available shall be used for restoration. If the destruction is total, then any insurance proceeds need not be used for restoration. If owner or Grantor elects not to restore and reconstruct then insurance proceeds actually collected for the Premises will be allocated entirely to owner or Grantor, and Grantee's interest in the Premises, the Building, and this Easement, shall be terminated, whereupon Grantee shall execute and deliver to Grantor acknowledged evidence of such fact suitable for recording in the Land Records.

**13.4 Partial or Total Destruction Decision.** Grantor and Grantee shall both make the decision, subject to the rights of mortgagees on the Premises and Building, of whether or not the Building has been partially or totally destroyed. If the Grantor and Grantee cannot agree as to the Fair Market Value, such decision shall be determined by arbitration as specified herein.

**13.5 Visitors Log Cabin.** If for any reason whatsoever the present Visitors Log Cabin is no longer used for visitor information purposes, the site shall revert to open lawn space as part of the Premises under this Easement.

**14. CONDEMNATION.**

**14.1 Partial.** If the Premises or Building are partially taken by eminent domain or partially conveyed pursuant to a bonafide threat of condemnation, the condemnation proceeds shall be used to reconstruct and restore the remaining portion of the Premises and/or Building if that is feasible. If restoration of the remaining portion is not feasible, then such proceeds shall be allocated as follows:

| <u>Party</u>  | <u>Premises</u> | <u>Building</u> |
|---------------|-----------------|-----------------|
| Grantor/owner | 75%             | 75%             |
| Grantee       | 25%             | 25%             |

**14.2 Total.** If the Premises or Building are totally taken by eminent domain or conveyed pursuant to a bonafide threat of condemnation, this Easement shall terminate entirely, and 100% of the condemnation proceeds shall be allocated to Grantor/owner.

|         |                      |
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|         | <u>Initials</u>      |
| Grantor | <u>  <i>RD</i>  </u> |
| Grantor | <u>          </u>    |
| Grantee | <u>  <i>JF</i>  </u> |

**15. GRANTEE'S COVENANTS.** The Grantee hereby warrants and covenants that:

**15.1 Successor to Grantee.** If the Grantee shall at any time in the future cease to exist or become the fee simple owner of the Premises, Grantee agrees, that if it does make a subsequent conveyance of the Premises to another entity subject to this Easement, then this Easement shall be retained by Grantee or conveyed to a similar unit of federal, state or local government or local or national organization whose purposes include the preservation or conservation of historical, cultural, or architectural resources.

**15.2 Transfer of Easement.** Grantee may, at its discretion and without prior notice to Grantor, convey, assign or transfer this Easement to a unit of federal, state or local government or to a similar local, state or national organization whose purposes include preservation or conservation of historical, cultural, or architectural resources, provided that any such conveyance, assignment or transfer requires that the preservation and conservation purposes for which the Easement was granted will continue to be carried out.

**15.3 Standard.** Grantee shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of the Easement.

**16. INSPECTION.** Grantor hereby agrees that representatives of Grantee shall be permitted at all reasonable times to inspect the Premises, the Building and the Historic Features. Grantor agrees that representatives of Grantee shall be permitted to enter and inspect the interior of the Building and the Visitors Log Cabin to ensure maintenance of structural soundness and safety. Inspection of the interior will not, in the absence of evidence of emergency or deterioration, take place more often than annually, and may involve reasonable testing of interior structural condition. Inspection shall be at a time mutually agreed upon, and Grantor covenants not to unreasonably withhold its consent in determining a date and time for such inspection.

**17. REMEDIES.** In addition to any remedies now or hereafter provided at law or in equity, either Grantor or Grantee may,

**17.1 Injunction.** Institute suits to enjoin any violation by temporary, preliminary and/or permanent injunction, including prohibitory and/or affirmative injunctive relief, and to require

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|         | <u>Initials</u>   |
| Grantor | <u>          </u> |
| Grantor | <u>          </u> |
| Grantee | <u>          </u> |

the restoration of the Premises, Building and Historic Features to the condition and appearance required under this instrument; and

**17.2 Repair.** After written notice and a failure to act, make all required repairs for the other party's account and bill the other party.

**17.3 Cumulative.** Exercise by Grantee or Grantor of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

**18. NOTICE FROM GOVERNMENT AUTHORITIES.** Grantor shall, within 10 days after receipt, deliver to Grantee copies of any notice, demand, or letter, received by Grantor from any government authority which may adversely affect ownership of the property or this Easement. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with or response to such notice, demand, or letter.

**19. SUCCESSORS.** This Easement shall extend to and be binding upon and benefit the Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the Premises by reason of a bona fide transfer of interest.

**20. RECORDING.** Grantee shall pay the cost of recording this instrument. This instrument is effective only upon recording in the Anchorage Recording District, Third Judicial District, State of Alaska. Because of the volume and difficulty of copying Exhibits A - K,\* those exhibits will not be recorded with this Easement. However, a conformed or executed copy of this Easement, including \*Exhibits A - K will be kept on file in the offices of Grantee, and available for public inspection and copying during business hours. Both parties shall have fully executed copies of this Easement and all Exhibits.

**21. EXISTING LIENS.** Grantor warrants to Grantee that no lien or encumbrance exists on the Premises as of the date hereof. Grantor shall immediately cause to be satisfied or released any lien or claim of lien that may hereafter come to exist against the Premises

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|         | <u>Initials</u>   |
| Grantor | <u>AW</u>         |
| Grantor | <u>          </u> |
| Grantee | <u>JJ</u>         |

which would have priority over any of the rights, title or interest of Grantee and this Easement.

**22. SUBORDINATION OF MORTGAGES AND LEASES.** Grantor and Grantee agree that all future mortgages, leases and rights in the property shall be subject and subordinate at all times to this Easement and to the rights of the Grantee to enforce the purposes of this Easement. Grantor shall provide a copy of this Easement to all future mortgagees and lessees of the Premises and Building.

**23. PROTECTION FOR MORTGAGEES.** Except as specifically noted herein, the following provisions apply to all mortgagees now existing or hereafter holding a mortgage on the Premises:

**23.1 Loss Proceeds.** If a mortgage grants to a future mortgagee the right to receive the proceeds of condemnation proceedings arising from threat of or the actual exercise of the power of eminent domain as to all or any part of the Premises or Building or the right to receive insurance proceeds as a result of any casualty, hazard or accident occurring to or about the Premises or Building, such mortgagee shall have a prior claim to the insurance and condemnation proceeds and shall be entitled to same in preference to Grantee.

**23.2 Rents.** If a future mortgagee has received an assignment of the leases, rents and profits of the Premises or Building as security or additional security for a loan, then the future mortgagee shall have a prior claim to the leases, rents and profits of the Premises or Building, and such future mortgagee shall be entitled to receive the same in preference to Grantee until said future mortgagee's debt is paid off, notwithstanding that the future mortgage is subordinate to the Easement. Any excess leases, rents and profits over mortgage repayment shall belong solely to Grantor.

**23.3 Mortgagee's Obligation.** Until a future mortgagee or purchaser at foreclosure obtains ownership of the Premises and Building following foreclosure of its mortgage or deed in lieu of foreclosure, the mortgagee or purchaser shall have no obligation or liability under the Easement.

**23.4 Notice to Cure.** Before exercising any right or remedy resulting from breach of the Easement except the right to enjoin a violation hereof, Grantee shall give all mortgagees of record written notice describing the default, and the mortgagees shall

Initials  
Grantor             
Grantor             
Grantee

have twenty (20) days thereafter to cure or cause a cure of the default.

**23.5 No Extinguishment.** Nothing contained in the above paragraphs or in the Easement shall be construed to give any mortgagee the right to extinguish this Easement by taking title to the Premises by foreclosure or otherwise.

**23.6 Definition.** As used in this Preservation and Conservation Easement the term mortgage shall include deeds of trust and security agreements and the term mortgagee shall include beneficiaries under a deed of trust or secured parties under a Security Agreement.

**24. PLAQUES.** Grantee may provide and maintain a plaque on the Historic Features of the Building, or on the portion of the Premises adjacent to the sidewalk adjoining the Premises, or in the interior entry area, giving notice of the history and significance of the Building or the Premises and the existence of this perpetual preservation and conservation easement.

**25. TAXES.** Grantor shall pay immediately, when first due and owing, all general taxes, special taxes, special assessments, water charges, sewer charges, sewer service charges, and other charges which may become a lien on the Premises.

**25.1 Grantee's Right to Pay.** Grantee is hereby authorized, but in no event required or expected, to make or advance upon three (3) days prior written notice to Grantor in the place of Grantor, any payment relating to taxes, assessments, water rates, sewer rentals and other governmental or municipality charge, fine, imposition or lien asserted against the Premises and may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or assessment or into the validity of such tax, assessment, sale or forfeiture.

**25.2 Lien for Grantee's Payment.** Such payment, if made by Grantee, shall become a debt due and payable from Grantor to Grantee, and shall become a lien on the title to the Premises and Building of the same priority as the item not paid would have had, and shall bear interest until paid by Grantor at the rate of 10.5% per annum.

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| Grantor | <u>    </u>     |
| Grantor | <u>    </u>     |
| Grantee | <u>    </u>     |

**26. INSURANCE.**

**26.1 Fire.** The Grantor shall keep the Building insured by an insurance company rated "A" or better by Best's for the Full Replacement Value against loss from the perils commonly insured under standard fire and extended coverage policies. "Full Replacement Value" shall be defined as follows:

**26.1.1 Full Replacement Value.** If the Buildings are insured under a policy of insurance which provides that the insurance carrier may or shall determine "full replacement value" or "replacement value" or the "value" of the insured Premises, then that value set by the insurance company shall be "Full Replacement Value" for the purposes of this section, provided this value may NOT be less than the assessed value of the improvements as assessed by the Municipality of Anchorage or its successor for tax purposes.

**26.1.2 Amount.** If the insurance policy does not contain such a clause, then Full Replacement Value shall mean the amount needed to reconstruct the Building as it was prior to the loss. If the parties are unable to agree on the amount, the amount shall be set by arbitration as herein provided

**26.2 Liability.** Grantor is self insured. However, Grantor shall require that any tenant carry comprehensive general liability insurance against claims for death or personal injury, not less than \$1,000,000 for all persons, \$1,000,000 for any one person and \$100,000 property damage. Such insurance shall name Grantee as an additional insured and shall provide for at least thirty (30) days notice to Grantee before cancellation and that the act or omission of one insured will not invalidate the policy as to the other insured party. Furthermore, the Grantor shall provide the Grantee with all insurance binders in their possession, plus written authorization to review and obtain copies of all such insurance policies. The Grantee shall have the right to provide insurance at the Grantor's cost and expense, should the Grantor fail to obtain same. In the event the Grantee obtains such insurance, the cost of such insurance shall become a debt due and payable from Grantor to Grantee, and shall be a lien on the Premises until repaid by the Grantor, and shall bear interest at 10.5% per annum.

**27. WRITTEN NOTICE.** Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be sufficient if done in writing and either mailed postage prepaid by registered or certified mail with return receipt requested, or hand delivered, as follows:

|         |                   |
|---------|-------------------|
|         | <u>Initials</u>   |
| Grantor | <u>AW</u>         |
| Grantor | <u>          </u> |
| Grantee | <u>          </u> |

OLD CITY HALL  
PRESERVATION EASEMENT  
F.Nosck, Esq. C:\AHPIEASM.OSH

GRANTOR: MUNICIPALITY OF ANCHORAGE  
P.O. Box 196650  
Anchorage, Alaska, 99501

HERITAGE LAND BANK  
Anchorage, Alaska 99501

GRANTEE: ANCHORAGE HISTORIC PROPERTIES, INC.  
645 West Third Ave.  
Anchorage, Alaska 99501

Each party may change its address set forth herein by written notice to such effect to the other party.

28. **EVIDENCE OF COMPLIANCE.** Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with any obligation of Grantor herein.

29. **EXTINGUISHMENT.** Grantor and Grantee hereby recognize that an unexpected change in the condition surrounding the Premises may make impossible the continued ownership or use of the Premises or Building for the preservation and conservation purposes and necessitate extinguishment of the Easement. Such an extinguishment must comply with the following requirements:

29.1 **Sharing of Proceeds.** Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in an amount equal to twenty-five (25%) percent of the net proceeds.

29.2 **Grantee's Use.** Grantee agrees to apply all of the portion of the net proceeds it receives to the preservation and conservation of other buildings, structures or sites having historical, architectural, cultural, or aesthetic value and significance to the people of the Municipality of Anchorage, Alaska.

29.3 **Net Proceeds.** Net proceeds shall include, without limitation, insurance proceeds, condemnation proceeds or awards, proceeds from a sale in lieu of condemnation, and proceeds from the sale by Grantor of all or any portion of the Premises or Building in which sale Grantee consents to the extinguishment of this Easement. Net proceeds shall specifically not include any preferential claim of a mortgagee under Art. 23. Any such sale

Initials  
Grantor             
Grantor             
Grantee

shall be done in a commercially reasonable manner as that term is defined in the Uniform Commercial Code of Alaska.

**30. STIPULATED VALUE OF GRANTEE'S INTEREST.** Grantor acknowledges that upon execution and recording of this Easement, Grantee shall be immediately vested with a real property interest in the Premises and Building and that such interest of Grantee shall have a stipulated fair market value of twenty-five percent (25%), of the whole fair market value of the property for purposes of allocating net proceeds in an extinguishment pursuant to Art. 29.

**31. ARBITRATION.** If the parties are unable to agree upon the interpretation or effect of any provision hereof or the resolution of any dispute hereunder then the matter shall be resolved by arbitration in accordance with the rules and procedures of the American Arbitration Association, and as follows:

**31.1 Commencement.** The date when either party notifies the other in writing that it is unable to agree with the other will be the "commencement date" from which all periods of time mentioned in this paragraph shall be measured.

**31.2 Arbiters.** Within ten (10) days following the commencement date, each party shall nominate in writing (and give notice of such nomination to the other party) an independent arbitrator. If either party fails to make such a nomination, the arbitrator nominated shall, within five (5) days after default by the other party, appoint and associate with him another independent arbitrator.

**31.3 Umpire.** If the two arbitrators designated by the parties, or selected after the default of one party, are unable to agree, they shall appoint another independent arbitrator to be umpire between them, if they can agree on such person. If they are unable to agree on such umpire, then each arbitrator previously appointed shall nominate two independent arbitrators and from the names of the two persons so nominated one shall be drawn by lot by any judge or any court of record and the name so drawn shall be such umpire. The nominations from whom the umpire is to be drawn by lot shall be submitted within ten (10) days of the failure of the two arbitrators to agree, which, in any event, shall not be later than twenty (20) days following the appointment of the arbitrators.

**31.4 Decision.** The arbitrators shall, within twenty (20) days following appointment, hold a hearing and consider the arguments

Initials  
Grantor       
Grantor       
Grantee

and exhibits of both parties, and shall unanimously decide the issues submitted within 50 days of their appointment, or in the case of their disagreement, then such decision shall be made by the umpire.

**31.5 Binding.** Such decision shall be final and binding, and may be enforced in any competent court.

**31.6 Expenses.** The expenses and fees of such arbitration shall be borne equally by the Grantor and Grantee.

**32. INTERPRETATION AND ENFORCEMENT.** The following provisions shall govern the effectiveness, interpretation, and duration of the Easement.

**32.1 Uphold Easement.** Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of property shall not apply in the construction or interpretation of this instrument, and this instrument shall be interpreted broadly to effect its preservation and conservation purposes and the transfer of rights and the restrictions on use herein contained.

**32.2 Obligations of Successors.** This instrument shall extend to and be binding upon Grantor and all persons hereafter claiming under or through Grantor, and the word "Grantor" when used herein shall include all such persons, whether or not such persons have signed this instrument or then have an interest in the Premises. Anything contained herein to the contrary notwithstanding, a person shall have no further obligation pursuant to this instrument when such person shall cease to have any interest (present, partial, contingent, collateral or future) in the Premises by reason of a bona fide transfer for full value. Any right, title or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign hereof, and the word "Grantee" shall include all such successors and assigns.

**32.3 Development Rights.** To the extent that Grantor owns or is entitled to development rights which may exist now or at some time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Premises may be developed to use more intensive (in terms of height, bulk or other objective criteria regulated by such ordinances) than the Premises are devoted as of the date hereof, such development rights shall not be exercisable in a manner detrimental to this Easement during the

Initials  
Grantor ML  
Grantor \_\_\_\_\_  
Grantee JJ

term of the Easement, nor shall they be transferred to any adjacent parcel and exercised in a manner that would interfere with the preservation and conservation purposes of the Easement.

**32.4 Amendment.** For purposes of furthering the preservation of the Premises and Buildings and of furthering the other purposes of this instrument, and to meeting changing conditions, Grantor and Grantee are free to amend jointly the terms of this instrument in writing without notice to any other party; provided, however, that no such amendment shall limit the perpetual duration or interfere with the preservation and conservation purposes of the donation, nor shall it deprive any mortgagee of any protection granted by this Easement. Such amendment shall become effective upon recording among the land records of the recording district in which the property is located.

**32.5 Survival.** It is the intent of the parties to agree to bind themselves, their successors and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law or private agreement either in existence now or at any time subsequent hereto. This instrument may be re-recorded at any time by the person if the effect of such re-recording is to make more certain the enforcement of this instrument or any part thereof. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability or any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter hereof.

**32.6 Conflicts.** Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this instrument and such ordinance or regulation.

**32.7 Integration.** This Easement reflects the entire agreement of the parties. Any prior or simultaneous correspondence, understandings, agreements and representations are null and void upon execution hereof, unless set out in this instrument.

**33. INCORPORATED EXHIBITS.** Incorporated herein by reference are the following exhibits:

|         |                             |
|---------|-----------------------------|
|         | <u>Initials</u>             |
| Grantor | <u>SLC</u>                  |
| Grantor | <u>                    </u> |
| Grantee | <u>                    </u> |

OLD CITY HALL  
PRESERVATION EASEMENT  
F.Nosek, Esq. C:\AHP\FASM.OSH

- \* EXHIBIT A: NORTH SIDE PHOTOS.
- \* EXHIBIT B: AFFIDAVIT REGARDING EXHIBIT A.
- \* EXHIBIT C: SOUTH SIDE PHOTOS.
- \* EXHIBIT D: AFFIDAVIT REGARDING EXHIBIT C.
- \* EXHIBIT E: EAST SIDE PHOTOS.
- \* EXHIBIT F: AFFIDAVIT REGARDING EXHIBIT E.
- \* EXHIBIT G: WEST SIDE PHOTOS.
- \* EXHIBIT H: AFFIDAVIT REGARDING EXHIBIT G.
- \* EXHIBIT I: INTERIOR FEATURES.
- \* EXHIBIT J: AFFIDAVIT REGARDING EXHIBIT I.
- \* EXHIBIT K: Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

IN WITNESS WHEREOF, Grantor has caused this Preservation and Conservation Easement to be executed, sealed and delivered; and Grantee has caused this instrument to be accepted, sealed and executed in its corporate name.

GRANTOR: MUNICIPALITY OF ANCHORAGE  
 By *Larry D. Crawford*  
 Title Municipal Manager

GRANTEE: ANCHORAGE HISTORIC PROPERTIES, INC.  
 By *Julie Johnson*  
Julie Johnson, Executive Director

**\*\*ACKNOWLEDGMENTS FOLLOW ON PAGE 20\*\***

\* INTENTIONALLY NOT ATTACHED PER PARAGRAPH 20.

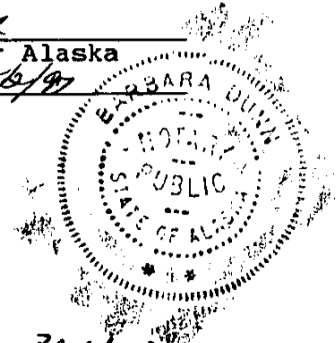
Initials  
 Grantor *dlc*  
 Grantor \_\_\_\_\_  
 Grantee *JJ*

OLD CITY HALL  
 PRESERVATION EASEMENT  
 F.Nosck, Esq. C:\AHPIEASM.OSH

STATE OF ALASKA )  
 ) ss.  
THIRD DISTRICT )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 1995, by Larry D. Crawford, the Municipal Manager of the MUNICIPALITY OF ANCHORAGE, on behalf of said entity.

Barbara Dunn  
Notary Public in and for Alaska  
My Commission expires: 7/1/97

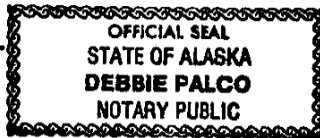


STATE OF ALASKA )  
 ) ss.  
THIRD DISTRICT )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 1995, by JULIE JOHNSON, the Executive Director of ANCHORAGE HISTORIC PROPERTIES, INC., on behalf of said entity.

Debbie Palco  
Notary Public in and for Alaska  
My Commission expires: 3/14/98

SEND ORIGINAL TO:  
ANCHORAGE HISTORIC PROPERTIES, INC.  
645 W. 3rd AVE.  
ANCHORAGE, AK 99501



95- 040957  
72 ccc

ANCHORAGE REC. DISTRICT  
REQUESTED BY **EAT.CO.**

'95 AUG 31 AM 10 00

Initials  
Grantor LD  
Grantor \_\_\_\_\_  
Grantee JJ

# Downtown Branch Library Concept

At the Historic Old City Hall

Municipality of Anchorage

June 09, 2025

→ The Power of Commitment



| <b>Project name</b>   | Downtown Branch ANC Library Concept                             |        |          |           |                    |           |      |
|-----------------------|---|--------|----------|-----------|--------------------|-----------|------|
| <b>Document title</b> | Downtown Branch Library Concept   At the Historic Old City Hall |        |          |           |                    |           |      |
| <b>Project number</b> | 12657928  |        |          |           |                    |           |      |
| <b>File name</b>      | DT Branch Library Report.docx                                   |        |          |           |                    |           |      |
| Status Code           | Revision  | Author | Reviewer |           | Approved for issue |           |      |
|                       |   |        | Name     | Signature | Name               | Signature | Date |
| [Status code]         |   |        |          |           |                    |           |      |
| [Status code]         |   |        |          |           |                    |           |      |
| [Status code]         |   |        |          |           |                    |           |      |
| [Status code]         |   |        |          |           |                    |           |      |
| [Status code]         |   |        |          |           |                    |           |      |

**GHD [Company number]**

Contact: Bryce Klug, Senior Architect | Design Studio  
 645 G Street, Suite 400  
 Anchorage, Alaska 99501, United States  
 T +1 907 258 7777 | E bryce.klug@GHD.com | [ghd.com/design](http://ghd.com/design)

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# Executive summary

This report documents the assessment of the historic Old City Hall building in downtown Anchorage, for use as a new branch library for the Municipality of Anchorage and provides a concept design. Review of the requirements due to the building being listed on the National Register of Historic Places has occurred, and due to the proposed location within the building, there are only a few historical aspects that need to be protected. An historic preservation and conservation easement on the building has been reviewed, and for the portion of the building selected, there are minimal requirements.

For the project to proceed, it will go through the standard Municipal building permit review process. The existing building meets allowable heights and areas for the existing building construction type. Library use in the building is permitted by rights per the zoning code.

GHD has collaborated with Anchorage Public Library, and the Municipal project manager, to develop a concept design that places the branch library in the 2,600 square foot western extension of the building. Descriptive architectural, structural, mechanical, and electrical narratives are provided, with a concept floor plan located in the appendices.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.2 and the assumptions and qualifications contained throughout the Report.

# Contents

|   |          |
|---|----------|
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# 1. Introduction

## 1.1 Purpose of this report

The Municipality of Anchorage (MOA) contracted GHD through a term contract, to develop a concept for a downtown branch library to occupy a portion of the Old City Hall. The process involved meeting with the users, Anchorage Public Library (APL), to determine the needs for this tenant improvement. The concept is to address the constraint of the building being a listed historic building and propose a location within the building. This report summarizes the assessment and provides information on the concept, for the MOA's use in securing a construction cost estimate.

## 1.2 Scope and limitations

*This report: has been prepared by GHD for Municipality of Anchorage and may only be used and relied on by Municipality of Anchorage for the purpose agreed between GHD and Municipality of Anchorage as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Municipality of Anchorage arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*GHD has prepared this report on the basis of information provided by Municipality of Anchorage and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered visually and information reviewed at the date of preparation of the report. No investigative demolition or testing has occurred. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) [00] of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

### Accessibility of documents

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## 1.3 Assumptions

As-built drawings from the original construction, along with subsequent addition and renovation drawings were provided to GHD. GHD assumes the layout and dimensions are accurate and has not field verified the dimensions.

The full design effort will take place in summer and fall of 2025, for bidding to occur in late 2025, and construction to occur in 2026.

## 1.4 Acknowledgments

GHD would like to acknowledge the following for their participation in this report.

**Anchorage Public Library staff:** Stakeholders/Users

**Coffman Engineers:** Structural, mechanical, and electrical engineering consultants (under separate MOA term contract)

## 2. Historic preservation aspects

The proposed site of the downtown branch library is within the Old City Hall building, which is on the National Register of Historic Places. As a result, improvements need to be sensitive to the historic aspects of the building. There is also a Preservation and Conservation Easement on the building and site.

### 2.1 Historic background

The original portion of building was constructed in 1936. It consisted of a two-story structure with prominent entry on the north side, and a one-story wing on the west side that housed the fire department apparatus (“equipment”). Additions have consisted of a one-story extension of the west wing and a second-story addition on top of the firehouse. Site observations have determined that the firehouse apparatus garage doors were constructed on the west façade, not the north façade as indicated in the construction drawings and a personnel door with transom above was located between them.

The building was constructed as a Public Works Administration project. The City Hall housed the Mayor’s office, clerk’s office, telephone switchboard, City Council chambers, Police Chief’s office, City Engineer’s office, Office of the Superintendent of Public Utilities and the Library. Three jail cells were located in the basement.

#### 2.1.1 Timeline of renovations

The Municipality has provided copies of the drawings of various renovations that have occurred over time. They appear to not have records of all renovations that have occurred. The following is a listing of significant building renovations:

|      |   |
|------|---|
| 1950 | Dormitory addition  |
| 1956 | Basement remodel  |
| 1961 | West end remodel (after the west end was extended)            |
| 1966 | Addition to Exterior Stair Well (east end)                    |
| 1980 | Renovation for Alaska Pacific Bank                            |
| 1995 | New Offices for ACVB (Anchorage Convention & Visitors Bureau) |

### 2.2 Assessment of existing conditions

GHD’s Historic Architect visited the building on March 5, 2025, to verify the existing interior layout and to determine the extent of interior historic components that are still present.

Regarding general conditions, the interior side of the exterior walls has a plaster-looking finish. This most likely is not the original, but appears it was finished to match the original. In the original portion, the steel frame perimeter of the windows, including the steel sill, are original. The major portion of each window is a contemporary aluminum window with insulating glass unit panes. These contemporary windows are pre-finished in a dark green color. This applies also to the one-story portion to the west, originally constructed as the firehouse. The windows in the addition above the firehouse have similar steel frames, but without sills.

The following is a summary of the conditions observed, listed by the room names used on the 1996 As-Built drawings:

#### Vest – 200

Walls: plaster finish appears to be original, or matches original

Ceiling: Per 1996 As-Built drawings, existing plaster ceiling replaced with gyp board, finish matches existing. Apparently, molding was salvaged and reinstalled.

### Lobby – 201

Walls: plaster finish appears to be original, or a match to the original. Original arches on all four sides are present. Aluminum/glass storefront at south wall is contemporary. Wall molding (door head height) was deleted per '96 as-built drawings.

Ceiling: Per 1996 As-Built drawings, existing plaster ceiling was replaced with gyp board, finish matches existing. Apparently, molding was salvaged and reinstalled.

Lighting: Wall sconces are contemporary. Pendent light fixture was new in 1996.

Flooring: Slate tile, not original.

### Vault/Closet – 205

Walls: Original concrete walls remain, along with original vault door.

Ceiling: Original exposed concrete, painted.

### Reception – 209

Stair: Original open stair to second floor remains. 1980 drawings indicate reconstruction to match existing.

### Display – 217

Walls: plaster finish appears to be original or matches original. Original arch present.

Ceiling: Per 1996 As-Built drawings, existing plaster ceiling was replaced with gyp board, finish matches existing. Apparently, molding was salvaged and reinstalled.

Lighting: Linear light fixture new in 1996.

Flooring: Slate tile, not original.

### Balance of main floor

Interior walls: existing walls were demolished in 1980, and many of those again demolished in 1996.

Ceiling: Per 1996 As-Built drawings, existing plaster ceiling was replaced with gyp board, finish matches existing. Apparently, molding was salvaged and reinstalled.

Flooring: Slate tile, not original.

### West Addition, main floor

Interior walls: existing walls were demolished in 1980, and many of those again demolished in 1996.

This space, Offices – 220, was originally the fire department “Equipment Floor.” The openings for two garage doors remain on the west wall, with an original personnel door and glazed transom above.

Ceiling: Since 1980, have been suspended ceiling system.

Flooring: contemporary carpet.

### Upper floor

Interior walls: existing walls were demolished in 1980, and many of those again demolished in 1996.

Ceiling: Since 1980, have been suspended ceiling system.

Flooring: contemporary carpet.

### Exterior site

Monument sign is labeled “Visit Anchorage” and can be changed.

## 2.3 State Historic Preservation Office coordination

Due to the property's listing on the National Register of Historic Places, the Alaska State Historic Preservation Office (SHPO) has oversight regarding changes and improvements. This includes the exterior surroundings, the exterior of the building, and interior elements remaining from the original construction.

### 2.3.1 Courtesy review of existing conditions

On March 11, 2025, two representatives of the Alaska SHPO participated in a walk-through of the building, to review the existing conditions described above. Based on the discussions held on-site, the following is a summary of the historical aspects of the building, with recommendations for their treatment:

The exterior walls have contemporary pre-finish aluminum window inserts within original steel perimeter frames that are to be retained. This includes steel sills on the interior side.

The arched-shaped tops of the two windows of the western addition façade are to be retained.

The tenant identification, "Visit Anchorage", portion of the exterior monument sign can be changed with new tenant identification.

On the first floor, the entry vestibule, main lobby, display alcove off the lobby, vault, central stairs to basement and second floor, and alcove opposite bottom of open stair, are spaces/rooms remaining from the original construction. These are to be retained, including the wall and ceiling finishes, ceiling molding, light fixtures, railings, and guardrails.



Figure 1 View of Main Lobby



**Figure 2** *View of central staircase*

The historic personnel door with transom above, located in the existing Visit Anchorage tenant space is to be retained. The original garage door openings in this wall, hidden underneath the existing wall finishes, are to be retained. Exposing them to view would be desirable.



**Figure 3** *Historic door with transom above*

The balance of the first floor has been renovated/remodeled at least twice, and original walls do not remain. These elements can be removed. New interior walls should have smooth finish consistent with original design.

On the second floor, the open stair with skylight above, and the enclosed stair, are spaces/rooms remaining from the original construction. These components and finishes are to be retained.

The balance of the second floor has been renovated/remodeled at least twice, and original walls do not remain. These elements can be removed. New interior walls should have smooth finish consistent with original design.

### 2.3.2 SHPO formal review

The formal review process, once construction documents have been completed, is discussed in section 6.2.

## 2.4 Historic conservation easement

In 1995, a Preservation and Conservation Easement was recorded on the Old City Hall. The easement was between the Municipality of Anchorage and Anchorage Historic Properties, Inc. (AHPI).

The Municipality has conducted an initial review, and it appears that with the dissolution of AHPI, the responsibility falls to the MOA's Historic Preservation Commission (HPC) for reviewing improvement projects in the building and on the site, and for providing advisory comments to Municipal officials as to whether compliance with the requirements of the easement is met.

Within the easement, the items and features which are the subject of the easement are listed. They are grouped into exterior easement features and interior easement features (both first and second floors).

## 3. Entitlement research

Additional aspects that affect the design of this proposed facility include zoning and building code requirements are discussed below.

### 3.1 Zoning analysis

The building's address is 524 West 4<sup>th</sup> Avenue and is located in a park setting in downtown Anchorage, bounded by 4<sup>th</sup> Avenue on the north, E Street on the east, F Street on the west, and a mid-block alley on the south. The building is located on a single parcel of land, Block 42, sharing the property with the Visit Anchorage log cabin visitor center and the Egan Convention Center.

Legal Description: Block 42, Original Townsite

Zoning District: B2A

#### 3.1.1 Permitted uses

Since the 1995 renovation of the building into the office of the Anchorage Convention & Visitor's Bureau (renamed Visit Anchorage), the building has had a Business occupancy type. Visit Anchorage has moved out of most of the building but still operates a visitor center within the western end of the building, on the first floor.

The proposed new use, library, is a permitted use by right since the area is less than 20,000 square feet.

## 3.2 Building code analysis

The codes and standards that the Municipality of Anchorage has adopted, that will be applicable to this project include:

|                                      |              |
|--------------------------------------|--------------|
| International Building Code          | 2018 Edition |
| International Existing Building Code | 2018 Edition |

### 3.2.1 IBC preliminary code analysis

|                            |  |
|----------------------------|--|
| Occupancy types:           | A-3 (Library tenant space portion)<br>B (balance of building tenant space) |
| Construction type:         | Type V-B   |
| Fire protection:           | Building has existing fire suppression system                              |
| Allowable area:            | 34,500 sf (most restrictive occupancy type)                                |
| Actual area:               | 11,454 sf (whole building)   |
| Allowable building height: | 60 feet; 2 stories (most restrictive occupancy type)                       |
| Actual building height:    | 26 feet, 6 inches; 2 stories   |
| Occupancy separation:      | Non-separated, Mixed Occupancy   |

### 3.2.2 IEBC preliminary code analysis

The library tenant improvement portion, 2,600 sf, is a change of occupancy, per section 1011.

- Means of egress to meet the requirements of IBC Chapter 10.
- Height and area to meet the requirements of IBC Chapter 5.
- Existing exterior walls including openings are acceptable regarding wall rating.
- Entire building shall comply with Chapter 9 of IEBC.

## 4. Library planning/programming

GHD held an initial kick-off meeting with the Anchorage Public Library (APL) staff member lead for this project on February 20, 2025. In that meeting, she confirmed that the space program list, in the Anchorage Downtown Library Business Plan was correct, with a few revisions. The minutes of the meeting are included in Appendix A.

A follow up, more detailed programming meeting was held on March 25, 2025, and involved more of the APL staff. Additional information on space needs, adjacencies, and equipment requirements were provided, in the meeting or in follow up correspondence. The minutes of the meeting are included in Appendix A.

The programming effort arrived at space need requirement of approximately 3,950 sf.

GHD prepared several space plan options for the branch library tenant improvement in different areas of the building. During the review meeting, a concern was raised regarding the possible construction cost. As a result, it was determined the best path forward was to reduce the program by deleting some of the spaces or features and by reducing the size of some of the remaining spaces.

## 5. Proposed concept design

Based on historic preservation aspects, the zoning and building code requirements, and the functional requirements identified during the programming and design options exploration phase, a concept design for the proposed branch library has been developed. The following sections describe the various aspects of the concept design. The conceptual architectural space/floor plan is provided in Appendix B of this report.

### 5.1 Architectural and interior design narrative

The concept selected by Anchorage Public Libraries (APL) consists of 2,600 sf. of interior tenant improvements on the first floor, with some minor exterior work. The area to be renovated consists of the original firehouse (fire department equipment garage) and western expansion, the space currently occupied by Visit Anchorage and used as a visitor center. An advantage of this location is that with the floor being slab-on-grade, there are no restrictions on using full-height book shelving/stacks.

#### 5.1.1 Demolition

The existing suspended acoustical ceiling system and flooring throughout the improvement space will be demolished. Interior partitions and doors will be demolished, except for the ones of historic nature.

The central bay of the west façade has a storefront system with two separate doors. This is to be replaced with a new storefront with a central pair of doors.



Figure 4 View of west end of building

#### 5.1.2 Historical components

This portion of the building selected for the branch library has fewer of the historical components that were described in section 2. Throughout the space, the existing exterior windows are to be retained and protected. The wall separating the original fire house from the western expansion is part of the original building construction. The personnel door with glazed transom above is to be retained. The wall infill of the original garage door openings is to be removed as indicated in the concept floor plan.

### 5.1.3 Layout, services and programs

The proposed branch library layout will provide the following services and programs:

- A multipurpose collaboration and meeting space.
  - As a single meeting room for up to 10 people for small meetings or presentations available either for usage by the public or programming by library staff
  - It can be subdivided into two study rooms, each of which can accommodate up to four people - these rooms are ideal for collaboration, web conferencing, and quiet focused work by the public
- Internet access:
  - Two public use computers
  - Wi-Fi access for patrons with personal devices
- Library Materials:
  - Youth collection focusing on board books, picture books, and interactive elements to encourage early and developing literacy
  - General collection focusing on Alaskan materials, popular items, and new releases
  - Periodicals and newspapers available for in library use
  - Holds pick-up location – to serve the Downtown residents and workforce, this location will have a small unique collection but serve as a pickup location for materials from elsewhere in the city or state
  - Materials check-out and return
- Library Staffing
  - Initial staffing models include a professional librarian serving as branch manager and three support staff
  - Library staff will be available to provide reference support, readers advisory, and technology assistance
  - The Community Resource Group will provide support to vulnerable populations through outreach and dedicated hours from roving systemwide staff

### 5.1.4 New interiors

The branch library will be entered on the west side, off F Street. The space will be organized with the open stack and reading space on the north side, for the full depth of the space. The Program/Study room will be on the south side, at the front of the space, followed by restrooms and staff work areas afterwards.

Ceilings will be mostly acoustical ceiling tile/panel suspended grid system. Hard lid ceiling is to be provided in restrooms only. The Program/ Study rooms will have a 2-ft. wide gypsum perimeter bulkhead with central floating ACT system and Axiom trim. A gypsum bulkhead feature will be provided above the librarian desk with three dimmable accent pendant lighting. 2-ft. x 2-ft. recessed LED fixtures will be provided as the typical lighting throughout, with dimming capabilities in the Staff Work room, Manager's Office, and Program/ Study rooms. 3 to 5 acoustic clouds will be suspended over the Youth Area at varying heights.

Interior partitions will typically be metal stud with painted gypsum board on each side, extending full height to roof or floor structure above. New walls at the Staff Work room, Manager's Office, and Program/Study rooms will have in-wall acoustical batt insulation. Existing perimeter glazing is to be retained, cleaned and verified to be airtight, new gaskets/seals to be provided where required. A window will be provided in the Staff Work room and will be laminated glass, set in a painted hollow metal frame. A manual, acoustic, operable partition will divide the Program/Study rooms, intersecting the front, glazed partition that hosts two fully glazed, double-acting, lockable doors. Staff Work room, Manager Office, and Storage doors will be lockable. Restroom doors will be lockable with occupancy indicators. Typical doors throughout will be stain-grade, wood rail and stile, set in painted hollow metal frames with closers. Existing to remain exterior doors are to be repaired and painted for like-new appearance.

Flooring will typically be modular, glue down, low pile carpet tile. Modular, glue down walk-off carpet tile will be provided upon entry, extending into the space 5-10 ft. Restrooms will have 12-in. x 24-in. porcelain floor tile with matching 4-in. tile wall base. The Staff Break room and Program/ Study room will have glue down, wood-look luxury vinyl plank. All flooring adhesives are to have zero to low VOC content. Typical wall base provided throughout will be a 4-in. high continuous rubber product with a cove or straight profile.

### 5.1.5 FF&E

The librarian desk will be custom millwork as indicated in the concept floor plan. The desk will be constructed with a MDF substrate and finished with a plastic laminate surface. The work surface and ADA service counter will be constructed with a MDF substrate and finished with a plastic laminate surface and matching PVC edge banding. The transaction ledge will be constructed with a plywood substrate and finished with a solid surface material. All file cabinets will be standard sizes and constructed of a MDF substrate and finished with a plastic laminate surface. The cabinet's interior will be white melamine throughout. Adequate power and data to be supplied for a two-person desk.

All casework in the Staff Break room will be standard cabinet sizes and constructed with a MDF substrate and finished with a plastic laminate surface. The countertop will be constructed with a plywood substrate and finished with a solid surface material and 4-in. high matching backsplash with returns at adjacent partitions. All joints, seams, and cut-outs will be sealed with clear silicone. A single basin stainless steel sink will be provided with a dual temp, gooseneck faucet and garbage disposal.

The Staff Break room will be outfitted with energy efficient, mid-sized, stand-alone fridge/ freezer combo and a countertop microwave. Other equipment to include two mobile TV carts, one stand-alone color printer, three desktop computers with 19-in. monitors and wired mice. Electrified furniture to be provided at the Program/ Study rooms, Security Kiosk, Express check-out station, people counting device at main entry, and two community study tables powered via under-carpet connectrac.

All book stack furniture to be open back, metal shelving that is seismically anchored; the preferred manufacturer is Demco. The library wishes to reuse their existing supply of Demco shelving, which will need to be inventoried, and missing components ordered. All free-standing shelves to have slated end caps for display/retailing capabilities and all tall shelves will have sloped tops. All task chairs are to be ergonomic, and all office desks are to have a lockable file cabinet. The storage closet will receive wire shelving, leaving floor/wall space for a mop sink basin and wall mounted faucet, hose, and mop holder accessories.

All perimeter windows are to receive manually operated, stainless steel, miniblinds. Existing full height glazing at entry is to receive UV protective film. One-way privacy film will be provided at the window in Staff Work room.

### 5.1.6 Exterior work

The exterior three walls (north, south, and west) of the west wing are to be cleaned, finishes repaired and painted to match the existing color. This includes patching damage to the stucco wall finish.

The central storefront bay on the west side is to be replaced as described above. There will be applied signage graphics to the glazing of this new storefront.

The existing bench and the post with powered door opener are to be refinished.

Refer to the mechanical and electrical narratives regarding roof-top equipment, and the electrical service at the east end of the building.

## 5.2 Structural narrative

The Old City Hall building was constructed circa 1936 with a second story addition built over the west portion in 1950, and an on-grade west addition serving the Visitor's Center approximately in 1960. Partial record construction drawings for the Original City Hall dated November 1935 have been provided by the Municipality of Anchorage. One drawing of

the 1950 second story addition has also been provided. No record drawings of the 1960 west on-grade addition are available, however, remodeling plans for the Visitor's Center in 1961 are available.

## 5.2.1 Structural Evaluation Criteria

The building renovation design shall conform to the following criteria, codes, standards, and guidelines as adopted by local authorities having jurisdiction.

- ASCE 7-16, Minimum Design Loads and other Associated Criteria for Buildings and Other Structures
- ASCE 41-17 Seismic Evaluation and Retrofit of Existing Buildings
- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)

## 5.2.2 Building Structural Elements

The Historic Old City Hall building is constructed with reinforced concrete exterior walls and slabs with steel beams and columns within the interior. The Old City Hall has a partially buried basement with two floors above. A concrete walled stairway provides roof access.

The 1950 second floor addition is constructed above the original City Hall roof on the west end of the building. The original sloped roof was leveled with additional concrete and exterior metal stud wall installed along the exterior parapet. The addition roof is framed with wood rafters and plywood sheathing supported by steel girder and center post.

The 1960 west on-grade addition is assumed to be wood frame construction consisting of wood stud walls with exterior plywood sheathing and finished with stucco on the exterior and gypsum sheathing on the inside. Roof framing is assumed to be pre-engineered, parallel-chord wood trusses spanning north-south between exterior walls.

## 5.2.3 Gravity Load Evaluation

Using the information from the record drawings and previous evaluations prepared for a 1980s tenant improvement for Pacific Bank, the raised floors of Old City Hall are found to be suitable for maximum uniform live loads of 100 pounds per square foot (psf). This loading conforms to building code business occupancies such as office, meeting rooms, and assembly areas. The raised floors are not suitable for loads heavier than 100 psf such as library stacks or dedicated storage. One exception to the 100 psf live load is the second floor of the 1950 addition where concrete has been added to level the former roof slab. Due to the extra concrete slab dead load, this area will require additional steel framing to shorten the concrete slab spans to carry any occupancy loading, including office space, to the existing steel roof girder and exterior walls. Strengthening of existing steel beams, girder, and center column will also be needed to increase the floor live load back up to 100 psf.

Schematic Old City Hall 2<sup>nd</sup> Floor Reinforcement:

- (8) W8x21 x 18'-0" and (2) W6x12 x 9'-0" added floor beams with steel to steel and steel to concrete connections each end and ½" diameter post installed anchors inserted upward through top flange at 48" o.c. each side, staggered.
- (3) plates ½" x 8" x 17'-0" bottom flange reinforcement plates welded to existing W12x27 and existing W10x25 girders with ¼" x 2" long fillet welds at 12" o.c. each flange edge.
- (2) plates 3/8" x 10" x 11'-0" column box plates welded to existing W8x18 column flanges with ¼" x 2" long fillet welds at 12" o.c. each flange edge.
- Note: all existing steel beams are encased in concrete above bottom flange. The existing steel column is assumed to have concrete fill between flanges and is enclosed in finish material.

## 5.2.4 ASCE 41-17 Seismic Evaluation

An ASCE 41-17 Seismic Evaluation of the Old City Hall building and its additions has been performed as part of this renovation study. The following summarizes the results of the evaluation:

1. The building used as an office or library occupancy is considered Risk Category II.
2. The Basic Performance for Risk Category II buildings is Collapse Prevention.
3. The original City Hall has a concrete shear wall lateral load resisting system (C2). While the 1950 second story addition has a cold-formed metal stud shear wall system (CFS1), the 1960 ground floor addition has been assumed to be a structural wood panel shear wall system (W2).
4. Incomplete original City Hall record drawings were available for review. The record drawings are missing many key details and structural material properties. We have used default lower-bound properties during the evaluation. A single drawing for the 1950 second story addition is available but also does not include material properties. No structural record drawings are available for the 1960 west-end ground floor addition. We have assumed wood frame construction for the 1960 addition.
5. Tier 1 Evaluation checklists have been completed with some items resulting in Non-compliance or Unknown status. The Non-Compliance items include shear wall average shear being higher than prescribed values in the Tier 1 approach. These walls were found to be acceptable in the additional Tier 2 approach. Due to the lack of record drawing information, the original City Hall and both additions result in having Unknown status checklist items requiring further evaluation by finish removal for observation or partial demolition for observation and sample testing. These unknown items include concrete wall anchorage and wall to diaphragm connections in the Original City Hall. Both additions lack information on wall-diaphragm and shear wall anchorage connections, sill plate anchorage, and roof diaphragm chords and collectors. We recommend further ASCE 41-17 evaluation with finish removal and destructive testing as required to resolve the unknown status of the checklist items be conducted before or during the library renovation design phase.

## 5.2.5 Structural Summary

The selected Downtown Library Option A limits the library renovation to west end of the ground floor of the Original City Hall and the 1960 ground floor west addition areas. Structural concerns for this option include A) the floor framing of the second floor 1950 addition above the library should be reinforced during the renovation so disruption to the library in the future is mitigated, B) the lower concrete shear walls between the west end of the original City Hall and the 1960 addition needs further evaluation due to the existing large openings, C) The west wall of the 1960 addition is almost entirely storefront glazing and may require the addition of steel bracing or moment frame to resist seismic and wind lateral loads.

It is recommended that reoccupation of the Original City Hall should have further seismic evaluation to resolve numerous ASCE 41 Unknown checklist items and design of repair and reinforcement as needed to meet ASCE 41 and ASCE 7 criteria.

## 5.3 Mechanical narrative

The mechanical design for the renovation will be in accordance with the International Building Code (IBC), National and referenced standards. The project area will be upgraded with plumbing, heating, and ventilation systems as detailed in the following sections.

### 5.3.1 Mechanical Design Criteria

The building mechanical design will conform to the following criteria, codes, standards, and guidelines:

- 2018 International Building Code
- 2018 International Fire Code

- 2018 International Fuel Gas Code
- 2018 International Mechanical Code
- 2018 Uniform Plumbing Code
- SMACNA HVAC Construction Standards

### 5.3.2 Mechanical Demolition

Demolition will include minor work on the roof to support HVAC equipment replacement, HVAC and plumbing work on the first floor, and in the mechanical room in the basement. Equipment for demolition includes:

#### Plumbing

Demolish three toilets and five sinks and associated piping and vent drops from the ceiling. Extend to the new fixture locations, or permanently cap the vent, domestic hot, and cold water lines in the ceiling, and permanently cap the waste line connections at the floor.

#### Heating

Within the first-floor renovation space, demolish baseboard, control valves and controls, and piping to the wall or floor penetration.

#### Boiler

The boiler age is unknown but appears that it was installed prior to a 1995 remodel. It has exceeded its expected 30-year life and the boiler and flue stack should be replaced under this project. The water heater and pumps are newer and are to remain for re-use.



Figure 5 Boiler



**Figure 6** Water heater and pumps to remain

### **Rooftop Ventilation Units**

Five rooftop units provide ventilation, supplemental heating, and cooling to the building. They are 30 years old and have exceeded their expected life. This project should consider demolition of all five rooftop units. However, three of the rooftop units do not serve the level 1 project area and can remain if desired.

Rooftop units SF-4 and SF-5 serve the first floor. Demolish SF-4, SF-5, the condensing unit, and associated ductwork, diffusers, and controls. The rooftop curb will remain but will likely require modification for the new rooftop units.



**Figure 7** Rooftop units



Figure 8 Baseboard and floor grilles

### 5.3.3 Plumbing

The existing plumbing system includes a 6-in. domestic water main that enters the mechanical room in the basement, which serves the fire sprinkler system and the domestic water system. No plumbing work is anticipated in the mechanical room. The renovated space on the ground floor will not add to the plumbing fixture units. The scope of work will include new fixtures, and branch pipe routing from where demolished fixtures were cut at the wall, to the new plumbing fixture locations. Fixture vents should connect to the existing plumbing vent system.

Plumbing waste lines from the new fixtures will connect to the existing waste line 3-in. buried waste line. This will include saw cuts in the existing slab and trenching from the new fixture locations to the 3-in. main with runs from east to west as seen in the Figure below. It is assumed that the existing piping is deep enough that gravity waste can be used in lieu of a lift station.

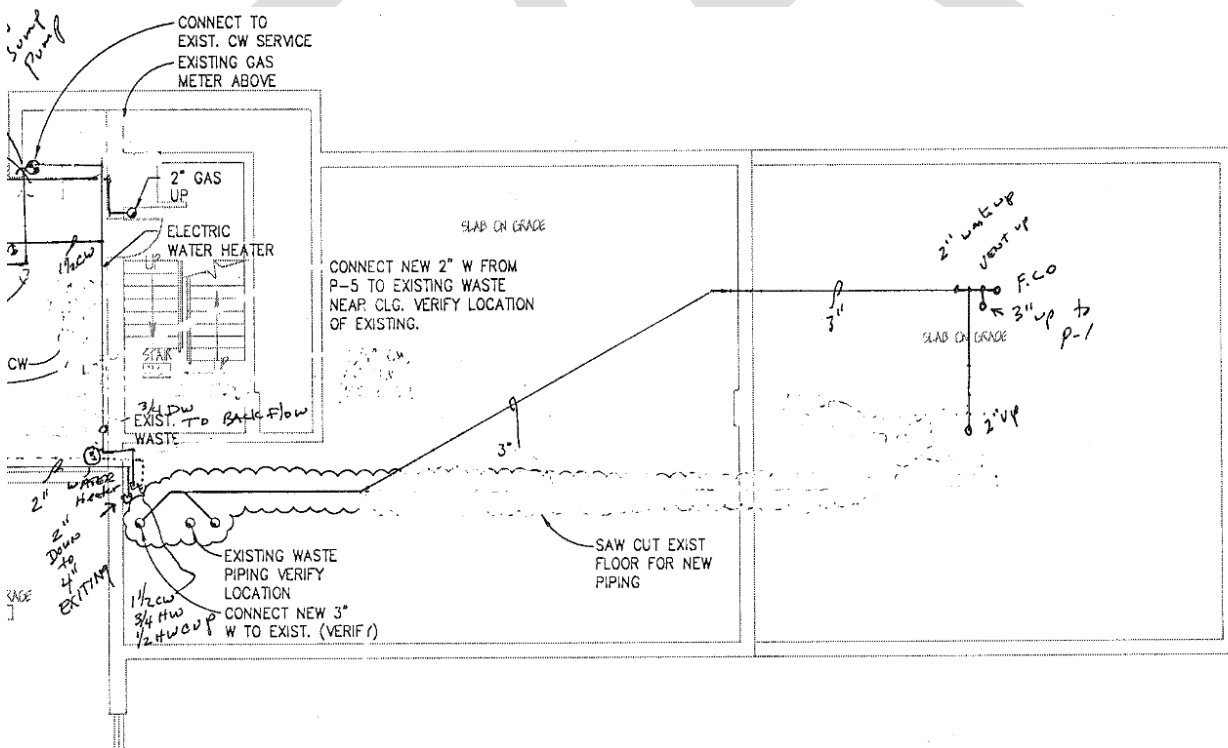


Figure 9 1996 record Drawings - Buried Waste Line

Natural gas piping will require modification on the roof to connect to the new rooftop units.

### 5.3.4 Heating

Provide new baseboard heating where the previous baseboard was demolished, match the existing capacity. The baseboard enclosures are to be coordinated with the architectural plans for color and style. Provide new control valves and local thermostat control.

It is recommended that the boiler in the mechanical room basement is replaced, along with the associated venting and controls.

### 5.3.5 Ventilation

The minimum recommended scope of work for the ventilation system is to replace rooftop units SF-4 and SF-5. They have exceeded their recommended useful life and were reported to provide limited cooling capacity for the current occupants. The future design will increase the occupant load. The new rooftop units should be sized for the new capacity requirements but are expected to be a similar rooftop unit that provides code-required ventilation air, natural gas heating burners, and an internal direct expansion cooling system. The ductwork for these rooftop units routes from the units on the roof, down a shaft on the north wall of the stairwell, and into the basement ceiling where it connects to floor grilles on the ground level floor. Due to the limited space in the basement ceiling area, this project should consider re-using the ductwork. In doing so, the cooling capacity of the new units will be limited and may not be sufficient to maintain a typical cooling design setpoint of 72 degrees during a design summer day. However, the cooling would still meet this setpoint the majority of the time. The floor grilles should be replaced to match the finishes of the renovation.

A new exhaust fan will be required for the new bathroom and should be sized to serve both bathrooms and discharge out the wall.

### 5.3.6 Controls

Each rooftop unit will be specified as a constant volume (single zone) system with a packaged controller. This configuration is cost effective, but provides limited ability to control temperature in individual spaces such as offices or conference rooms.

Zoning of the baseboard will be set up to match the rooftop unit zones. Baseboard and rooftop units will have separate controls, which will need to be coordinated to avoid simultaneous heating and cooling.

Rooftop units will operate on a building occupancy schedule. Baseboard will provide primary heating of the renovated space during unoccupied times.

### 5.3.7 Fire Sprinklers

The sprinkler head locations and associated branch piping will require review and the location adjustments for the new space layout.

## 5.4 Electrical narrative

The electrical design for the renovation will be in accordance with the International Building Code (IBC), National Fire Protection Agency (NFPA), and referenced standards. The project area will be upgraded with power, lighting and low voltage special systems as detailed in the following sections of the Electrical Narrative.

## 5.4.1 Electrical Design Criteria

The building electrical design will conform to the following criteria, codes, standards, and guidelines as adopted and amended by local authorities having jurisdiction:

- NFPA 70, National Electrical Code
- NFPA 70E, Standard for Electrical Safety in the Workplace
- NFPA 101, Life Safety
- International Building Code (IBC)
- American National Standards Institute (ANSI)
- National Electrical Safety Code (NESC)
- National Electrical Manufacturers Association (NEMA)
- Underwriters' Laboratories, Inc. (UL)
- Illuminating Engineering Society of North America (I.E.S.N.A.) Lighting Handbook
- TIA-568-C, Commercial Building Telecommunications Cabling Standard
- TIA-569-C, Telecommunications Pathways and Spaces
- TIA-606-A, Cable Labeling Standards
- TIA-607-B, Generic Telecommunications Bonding and Grounding for Customer Premises

## 5.4.2 Electrical Demolition

Electrical demolition throughout the improvement space will be extensive with all lighting, power, and telecom systems being removed including conduit and wiring and devices such as receptacles and data outlets. Existing branch panel D serves this area and will be removed and replaced. The exterior electrical service CT cabinet, meter base and service disconnect will be removed and replaced. Refer to the Electrical Service and Distribution section for more information. We do not anticipate demolition will be required in any of the areas outside of the improvement space.

## 5.4.3 Electrical Service and Distribution

The building electrical service is a 600A, 208/120v, 3 phase, 4 wire service.

The 600A service disconnect and CT enclosure with utility meter are located in an exterior stair alcove on the east end of the building. The alcove provides egress from the lower level and is enclosed with a security chain link fence to prevent access. The exterior service equipment is severely rusted, in very poor condition, and requires replacement which will require coordination with the electrical utility. The electrical service also appears to not have a grounding electrode system. A complete grounding electrode system with connection to the water service piping and driven ground rods shall be provided with the service equipment replacement.

Possible options for replacement of the equipment are as follows:

1. Replacement of the equipment in existing location with Nema 4X stainless steel equipment and correcting the source of the water leak from the steel lid of the alcove. Replacement of the lid is addressed in the architectural.
2. Provide new electrical service equipment on the exterior east wall above grade.
3. Provide new electrical service equipment rack mounted adjacent to the existing electrical service transformer.



**Figure 10**      **Exterior alcove**



**Figure 11**      **Exterior electrical service equipment**

## 5.4.4 Interior Power Distribution

A 600A, 208/120V main distribution panel (MDP) is located in the east end of the basement. The MDP serves five 208/120V panelboards and the elevator. Panels A and B are located adjacent to the MDP. Panel M is located in the lower-level Mechanical room. Panel C is located on the east side upper level and Panel D is located in the west wing in the area of renovation. The MDP and distribution panelboards A, B, C and M are in fair condition and should have adequate capacity and will remain in service as it is anticipated that the renovation will not result in a significant increase in load to the facility. There are no planned changes to the elevator. Panel D is a 100A panel located in the area of remodel and will be removed in addition to its associated feeder and raceway. A new 225A panel D will be located in the Storage room to serve the remodeled space. A new 225A circuit breaker will be provided in the MDP. The existing 100A circuit breaker will be left as a spare.



Figure 12 Existing MDP, existing Panels A and B

General purpose 20A receptacles will be located throughout the renovated area. Receptacles will be coordinated with computer locations and located within 6-in. of the telecommunications outlets. All receptacles within public accessible common spaces will be tamper resistant per NEC 406.12. All receptacles will be specification grade heavy duty, side wired type.

Self-testing ground fault circuit interrupter (GFCI) protected receptacles will be provided as required by NEC in the bathrooms, Staff Break room, and Service Sink room.

Power will be provided for new mechanical and other equipment loads such as the microwave and refrigerator in the staff Break Room. Power will be provided for printers and the wall mounted flatscreen display in the library.

Power will be provided via under-carpet connectrac or similar low profile under-carpet raceway for electrified system furniture in the Program/ Study rooms, Security Kiosk, Express check-out station, people counting device at main entry, and two community study tables.

All branch circuit conductors (and feeders) will be copper. Building wiring will be type THHN/THWN, except in unheated areas or outside where XHHW or XHHW-2 will be used. No conductor for line voltage power applications will be specified less than 12 AWG in size. A separate green insulated equipment grounding conductor will be installed in all raceways.

Conduit in contact with earth will be RMC or schedule 80 PVC, with a ground conductor sized in accordance with NEC article 250.122. Connections to all motor loads, vibrating equipment, and branch circuit wiring in casework or millwork will be by flexible metal conduit or liquid tight flexible metal conduit in accordance with NEC Articles 348 and 350. All other conduits will be electric metallic tubing (EMT) with compression fittings, with a minimum 1/2" size.

## 5.4.5 Lighting

All lighting and lighting controls in area of renovation will be removed including exit signs and emergency lights. The existing lighting is to remain in the areas outside of the renovated west wing area.

No changes are planned for the exterior site lighting with the exception of the replacement of the exterior lights above the west double door which serves as the main entry to the renovated space.

The lighting system design and lighting power densities will be as prescribed in accordance with the IESNA Lighting Handbook 10th Edition. All light fixtures will utilize energy efficient LEDs as a light source. Color rendering index (CRI) will be a minimum of 80, with a color correlated temperature (CCT) of no greater than 3500K. The lighting design will be coordinated with the architecture to complement the interior design components and features. Small LED pendant accent lights will be provided at the library desk. LED 2-ft.x2-ft. recessed troffers with volumetric distribution lenses will be the primary lighting fixture for the library and office type spaces. The fixture layouts in the library will be coordinated with the book stack locations to provide adequate vertical footcandle illumination for the books on the shelves. Accent lighting will be provided to compliment special ceiling configurations or other features to create interest in the space. The restrooms will be provided with an integrated recessed fan/light and a vanity light over the mirror.

Dimmer switches will be used in all occupied spaces. Occupancy sensors will be located within the office areas, Library, Break room, Storage room, Program Study and restrooms.

A small central automatic emergency AC power inverter system with batteries will provide emergency power for the emergency lighting and exit signs in the renovated space. The exit egress pathways will be lit to a level of 1.0 fc average at the floor level, with a max to min ratio of 40 to 1. All exit signs will be LED type with green lettering. Emergency lights and exit signs will be mounted at a height to allow access to the test function from the floor. The lighting inverter will be located in the Storage room adjacent Panel D.

## 5.4.6 Telecommunications

Telecommunications outlets will be provided at all offices, the Program Study area, and within the Library at the front desk, six to eight computer stations, and the look up computer location. The telecommunications outlets will be category 6 (Cat6). The communication horizontal cabling system will consist of Cat6 cabling homerun from individual jacks to patch panels, in accordance with TIA standards. The data cabling will terminate on 48 port patch panels in a lockable 19-in. wall mounted equipment rack located in the existing lower level communications space. Data outlets located at workstations or desks will each include two CAT6 drops with corresponding RJ45 connectors.

A minimum of three Cat6 telecom outlets will be provided in the ceiling for future commercial telecommunications vendor installed wireless access points (WAP).

The library security gate will also require a Cat6 connection along with power.

The telephone system for the library is understood to be VOIP (Voice Over IP) and will utilize the Cat6 data outlets. Telephones and associated network switches will be owner furnished; owner installed.

## 5.4.7 CCTV System

The library will be provided with a CCTV security camera system. CCTV cameras will provide full coverage of the library. The PoE cameras will use Cat6 cabling that will be routed to Cat6 patch panels in the telecom rack. CCTV system will be integrated into the network to allow for viewing from designated staff laptops at City Hall, the Branch Manager's office, and the Loussac Library. Location of the CCTV head end server computer will be determined during final design. Possible locations are the Managers Office or in the lower level Telcom room adjacent the telecom rack.

## 5.4.8 Security System

The building has an existing security system. The security panel is located in the lower level communications room and will remain in service. The remodeled library space will require new keypads, motion sensors, glass break sensors, door contacts and interface for automatic dial out. During final design it will need to be determined if the existing head end security panel can be used with the library space added as a new separate zone of control or if a new security panel is required.

## 5.4.9 Fire Protection

The building has an existing manual fire alarm system and fire sprinkler system. The existing Edwards EST FACP (Fire Alarm Control Panel) is located in the main level landing of the stairwell. The system has horn/strobes, detectors at the elevator lobbies and manual pull stations at all exits. The system has been inspected regularly, is functional and will remain in service. Some devices will be relocated and new devices provided as required for the reconfigured spaces. The design documents will require the contractor to test and re-certify the FACP per NFPA 72 requirements.



Figure 13 Existing FACP in stairwell

# 6. Review process

Due to the nature of this project's occupancy and historical aspect, some specific reviews will be required, once construction documents are completed in a future phase. The following includes explanations regarding why some possible reviews may not be required.

## **6.1 Major site plan review**

This requirement in Title 21 (zoning code) does not apply because the library will be less than 20,000 square feet.

## **6.2 SHPO review**

Since the project is funded with State of Alaska funds, and the Municipality intends to submit for a building permit, the construction documents will need to be submitted to the Alaska State Historic Preservation Office (SHPO). This will be in compliance with the requirements of the building being on the National Register of Historic Places.

The SHPO will have 30 days to review the project and provide comments. If they have questions, and additional information is needed to be submitted, the 30-day clock starts over again. There is no charge for this review.

## **6.3 Historic conservation easement review**

The construction documents will be provided to the MOA, which will arrange for the Historic Preservation Commission to review the project and advise Municipal reviewers on compliance with the easement requirements. The next HPC meeting may be up to 30 days after completion of the construction documents. Comments from the HPC, in the form of a resolution, will be issued up to 35 days after the meeting to MOA officials reviewing the project.

DRAFT

# **Appendix B**

## **Conceptual Architectural Space/Floor Plan**





[ghd.com/design](http://ghd.com/design)

→ **The Power of Commitment**



# Municipality of Anchorage

## Planning Department

### Memorandum



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**Date:** June 12, 2025

**To:** Anchorage Historic Preservation Commission

**From:** Tom Davis, AICP, Historic Preservation Officer

**Subject:** Staff Reports

#### 1. May 22 Commemoration at ANHC to Serve as the May HPC Meeting

The public commemoration of the Alaska Native Heritage Center listing to the Local Landmark Register took place on Thursday, May 22, in the ANHC's "Gathering Place," its main reception and performance hall that you reach through the main entrance to the ANHC facility. Commissioners Scher, Bryan, and Klug, and Judy Bittner from the State of Alaska attended. 11 municipal staff (including 8 from the Planning Department) also attended.

The Mayor delivered a proclamation for ANHC and Historic Preservation Month. The Assembly Chair and **HPC Chair Connor Scher** each spoke. ANHC CEO Emily Edenshaw spoke last, about the history and importance of the ANHC. A cultural performance and a tour of ANHC campus followed. Many thanks to the municipal Public Information Officer (PIO) Kenny Friendly and Gregory Stewart at ANHC for helping to coordinate, organize, document the event.

Here are a few photos from the event. More photos are saved on the HPC SharePoint site.



## 2. Other Historic Preservation Month Efforts

- a. Assembly Resolution: The Anchorage Assembly adopted AR No. 2025-156 on May 6, recognizing May as National Historic Preservation Month. The resolution was prepared by *Preservation Alaska* and submitted to the Assembly for approval.
- b. Preservation Alaska updated its website <https://savingplacesalaska.com/> regarding Historic Preservation Month.
- c. Social Media: Following up on an assignment from the April HPC meeting, Planning staff and Kenny Friendly, the Public Information Officer (PIO) for the Development Services/Public Works Departments, pushed out a series of posts on social media during Historic Preservation Month to highlight historic and cultural resources and activities in Anchorage. The posts are on the following hyperlinks:



- d. HPC Webpage: Staff improved the [HPC webpage](#):
  - The HPC Resolutions, Agenda Packets, and Meeting Minutes from 2023 onward are now available on the HPC webpage. More of these documents from earlier years will gradually become available.
  - Most information on the web page was updated, simplified, and organized. Out-of-date info was removed.
  - A minor change to the Planning Dept. website made it a little easier for the public to find the HPC webpage.
  - Next step: Staff will add links to more recent documents including the Government Hill Wireless Station Phase 1 HSR, which was completed last year.

## 3. CLG Grant Projects Update:

- a. Historic Resources Inventory Database (Phase 1): The project work is progressing. Michelle Nelson and Commissioner Bryan plan to bring a draft database design with examples of the information it would provide for historic properties to the HPC for its discussion and feedback in July.
- b. Historic Resources Inventory Database (Phase 2): The Alaska Historical Commission recommended approval of the \$4,800 CLG Grant proposal that the Municipality submitted in February. The OHA prepared the grant agreement for the Municipal Manager to review and sign. After the Municipal Manager signs, the Municipality will submit it to the OHA for the SHPO to sign and execute the grant agreement. The Assembly has pre-approved the expenditure of the grant funds.
- c. Government Hill Wireless Station HSR Phase 2: The grant was executed last fall. The municipal OMB and Finance administrators are determining how to set up the HPF account before submitting the executed grant agreement to the Assembly for approval to spend the money. Because a portion of this project involves site stabilization work, the Municipality must submit an Environmental Screening Worksheet, undergo a Section 106 review, and enter into a 5-year Preservation Agreement (PA).

- d. Anchorage Historic Preservation Plan (HPP) Public Engagement: The Alaska Historical Commission recommended approval of the \$49,500 CLG Grant proposal that the Municipality submitted in February. The OHA prepared the grant agreement for the Municipal Manager to review and sign. After the Municipal Manager signs, the Municipality will submit it to the OHA for the SHPO to sign and execute the grant agreement. The Anchorage Assembly has pre-approved the expenditure of the grant funds.

Meanwhile, Planning staff confirmed with the state administrators of the CDBG Disaster Recovery grant that the \$97,000 in CDBG-DR grant funds awarded last year for the HPP remain dedicated for the project. Deliverables are to include:

- Public outreach program
- An assessment of natural/technological hazards affecting historic resources
- An internal review draft of the HPP
- A public hearing draft of the HPP

As a result, the total grant-funded professional services budget for the HPP is:

|                  |  |
|------------------|--|
| \$49,500         | CLG Grant for public engagement, approved but not yet executed     |
| <u>+\$97,000</u> | CDBG-DR Grant for additional professional services (funds on hand) |
| <b>\$146,500</b> |  |

Staff and the Commission may soon begin scoping out the project based on this budget and the grant agreements. At the suggestion of the OHA/SHPO office, staff is studying recent example plans from other communities along with 2017 draft Anchorage HPP. The recent plans will provide scoping and public involvement ideas for staff and the Commission to discuss.

- City of Austin, TX, [Equity-Based Preservation Plan](#), 2024
- City of Plano, TX, [Heritage Preservation Plan](#), 2024
- Des Moines, IA, [Citywide Historic Preservation Plan](#), 2023
- State of Alaska, [Saving Our Past: For a Resilient Future](#), this draft update to the statewide Historic Preservation Plan is not yet available.

#### 4. Four Open Seats on the HPC

There is an interested candidate for one of the two open at-large seats on the Commission.

Thanks to the Commissioners who have suggested names of potential candidates for the real estate professional and archeologist seats. Staff is preparing information about the HPC and its available seats to provide to community and professional organizations to distribute to their memberships.

#### 5. Oscar Anderson House Museum

The municipal Maintenance and Operations, Capital Projects division, following up on its Oscar Anderson House re-roofing and repainting projects, recently administered a project to remediate mold in a closet at the Oscar Anderson House.

Preservation Alaska, the building occupant and manager of the museum, has reported there is need for further rehabilitation and assistance for Oscar Anderson. There is an urgent need

for window replacements or UV-blocking window inserts. *Preservation Alaska* indicates that the furnishings and artifacts are fading due to sunlight.

Additionally, Preservation Alaska reports that it has no funds or personnel to open the museum to the public this year. It is seeking advice and assistance from the Municipality regarding the future occupation and maintenance of the building and operations of the museum.

## **6. National Alliance of Preservation Commissions (NAPC) Updates**

The State of Alaska and Municipality are working on executing a CLG Grant to pay our annual membership fee to the NAPC. The grant is fully reimbursable and requires no match.