



**Municipality of Anchorage
Historic Preservation Commission**

A G E N D A

**Thursday, August 21, 2025
5:30 – 7:00 p.m.**

Regular Meeting

In-Person Physical Location

City Hall
Conference Room 155
632 West 6th 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. July 17, 2025

IV. UNFINISHED BUSINESS

- A. America250 Semiquincentennial Celebration
- B. Municipality 50-Year Anniversary & HPC Annual Report to the Assembly
- C. Recognition for Judy Bittner, Former SHPO

V. NEW BUSINESS

- A. Paul Bruhn Historic Revitalization Program Grant Proposal
- B. Presentation on Interpretive Site Development (Michelle Davis)
- C. Section 106 Project Consultations
- D. Scoping Grant Projects: *Wireless Station Phase 2* and *Historic Preservation Plan*

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—September 18, 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 prior to the meeting.

HPC Committees (Agenda Item VII.):

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

Historic Preservation Commission

August 21, 2025, Meeting Packet TOC

| <i>Description</i> | <i>Page</i> |
|--|-------------|
| III. Minutes for Approval | |
| III.A. July 17, 2025 | 1 |
| IV. Unfinished Business | |
| IV.B. Memo – Municipality 50 th Year Anniversary Event Planning | 9 |
| IV.C. (Draft) HPC Resolution No. 2025-03, in Recognition of Judy Bittner | 10 |
| V. New Business | |
| <i>V.A. Paul Bruhn Historic Revitalization Program Grant Proposal</i> | |
| V.A.1. Memo – Paul Bruhn Historic Revitalization Program Grant | 11 |
| V.A.2. (Draft) HPC Resolution No. 2025-04, in Support of Paul Bruhn Historic Revitalization Program Grant Proposal | 13 |
| V.A.3. Paul Bruhn Historic Revitalization Program Grant Application | 14 |
| V.C. Memo – Section 106 Project Consultations | 21 |
| VIII. Staff Reports | |
| VIII. Memo – Staff Reports | 24 |
| VIII.1. Anchorage CLG Evaluation Letter and Checklist | 25 |

This page intentionally left blank.



**Municipality of Anchorage
Historic Preservation Commission**

MEETING SUMMARY

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

Regular Meeting

Hybrid Meeting – In-person and Virtual via Teams
Conference Room 155, City Hall, 632 West 6th Avenue

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**
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 *
Jack Thompson, guest

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. April 17, 2025

Commissioner Maynard moved to approve the April 17, 2025, draft minutes as presented.
Commissioner Bryan seconded.

The April 17, 2025, minutes were approved unanimously.

IV. UNFINISHED BUSINESS

A. America250 Semiquincentennial Celebration

Chair Scher explained that the OHA State Historian Katie Ringsmuth is asking the Municipality for ideas for how it can support the 2026 “America250” commemoration effort. A part of that request is to organize a walk-through of Mulcahy Stadium to determine its potential eligibility for the National Register. Commissioners supported a walk-through and discussed Mulcahy’s potential historic significance and eligibility. *Chair Scher* requested guidance from staff on how to organize a walk-through with the appropriate municipal agency contacts.

Tom Davis reported that the Mayor’s Office contact for America250 is Marie Husa. The Parks and Recreation Department’s contact for planning America250 events on parklands is Cathy Janigo, their Citywide Events Coordinator.

Commissioners and staff discussed attending Katie Ringsmuth’s weekly planning meetings. *Commissioner Bryan, Jack Thompson, and Tom Davis* expressed interest in attending at least some of those meetings. *Chair Scher* recommended postponing creating an HPC committee until more information is gathered.

Action Items:

1. Staff to reach out to Katie Ringsmuth and find out if staff and Commissioners could attend some of her meetings and learn more about the state’s planned events.

B. Nominations to the Local Landmark Register

Tom Davis referred to the updated list of priority sites for nomination on page 8 of the meeting packet. Status of nominations has not changed since June. He reported that Michelle Davis, a tribal liaison with experience in the development of the Cottonwood Creek interpretive site as a

model for how the Municipality might develop sites l. or m, has agreed to present to the Commission in August.

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 confirm Michelle Davis' appearance at August or September HPC meeting.

V. NEW BUSINESS

A. Section 106 Project Consultations

Creative Mitigation: *Maria Lewis*, the State of Alaska CLG Coordinator, provided the Commission with guidance on using **creative mitigation** as a tool to fund historic preservation. As a CLG, the Municipality can be a signatory to any Section 106 project within its boundaries that impacts historic or cultural resources. Mitigation of such impacts is a great way to fund historic preservation projects. Creative mitigation examples from other communities include, for instance, requesting a countywide survey of rural historic resources as mitigation for a site-specific bridge replacement project. *Ms. Lewis* recounted the Commission's recent request for HABS documentation of historic docks to be removed at the Port of Alaska. She explained that the Commission could have instead requested a neighborhood-wide survey of historic resources, or funding for a part of the Historic Preservation Plan related to the docks, or rehabilitation of the Government Hill Wireless Station, or funding the preparation of a nomination of a historic resource for listing on the historic register. Mitigation is a specific tool that the Municipality can use to fund other things.

Commissioners discussed and asked Ms. Lewis where to look for ideas for creative mitigation. They also asked her to elaborate on what degree of connection is required between the Section 106 project and type of mitigation that the CLG can request.

Ms. Lewis responded that creative mitigation is partly a matter of thinking "outside the box" in terms of what the Municipality could do for preservation-related work. There are a lot of other possibilities besides the typical mitigation requests for interpretive signage, books, HABS documentation, or websites. It just has to be tangible mitigation that is somehow connected to the Section 106 project and the historic resources being impacted. For example, something in the same neighborhood, or something that addresses a similar type of resource. *Ms. Lewis* suggested the Commission think over its priorities, create a wish list of projects it would like to have completed, and use creative mitigation to fund those projects.

Ms. Lewis elaborated that the connection does not need to be that the mitigation be applied to the same type of resource. It can be a connection based on being in the same neighborhood.

Ms. Lewis advised the Commission to become a signatory to Section 106 projects where it plans to request creative mitigation. Becoming a signatory is not required but it makes the CLG a part of the process and the project agency must listen to the CLG. The project agency is also a

signatory. It becomes a negotiation. The agencies tend to be the ADOT&PF, the US Army COE, and other agencies that carry out large projects. The amount of mitigation that is reasonable to request is based on the scale of the impact on historic resources from the Section 106 project.

Chair Scher requested all Commissioners to think of projects they might like to see in addition to those the Commission has already listed as priorities, that might fit within Section 106 project mitigation scope.

Section 106 Project Reviews for July. *Tom Davis* requested Commissioners to provide comments on the projects listed on page 9 of the meeting packet. Documents for review are available on the Commission's SharePoint site.

Action Items:

1. Commissioners to think of projects that they would like to see funded, that might fit within Section 106 project mitigation.
2. Commissioners to insert any Section 106 project comments into the SharePoint site documents by Friday, July 25, for staff to convey to the project agencies.

B. Municipality 50-Year Anniversary

Tom Davis reported that the Assembly has invited the HPC to participate in its upcoming “Munification” commemorations for the 50th anniversary of the Municipality’s unification.

Mr. Davis referred to information from the Assembly Legislative Office (starting on page 11 of the meeting packet). The Assembly hopes that the HPC can participate and would like to hear from the HPC regarding how it prefers to participate. There is a tight deadline, as events and programs are due July 28.

Mr. Davis summarized the Assembly Legislative Office’s working list of “MOA50” events, and listed examples of possible ways for the HPC to participate:

- Brand existing HPC events with the MOA50 logo. Share info about the MOA50 commemoration events and activities at HPC public events.
- Participate in the November 7 First Friday event for MOA50 at the Anchorage Museum.
- Participate as a speaker in the Assembly’s “Nerd Nite” event that will focus on MOA50.
- The HPC could create its own event specific to MOA50.
- Hold an HPC open house or a Historic Preservation Plan project kick-off meeting or a presentation of the new historic resource inventory map app.
- Submit the Commission’s annual report to the Assembly during the MOA50 commemorations and brand it as being a part of MOA50.

Commissioners supported participating and discussed ideas for events, which included:

- Creating a commemorative plaque or a time capsule and holding an event around that, asking people to bring items to place in the time capsule.
- Historical fair at Oscar Anderson House.
- Scavenger hunt of historic resources or events, such as the GAAB storm drain covers
- Present an information item regarding events around the time of unification, or about the pressures to create the unified Municipality, such as the Gold Rush Hotel fire on Northern Lights Blvd. that helped instigate unification.

Commissioner Maynard moved to create an ad hoc committee of the HPC to determine how to participate in the MOA50 commemorations. *Commissioner Bryan* seconded the motion.

The motion to create an ad hoc Committee for the Municipality’s 50th Anniversary was approved unanimously.

Chair Scher and *Vice-Chair Bryan* volunteered to be on the committee. Committee meetings will be publicly noticed so that others can participate.

Action Items:

1. Staff to email the Assembly’s working draft calendar of MOA50 events to Commissioners.
2. Commissioners to think more about how to carry out the ideas discussed or other ideas, and submit ideas to staff.
3. Staff to schedule and publicly notice a meeting of the HPC Committee for the Municipality’s 50th Anniversary to take place at noon on Wednesday, July 23.

4. Staff to draft an HPC annual report to the Assembly for the Commission's review in advance of the August HPC meeting.

C. Recognition for Judy Bittner, SHPO

Chair Scher has created a draft resolution recognizing Judy Bittner for her service as the State of Alaska SHPO, for the Commission's review at its August meeting.

Action Item:

1. Staff to provide additional language to Chair Scher for incorporation into a revised draft for the Commission's review in August.

D. Local Historic Resources Inventory Database (Grant #24001): Database Design

Michelle Nelson presented the objectives, status, data sources, and draft database design of the local historic resources inventory under development, for the Commission's discussion and feedback. She displayed the information in a slide presentation, and shared screen views of the database tables. *Ms. Nelson* explained that the phase 1 database design and cleanup product is in progress and due at the end of August. She touched on phase 2 interactive map creation, to begin this fall. She explained how the project has identified types of archeological sites that should be withheld from being displayed on the public-facing database and map app.

Ms. Nelson took questions from Commissioners. *Chair Scher* suggested adding "Spirit House" to the list of key terms for flagging sites that potentially should be withheld from public display. He also asked if there would be a way for Commissioners and the public to add data or flag incorrect data that they have knowledge about which is different from what is on the map app.

Ms. Nelson shared an example of the AHRS report cards for specific historic properties so that Commissioners could see the kinds of source data on AHRS. She encouraged Commissioners to email her with requests for AHRS cards regarding specific sites.

Action Items:

1. Staff to add "Spirit House" to the key terms to use as red flags when determining which sites to withhold from the public-facing map app.
2. Staff to discuss with the GIS contractor in phase 2 of the project how to make it possible for Commissioners and the public to contribute information or flag incorrect information on the map app.

Commissioner Klug moved to extend the meeting by 30 minutes. *Commissioner Bryan* seconded. ***The motion to extend to 7:30 was approved unanimously.***

E. Historic Preservation Plan (Grant #24003): Project Scoping

Tom Davis explained that it is time to begin scoping out the tasks for the Historic Preservation Plan (HPP) project. He summarized the information about the HPP project provided on page 21 of the meeting packet. He requested the Commission to reactivate its Historic Preservation Plan Committee and that additional Commissioners join that committee to begin work on the Pan.

Action Items:

1. Staff to place the example plans listed on page 21 of the packet to the SharePoint site for Commissioners to review.
2. Staff to provide the Planning Department's written review of the 2018 draft HPP.

Commissioner Lamoreaux moved to extend the meeting by 15 more minutes. *Commissioner Bryan* seconded. ***The motion to extend to 7:45 was approved unanimously.***

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

Jack Thompson, guest, explained that his Community Council (South Addition) recently held a special meeting to learn more from the Municipality about the proposed Transit-Supportive Development Overlay Zone (TSDO). Questions about the role of historic preservation came up during that discussion. *Mr. Thompson* indicated to other participants at that meeting that he would raise the issue at the HPC meeting. He suggested the Commission consider proposing some kind of measure in TSDO to support the preservation of historic sites. *Tom Davis* responded that it is within the powers of the HPC to provide advice to the Planning and Zoning Commission and Assembly regarding TSDO's potential impacts to historic resources. *Mr. Davis* briefly summarized TSDO and responded to Commissioners' questions.

Action Items:

1. Staff to forward TSDO case information and provide a brief, informal report from the historic preservation perspective to Commissioners.
2. Commissioners to review the TSDO case information and bring questions to the next HPC meeting.

VII. COMMITTEE REPORTS (none)

VIII. STAFF REPORTS

Maria Lewis reported that there will be another CLG Grant round in February 2026, based on the FY2025 federal funding. Ms. Lewis also reported that this will be her last meeting with the Commission as she will no longer be with the OHA after August 1. She expected that the OHA will be able to hire a new CLG Coordinator by the first quarter of 2026.

Tom Davis referred to and summarized the Staff Reports memo on pages 23-26 of the meeting packet. He added that the municipal Administration has become interested in the Government Hill

Wireless Station. He also indicated that he will be meeting with Preservation Alaska regarding the Oscar Anderson House's needs and a game plan for its rehabilitation and museum program. Commissioners discussed and asked questions.

Action Items:

1. *Tom Davis* to invite Chair Scher and Jack Thompson to the upcoming consultation meeting with Preservation Alaska.
2. *Chair Scher* to contact the municipal Administration and offer to answer any questions about the Wireless Station.

IX. COMMISSIONERS' COMMENTS

Commissioner Maynard reported that he would not be able to attend the August HPC meeting.

Chair Scher shared the news that he has attained the status of Licensed Architect.

Commissioner Klug noted the unfortunate news of another national historic site burned down by wildfire, this time a hotel/lodge in the Grand Canyon.

Commissioner Lamoreaux explained that the Eklutna Tribal Council is seeking information on the status of the Dena'ina Place Names Project, and requested any information about that.

Action Item:

1. Staff to reach out to the Parks and Recreation Department and the Parks Foundation to find out information about the Dena'ina Place Names Project, and follow up with Commissioner Lamoreaux.

X. ADJOURNMENT

Commissioner Maynard moved to adjourn the meeting. *Commissioner Lamoreaux* seconded.

The motion was approved unanimously, and the meeting was adjourned at 7:45 p.m.



Municipality of Anchorage
Planning Department
Memorandum



IV.A.

Date: August 21, 2025
To: Historic Preservation Commission
From: Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division
Subject: HPC Municipality 50-Year Anniversary Event Planning

The HPC Committee for the Municipality's 50th Year Anniversary met on July 23 and discussed participating in the following activities as part of [MOA50](#). Updated information and considerations appear in bullets beneath each item. Staff requests the Commission to consider the information below, determine what it will participate in, and designate who will lead and work on each item.

1. **Night Market** on Friday, September 5, at 5 p.m., in Town Square Park: Participate in the MOA50 booth, shared with the Assembly staff, and initiate a Historic Scavenger Hunt.
 - Consider participating in the [MOA50 Hidden Gems Scavenger Hunt](#) instead of creating a separate scavenger hunt.
 - Tom Davis will not be available for this event.
2. **Fall Harvest Festival** on Saturday, September 27 at Government Hill Commons and Orchard, from 11:00 a.m. to 6:00 p.m.: Participate in this GHCC event with a booth about the HPC and the Wireless Station project on the. Additionally, potentially bury a time capsule in the municipal parkland portion of the Commons.
 - We could highlight that 2025 is also the 100th anniversary of the tuberculosis serum run to Nome, which the Wireless Station made possible.
 - Tom Davis will be available for this event.
3. **Historic Preservation Commission Event** on Thursday, October 23 at 5:00 p.m.: Hold a stand-alone MOA50-themed event focusing on historic preservation. Include an open house about HPC projects, a panel discussion about MOA50, and a haunted house.
 - We tentatively scheduled this event for the HPC's regular October meeting time.
 - The Mayor's Office is already holding a series of MOA50 panel discussions called "[Muniversity Lunch and Learns](#)" about the history of the Municipality. Perhaps we could approach several of their panelists about reconvening for an encore panel?
 - Historic City Hall may not be available for a public event. It is unlikely we would get clearance to run a haunted house there. What would be an alternative location?
4. **HPC Annual Report to Assembly** as an agenda item on the October 21 Assembly Meeting Agenda Item. This will be provided to the Assembly.
 - Tom Davis will attend the meeting in case Assembly members have questions.
5. **First Friday** on Friday, November 7 at the Anchorage Museum – Participate in this event with a historic preservation booth.
 - Tom Davis will be available for this event.

**MUNICIPALITY OF ANCHORAGE
HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2025-03**

A RESOLUTION COMMENDING JUDITH BITTNER FOR HER YEARS OF SERVICE TO ANCHORAGE AND ALASKA AS THE STATE HISTORIC PRESERVATION OFFICER.

WHEREAS, Judith Bittner retired on the 20th day of June 2025 from the State of Alaska Office of History and Archaeology; and

WHEREAS, Ms. Bittner has served the State of Alaska as the State Historic Preservation Officer since 1984; and

WHEREAS, throughout her tenure Ms. Bittner has been an unwavering supporter of the historic resources in all parts of the State; and

WHEREAS, Ms. Bittner has upheld the U.S. Secretary of the Interior's Standards and the provisions of the National Historic Preservation Act in providing comments and advice on hundreds of projects and undertakings; and

WHEREAS, among her many accomplishments was the creation of *Saving Our Past: Planning for Our Future*, *Alaska's Historic Preservation Plan*, and the Iditarod National Historic Trail; and helping the State of Alaska's Historic Preservation Program navigate eras of dramatic change from the Alaska Oil Boom through the Covid-19 pandemic; and

WHEREAS, Ms. Bittner supported many preservation efforts in the Municipality of Anchorage, such as the development of the Four Original Neighborhoods Preservation Plan and Municipal-wide Historic Preservation Plan in-progress; and the restoration of Nike Site Summit, Pioneer Schoolhouse, and Potter Section House; and

WHEREAS, Ms. Bittner has been a steady, authoritative, and irreplaceable advisor, coach, and teacher to Anchorage's Historic Preservation Program, most recently giving the Municipality the push to develop its historic resources inventory database and map app, by which the public can grow its awareness of and support for Anchorage's historic and cultural resources, and agencies and developers can integrate knowledge of these heritage resources into their project decision-making for decades to come.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Historic Preservation Commission commends and congratulates Judith Bittner for her positive impact and enduring legacy found throughout Anchorage and the State of Alaska through projects, leadership, and commitment to the mission of historic preservation during her tenure as the State Historic Preservation Officer.

PASSED AND APPROVED unanimously by the Anchorage Historic Preservation Commission on this 21st day of August 2025.

ADOPTED by the Anchorage Historic Preservation Commission on this 21st day of August 2025.

Mélisa R. K. Babb
Secretary

Connor Scher, AIA
Chair



Municipality of Anchorage
Planning Department
Memorandum



VA.

Date: August 21, 2025
To: Historic Preservation Commission
From: Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division
Subject: Paul Bruhn Historic Revitalization Program Grant – REVISED MEMO

This item is a request for the Historic Preservation Commission to review and approve draft HPC Resolution No. 2025-04 to support the Municipality of Anchorage's submission to the Paul Bruhn Historic Revitalization Grant Program, administered by the National Park Service. The application is due at 8:00 p.m. on Thursday, August 21, 2025, just after the Commission meeting. Staff has prepared a complete package for submission pending final authorization, and would include the signed and adopted HPC Resolution in the submittal.

Draft Resolution No. 2025-04 expresses:

- The Commission's support for the Municipality's grant application to the Paul Bruhn Historic Revitalization Program Grant; and
- The Commission's willingness to evaluate subgrant applications for eligible rural historic sites.

This grant presents an opportunity to support historic revitalization in rural areas within the Municipality's jurisdiction, including communities such as Eklutna, Indian, and Girdwood. While the grant is highly competitive, it does not require a local match, making it a low-risk, high-reward opportunity for the Municipality.

The *Paul Bruhn Historic Revitalization Program Grant* focused on the rehabilitation and preservation of historic properties in **rural communities**. The Program Grant funds sub-grant programs. Eligible recipients of the grant, such as states, municipalities, and non-profit organizations, distribute the funds as **subgrants** to owners of historic properties for approved rehabilitation projects in rural areas.

The NPS opened this year's round of the Paul Bruhn Program Grant for applications in the second half of July. It is open for applications for only 31 days, an extremely short turnaround. The deadline for submitting a grant proposal is August 21 at 11:59 p.m. EST (7:59 in Alaska). Municipal staff learned about this grant opportunity within the past several weeks.

Initially, staff reached out to the Alaska State Office of History and Archeology (SHPO) and local nonprofit preservation organizations to determine if another entity had the capacity to apply. None are able to pursue the opportunity this year. Given the uncertain future of federal preservation funding, staff moved quickly to prepare an application that positions the Municipality as a proactive leader in rural preservation. This application also challenges current interpretations of rural eligibility in Alaska. The Municipality's boundaries include **several rural**

communities, such as Girdwood, Indian, and Eklutna Village. Each has historic resources eligible for the Paul Bruhn program. While communities like Girdwood meet most federal definitions of “rural,” federal agencies exclude them under the census-based classification of the Municipality of Anchorage. By submitting this application, we are not only seeking funding for critical preservation work, we are also testing the boundaries of eligibility for future grants.

This Paul Bruhn grant round is accepting proposals for funding \$200,000 to \$750,000. Entities that receive the grant award would have four years to administer the subgrant program.

Purpose and Benefits

The program’s core goal is to promote **economic development through historic preservation**. Funding helps rural communities:

- **Preserve historic resources** that represent their cultural heritage and community identity.
- **Stimulate local economies** by generating demand for goods, services, and labor through preservation projects.
- **Encourage heritage tourism**, a growing sector that draws culturally sensitive visitors who typically stay longer and spend more than average travelers.
- **Support job creation** in construction, trades, architecture, engineering, and local services.

The Role of the Historic Preservation Commission

As outlined in the attached resolution, if the Municipality is awarded the Paul Bruhn Program Grant, the HPC would evaluate the subgrant applications from eligible rural historic sites within the Municipality’s jurisdiction. This role will ensure that grant funds are distributed equitably, projects meet historic preservation standards, and community benefits are maximized

About the Municipality’s Grant Proposal

Staff has prepared a grant application (available in this meeting packet) in consultation with the State of Alaska OHA and the NPS. The Anchorage Chamber of Commerce, Anchorage Community Development Authority (ACDA), Museums Alaska, and Preservation Alaska are supporting the proposal and would be partners with the HPC in evaluating subgrant applications.

The application proposes a \$500,000 subgrant program, through which the Municipality would award 5 to 7 subgrantees for approved historic preservation projects in rural areas within the Municipality’s jurisdiction. Eligible communities would be at least 25 miles from Downtown Anchorage—i.e., Northern Chugiak-Eagle River, Eklutna, and Turnagain Arm communities from Indian south to Portage. The subgrants would benefit historic preservation efforts in Eklutna and Girdwood, such as at the Old St. Nicholas Russian Orthodox Church and the Alyeska Roundhouse. It proposes to require a 10% match from subgrantees, either as project funding or in-kind donated time.

The application proposes to administer the subgrant program in 3 phases over the four-year period of performance. The first year would be devoted to community outreach—informing and educating rural communities and property owners about the grant opportunity. The second year would be to open an initial grant round, during which we award a single subgrant as a pilot project. The third year would be a second grant round, during which we award two to four additional subgrants. The remaining time would be devoted to helping subgrantees complete their projects and closing out the program.

MUNICIPALITY OF ANCHORAGE
HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2025-04

A RESOLUTION IN SUPPORT OF THE MUNICIPALITY'S APPLICATION FOR THE PAUL BRUHN HISTORIC REVITALIZATION PROGRAM GRANT AND EXPRESSING WILLINGNESS TO EVALUATE SUBGRANT APPLICATIONS FOR ELIGIBLE RURAL SITES.

WHEREAS, the Paul Bruhn Historic Revitalization Program, administered by the National Park Service, provides funding to support the rehabilitation of historic properties in rural communities, fostering heritage preservation, economic revitalization, and community pride; and

WHEREAS, the Municipality of Anchorage includes rural communities and historic resources in Eklutna Village, Girdwood, and the Turnagain Arm, whose preservation can strengthen local economies and communities by encouraging context-sensitive heritage tourism, expanding economic opportunities, and generating skilled and unskilled jobs in construction, preservation trades, and related services; and

WHEREAS, heritage tourism is one of the fastest-growing segments of the travel industry, with visitors to historic sites and cultural destinations tending to spend more time and money in local communities; and

WHEREAS, preservation projects supported by the Paul Bruhn Grant will not only safeguard significant historic resources but also serve as catalysts for sustainable economic growth, culturally respectful heritage tourism, community revitalization, and workforce development in rural communities of the Municipality; and

WHEREAS, the Historic Preservation Commission is committed to supporting the equitable distribution of preservation funding and is willing to assist the Municipality by evaluating subgrant applications for eligible historic sites in rural communities within its jurisdiction; and

WHEREAS, investing in historic preservation aligns with the Municipality's broader goals of promoting economic opportunity, respecting local heritage, strengthening community identity, and enhancing quality of life.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Historic Preservation Commission supports the Municipality's application for the Paul Bruhn Historic Revitalization Program Grant, affirms the program's potential to foster economic growth in rural communities through heritage tourism and job creation, and expresses its willingness to evaluate subgrant applications for eligible rural historic sites within the Municipality's jurisdiction.

PASSED AND APPROVED by the Anchorage Historic Preservation Commission on this 21st day of August 2025.

ADOPTED by the Anchorage Historic Preservation Commission on this 21st day of August 2025.

Mélisa R. K. Babb
Secretary

Connor Scher, AIA
Chair

**Program Description Worksheet for Paul Bruhn Historic Revitalization Grants
(PBHRG)**

Please read the Notice of Funding Opportunity (NOFO) prior to completing this worksheet

Name of Applicant Organization

Subgrant Area Location Information

Name of Properties/District(s)/Location(s)

Describe the Properties/District(s)/Location(s)

City:

State:

Zip Code:

Define type(s) of owners i.e. private, public, educational, nonprofit

National Register Listed Name and National Register Information System Number (NRIS), if listed

Subgrant Program Objectives: Limit 6,000 characters (including spaces)

Need/Urgency/Threat: Limit 6,000 characters (including spaces)

Feasibility: Limit 6,000 characters (including spaces). Please note there is a separate section below for your timeline, however the feasibility of the timeline must be discussed in this section.

Sustainability: Limit 6,000 characters (including spaces)

Timeline: Limit 6,000 characters (including spaces)

This page intentionally left blank.



Municipality of Anchorage

Planning Department

Memorandum



V.C.

Date: August 21, 2025
To: Historic Preservation Commission
From: Tom Davis, AICP, Historic Preservation Officer, Long-Range Planning Division
Subject: Project Notifications, Consultation Requests, and Commission Comments

A. The Municipality has received the following project notifications and consultation requests.

1. Consultation initiations:

- a. JBER Parking Lot Expansion (1 document in SharePoint)

JBER is proposing to expand a parking lot near Building 18220 and the Elephant Cage. This parking lot expansion is in a disturbed area within the boundaries of the Jesse Cornelius homestead. JBER archaeologists surveyed the area and will be providing the survey report for review once complete. The parking expansion area does not have any historic properties or features within the APE. There is a known archeological site east of the project area, outside the APE. JBER finds that this activity will not affect the Jesse Cornelius homestead site nor will it reduce the integrity of the homestead historic district or Cold War historic buildings nearby. This activity will not affect their ability to convey significance. JBER is seeking concurrence with a finding of no historic or cultural resources adversely affected. There are no DOEs with this review request.

2. Findings of effects:

- a. ANC Taxiway K Tug Road Improvements (2 documents in SharePoint)

The FAA is continuing consultation and requests Anchorage CLG comments on its amended findings of no historic properties affected for proposed ANC Taxiway K Tug Road Improvements Project.

Please provide any comments in the Historic Preservation Commission's SharePoint site "Comment Log" files provided for these projects by **Friday, August 29**.

B. Commissioners commented on the following projects from July.

1. Consultation Initiations and Findings of effects:

a. ANC Taxiway R & L Improvements

- Connor Scher: Concurred with finding of no adverse effects to historic resources. Organic disposal to be free of Sisson Loop ski trails.

b. ANC Quick Turn 132 Facility Renewal

- Connor Scher: Concurred with finding of no adverse effects.

c. JBER Quarters Two Flooring

- Connor Scher: Concurred with finding of no adverse effects.

d. Port of Alaska Cargo Terminals Replacement

- Connor Scher: Concurred with HDR/Jacobs' report and its identification of an appropriate APE, as well as DOEs for the Port of Alaska Dock Historic District, Port of Alaska Dock, Sea-Land Stevedore Building, and TOTE Stevedore Building, that they are individually eligible or eligible as contributing properties to the proposed District. Also concurred with the DOE of the Former Port Security Building. Concurred that the project will incur an adverse effect. Recommended the Historic Preservation Commission and/or Historic Preservation Officer enter into a Programmatic Agreement with other concerned parties to identify mitigation.

2. Archaeological survey report and a 2025 survey workplan:

a. JBER Survey and Evaluations of Archaeological Sites

Connor Scher:

- Ammo Storage Site B covers a utility right-of way and may have some evidence from the modern era, but was not likely to be a pre-settlement transit route. Protection plan for CMTs is acceptable.
- Stuckagain Heights Firebreak: This area has many visible features of homesteading and military development, including:
 - Homesteading: pipes, cables, largely associated with the former Stuckagain restaurant and ski area. The area was briefly homesteaded prior to establishment of the present installation boundary.
 - Military development: Bulldog Trail aka "Tank Road", which is on its original alignment and retains integrity; signs, barriers, defense positions \.
 - Pre-settlement/Cultural: The area between the installation boundary and the creek contains several areas of surface depression that may be Dena'ina in nature, or defense positions. The area is old-growth

- forest and has a high probability of having culturally modified trees. Recommended having an expert in these in the field crew.
- Recreational: There are many social hiking trails crossing the installation boundary. These have origins likely as early as the 1940s and originated as walking, ATV, or snow machine trails. This use has continued into the present day. Recommended that care be taken and signage installed to minimize disruption to hikers.
 - Recommended extending the survey area if possible, to include Bulldog Trail from the installation boundary to the creek, and a reasonable area on either side of the trail. If possible, surveying the triangular area between the installation boundary and the creek would also have benefits.
 - Recommended extreme care be taken in extending the fire break to avoid disturbing these and other features and avoid exposing them to future damage from members of the public.
 - Heavy Drop Rigging Facility: Alternative 1 location is not appropriate because of its potential visual impacts to the surrounding areas, including recreational areas. Recommended Alternative 2 as it appears to be a more appropriate location with fewer potential adverse effects.
 - Monitoring well: Concurred with work plan.
 - Moose Run Trails: Concurred with need for survey. Some trails in the area likely predate homesteading and may be associated with the Iditarod Trail System or earlier travel routes.
 - Otter Lake Road Paving: Concurred with findings of effect.
 - Building 18220: Concurred with possibility for cultural resources associated with homesteading, but also pre-settlement transit. It is likely Fairchild Ave follows a Dena'ina travel route to the fish camps at Tak'at and Dgheyay Kaq', per oral descriptions in *Shem Pete's Alaska*.
 - Requested that the project share the surveys with the Historic Preservation Commission, with necessary protections or disclosures.

b. 2025 JBER Archeological Survey work plan

- Connor Scher: Concurred with report and recommendations for further survey at Cairn Point site, or to nominate the site for inclusion in the National Register.



Municipality of Anchorage

Planning Department

Memorandum



Date: August 21, 2025

To: Anchorage Historic Preservation Commission

From: Tom Davis, AICP, Historic Preservation Officer

Subject: Staff Reports

1. Anchorage CLG Review 2025

Alaska CLG Coordinator Maria Lewis completed a review of Anchorage's CLG activities from the past several years. Ms. Lewis' summary of the review meeting with municipal staff and CLG Performance Standards Checklist are attached. Her summary includes a list of draft goals for Anchorage's CLG program.

2. HPC Open Seats and Reappointments

At least one person has applied for the remaining open citizen-at-large seat. One person expressed interest in applying for the real estate professional seat. The current terms of Commissioners Klug and Sher expire in October. Both are eligible for reappointment.

3. CLG Grant Projects Status *(updated from July)*

- a. Government Hill Wireless Station HSR Phase 2 (Grant #23008): The SHPO executed the grant agreement last fall. Because a portion of this project involves site stabilization work, there were delays in getting final approvals. An accounting issue took months to resolve. The NPS required the Municipality to submit an Environmental Screening Worksheet (ESW) and enter into a 5-year Preservation Agreement (PA), which has been done. Assembly approval for spending the grant funds is scheduled for September 9. It is time for project scoping and retention of contractors.
- b. Historic Resources Inventory Database Phase 1 (Grant #24001): The SHPO reviewed the draft final product in a review meeting and the project team is compiling the final product for submittal by the August 31 deadline for closing out the grant project.
- c. Historic Resources Inventory Database Phase 2 (Grant #24002): The SHPO and Municipal Manager have executed the grant agreement. The Assembly has approved expenditure of the grant funds. We have a green light to proceed. Michelle Nelson and team will begin work on phase 2 of the database and map app in September, after completing phase 1 by August 31.
- d. Anchorage Historic Preservation Plan (HPP) Public Engagement (Grant #24003): Staff is still waiting for the Municipal Manager's signature on the grant agreement so that the SHPO can execute the agreement. The Assembly pre-approved expenditure of the grant funds. It is time for project scoping and preparation of an RFP.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS AND OUTDOOR RECREATION
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3561
907-269-8700
<http://dnr.alaska.gov/parks/oha>

July 31, 2025

Tom Davis
Senior Planner, Planning Department
Long-Range Planning Division
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Re: Municipality of Anchorage CLG Review 2025

Dear Mr. Davis:

Maria Lewis enjoyed meeting with you and Michelle Nelson on July 10, 2025, to review and discuss Certified Local Government (CLG) activities from the past several years. It was a great opportunity to talk about current historic preservation issues specific to Anchorage and to explore potential training and funding ideas. Enclosed is a copy of the CLG Performance Standards Checklist that was discussed and completed during the meeting.

Based on discussions with you during the review, the following draft goals are outlined.

- Enhance public preservation education by making preservation accessible to everyone. Complete and adopt the Historic Preservation Plan.
- Complete the database and mapping tool so that the Muni considers preservation decisions across the city.
- Identify annual funding sources for program needs as well as for rehabilitation and maintenance of existing properties.
- Nominate at least one historic district to the National Register of Historic Places and promote the Historic Tax Credit program.
- Develop a list of creative mitigation activities to propose when adverse impacts on historic properties are identified during Section 106 reviews.

I want to thank you for all the hard work and dedication you bring to ensure that Anchorage's history is shared with others and preserved for the future.

Sincerely,

Sarah Meitl
Deputy State Historic Preservation Officer

Enclosure:

- CLG Performance Standards Checklist
- Rehabilitation Tax Credit Brochure

Certified Local Government Performance Standards Checklist

The CLG will maintain the following standards of performance, which the SHPO will use in its periodic review of the CLG. At the Municipality of Anchorage, Maria Lewis met with Tom Davis and Michelle Nelson on July 10, 2025

Local Legislation

1. **Did the CLG adopt changes to the local ordinance during the review period?**

Yes No

AO No. 2011-64(S-1)

AO No. 2011-81

AO No. 2015-97

AO No. 2021-32

AO No. 2023-57(S)

2. **Did the CLG forward copies of all revisions of the ordinance, regulations, by-laws, or guidelines enacted during this period to the SHPO?**

Yes No

3. **The SHPO determined that all revisions above are consistent with the requirements and intent of the program.**

Yes No

4. **The local government enforces appropriate state or local legislation for the designation and protection of historic properties, through a local ordinance which meets the requirements of the Alaska CLG program.**

Yes No

The local database project will help facilitate reviewing properties for designation and protection of historic properties.

Public Participation

5. **Did the CLG maintain an adequate and qualified Commission throughout the review period.**

Yes No

Until 2024, the commission maintained an adequate and qualified commission. In 2025 has several vacancies. The commission is seeking to fill the archaeology, real estate, and two at-large positions.

6. How many meetings did the Commission hold during the previous year?

Nine regular meetings were held.

7. Did the Commission maintain and operate in accordance with its written by-laws or rules of procedure, including conflict of interest rules?

Yes No

New Conflict of Interest and Rules of Procedure were developed in 2024.

8. Did the Commission obtain qualified expertise in the review of nominations or any actions normally evaluated by a professional if such expertise was not available on the Commission?

Yes No

All professional seats were filled when nominations need to be reviewed.

9. Did all Commission members attend either a conference or training workshop on historic preservation issues this year, or did the CLG arrange for on-site training by SHPO?

Yes No

The CLG coordinator arranged for two OHA trainings on the Section 106 process. Several commission members and staff are planning to attend the NAPC Forum in 2026.

10. All new appointees evidence a demonstrated interest, competence of knowledge of historic preservation?

Yes No

All members have a strong interest in historic preservation.

11. Was an effort made to obtain qualified professionals to fill any vacancies?

Yes No

12. Has the CLG forwarded to the SHPO resumes of any new Commission members appointed?

Yes No

Resumes or applications will be forwarded to SHPO for the new vacancies.

13. Do resumes for any professional members evidence compliance with Professional Qualification Standards outlined in the Guidelines?

Yes No

When resumes are received, it will be evident that members meet the professional qualification standards.

14. Can the Commission demonstrate that it has an active program to designate landmarks and to review activities affecting local landmarks and historic districts?

Yes No

The Commission has a new program to designate landmarks and to review activities affecting the historic districts.

15. Review and render opinions on all new construction and all alterations, repair, moving and demolition of structures and places within officially designated local historic district.

Yes No

Active review is happening on significant historic structures.

16. Work toward continuing education of citizens within the CLG's jurisdiction, regarding historic preservation issues and concerns with historic preservation.

Yes No

With the extensive planning and public engagement effort coming up for the Historic Preservation Plan update, more citizens will become more aware of historic preservation related issues. The CLG is also building a local resource database, funded by two matching CLG grants, with a user interface, that will enable the public to locate historic resources and local landmarks within the Muni.

17. Have all commission meetings been publicly announced, open to the public, had advertised agendas, and been held in accordance with the Alaska Open Meetings Act?

Yes No

18. Has the Commission maintained and made available to the public careful minutes of all meetings?

Yes No

All minutes are carefully maintained and filed appropriately.

19. Do the minutes include all decisions and actions of the Commission and the reasons for those decisions?

Yes No

National Register Nominations

20. Has the CLG changed by-laws or rules of procedure governing the process for accepting National Register applications from the public?

Yes No

21. Has the CLG, as part of its process of handling National Register nominations, maintained an accurate record of each nomination it has received?

Yes No

The CLG starts a file for all nominations. A spreadsheet is maintained for each inquiry about the National Register process.

22. Did reports on nominations objectively evaluate the property(ies) in relation to National Register criteria?

Yes No

23. Has the CLG forwarded copies of each nomination it has received to the SHPO?

Yes No

24. Has the CLG reviewed and submitted copies of the Commission comments to SHPO for nominations forwarded to the CLG by the SHPO?

Yes No

Local Survey and Inventory

25. Have archaeological/architectural/historical survey of the CLG's area of jurisdiction been initiated and/or completed satisfactorily?

Yes No

South Addition, Anchorage, and Government Hill in 2012; Girdwood in 2021

26. For CLGs whose survey have been completed, is there a system in place to keep the survey up-to-date?

Yes No

A system can be developed using the local database that is currently under development.

27. Did the CLG prepare community-wide historical overviews, in conformance with OHA Criteria?

Yes No

In 2017 and 2018, draft contexts were prepared for the Muni and for the Block 13 Historic District.

28. Has the CLG established and used written guidelines for the conservation of formally designated historic districts?

Yes No

29. Has the CLG made all survey data available to the SHPO in an acceptable format?

Yes No

Section 106

30. Has the CLG demonstrated compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, in regard to federal funded, assisted, or permitted activities undertaken by the local government?

Yes No

31. Act in an advisory role to other officials, agencies, departments, boards, commissions, and committees of the local government with regard to the identification, protection and preservation of local historical resources.

Yes No

Goals

Outline three to five goals for the program over the course of the next four-year review period.

1. Enhance public preservation education by making preservation accessible to everyone. Complete and adopt the Historic Preservation Plan.
2. Complete the database and mapping tool so that the Muni considers preservation decisions across the city.
3. Identify annual funding sources for program needs as well as for rehabilitation and maintenance of existing properties.
4. Nominate at least one historic district to the National Register of Historic Places and promote the Historic Tax Credit program.
5. Develop a list of creative mitigation activities to propose when adverse impacts on historic properties are identified during Section 106 reviews.



WEEK OF DREAMS



A proposal to celebrate
America's Pastime in the Far North on July 4, 2026

**MLB CLINICS—LEGACY SOFTBALL GAMES—STORIED BALLPARKS—ALASKA BASEBALL LEAGUE
MILITARY BASE VISITS—ALASKA NATIVE HERITAGE—GOLF TOURNAMENT—DENALI PARK
RIVERBOAT—HOT SPRINGS—TRAIN RIDE—ICE MUSEUM—SALMON BAKE**

| | |
|--|--|
| <p>DAY 1 SAT JUN 27 ANCHORAGE</p> | <p>MORNING: MLB Play Ball Youth Clinic, with participants from urban neighborhoods in Anchorage to rural villages and tribes across Alaska.</p> <p>AFTERNOON: MLB Legacy Softball Game, Mulcahy Stadium, with Opening Ceremonies, food, and celebration.</p> <p>EVENING: Alaska Baseball League Game--Glacier Pilots vs Bucs</p> |
| <p>DAY 2 SUN JUN 28 ANCHORAGE</p> | <p>MORNING: Visit Elmendorf - Fort Richardson (JBER) military base, established in 1940 as part of the national defense effort during WWII.</p> <p>AFTERNOON: Meet with the men and women serving the country,, tour Air Force fleet of jets, made for arctic aviation.</p> <p>EVENING: On own / TBD</p> |
| <p>DAY 3 MON JUN 29 ANCHORAGE</p> | <p>MORNING: On own / TBD</p> <p>AFTERNOON: Meet with <u>Knock Em Down and Skin Em Club</u>, established in 1868 on the Pribilof Islands for a friendly game at Bartlett High School. Join with resident in learning how to play "Native Baseball"</p> <p>EVENING: Transfer to the <u>Alaska Native Heritage Center</u> to tour exhibits and have dinner. Alaska Native Dancers and Native Games demonstrations.</p> |
| <p>DAY 4 TUE JUN 30 ANCHORAGE</p> | <p>ALL DAY Play in the America250Alaska Golf Tournament at the beautiful <u>Moose Run Golf Course</u>, America's northernmost 36-hole facility, followed by a banquet. Proceeds will support sports field and facility improvements for Alaska's youth.</p> |



WEEK OF DREAMS

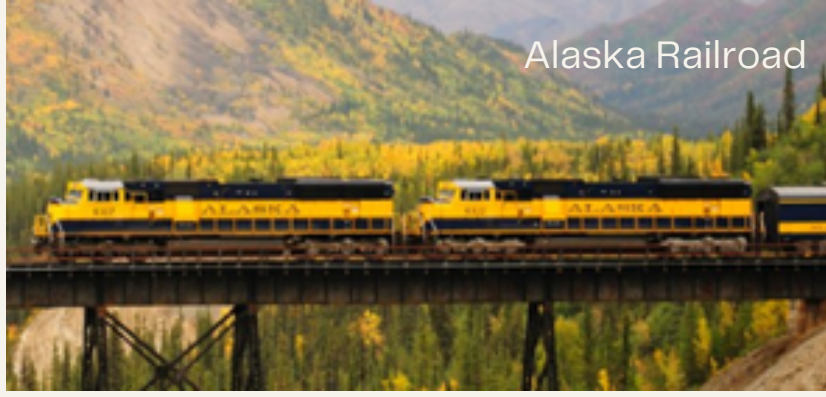


A proposal to celebrate
America's Pastime in the Far North on July 4, 2026

**MLB CLINICS—LEGACY SOFTBALL GAMES—STORIED BALLPARKS—ALASKA BASEBALL LEAGUE
MILITARY BASE VISITS—ALASKA NATIVE HERITAGE—GOLF TOURNAMENT—DENALI PARK
RIVERBOAT—HOT SPRINGS—TRAIN RIDE—ICE MUSEUM—SALMON BAKE**

| | |
|--|--|
| DAY 5 WED JULY 1 TRANSIT | <p>MORNING / AFTERNOON: Depart from Anchorage to Denali via Alaska Railroad, tour through the scenic Alaska Range.</p> <p>EVENING: Overnight Denali National Park & Preserve, dine at one of the many hotel restaurants with unmatched views of the crown jewel of Alaska's national parks.</p> |
| DAY 6 THUR JULY 2 FAIRBANKS | <p>MORNING: Depart from Denali to Fairbanks via motorcoach. Upon arrival in Fairbanks, check in at host hotel <u>Pike's Waterfront Lodge</u></p> <p>AFTERNOON: Float back to the days of the Gold Rush aboard the <u>Riverboat Discovery</u> sightseeing tour</p> <p>EVENING: Dinner and reception at Pike's Waterfront Lodge</p> |
| DAY 7 FRI JULY 3 FAIRBANKS | <p>MORNING: MLB Play Ball Youth Clinic, participants involve athletes from across Alaska, including rural villages and tribes.</p> <p>AFTERNOON/ EVENING: Trip to Chena Hot Springs Resort to tour the Ice Museum and soak in the hot springs, followed by dinner at the resort, then return to hotel</p> |
| DAY 8 SAT JULY 4 FAIRBANKS | <p>MORNING: Breakfast at Hotel</p> <p>AFTERNOON: LB Legacy Softball Game, Historic Growden Memorial Ballpark, with Opening Ceremonies and celebration.</p> <p>EVENING: Dinner at the nearby Salmon Bake at Pioneer Park before the Alaska Goldpanners Fourth of July game.</p> |

Alaska Railroad



AARON JUDGE

36

STARS OF THE 90'S



Winfield In Winter

Alaska Native Heritage Center



Riverboat Discovery



Chena Hot Springs



Moose Run Golf Course

