

EXECUTIVE SUMMARY



As Anchorage approaches its centennial in 2015, the city has been presented with a valuable opportunity to celebrate its history. Both the built environment of its oldest neighborhoods and its intangible cultural heritage offer the chance to plan for responsible, sustainable development in the future.

This Historic Preservation Plan for Anchorage's Four Original Neighborhoods provides a chance to explore new ideas and creative solutions for the preservation of each neighborhood's unique character.

The recommendations contained within this plan are based on a broad definition of historic preservation that goes beyond just bricks and mortar. Preservation and quality of life issues are inextricably linked, which is why the plan includes strategies related to improving walkability, fostering a healthy local economy, and telling stories about our heritage.

Purpose of the Plan

HPP OBJECTIVE #1 – HISTORIC PRESERVATION

- To identify and address the preservation and management of historic resources in Anchorage's Four Original Neighborhoods.
- To provide guidance for future mitigation to impacts to historic resources and landscapes identified during completion of the Historic Preservation Plan (HPP).

HPP OBJECTIVE #2 – IDENTIFICATION OF KNIK ARM CROSSING PROJECT IMPACTS

- To address the impacts to historic and cultural resources from the design, construction, and operation of the Knik Arm Crossing project (KAC). The KAC will introduce physical/built, visual, atmospheric, and audio impacts through right-of-way alignments and significantly increased traffic volumes.
- To provide additional information not included in the Government Hill Neighborhood Plan.

The Historic Preservation Plan (HPP) for Anchorage's Four Original Neighborhoods is a community-based plan focused on preserving historic character while planning for a sustainable future in Anchorage's original neighborhoods. The plan area includes the Government Hill, Downtown, South Addition, and Fairview Community Council areas. Because its borders include three of the four neighborhoods, the Ship Creek area is also included in the HPP.

The purpose of the HPP is to address the preservation and management of historic resources, enhance local preservation values, and provide guidance for future impacts to historic resources and landscape features in Anchorage's Four Original Neighborhoods. The HPP is meant to be used with existing neighborhood and Municipality planning documents, and will be adopted as an element of the Municipality's Comprehensive Plan. The HPP is specific to the plan area, and provides recommendations that are relevant to the entire plan area as well as to each of the four neighborhoods. Information in the HPP can be used to influence and inform the planning and design of future development projects and of individual buildings—including public infrastructure such as transportation, trails, and parks—to ensure the protection of neighborhood character and values that the citizens of Anchorage have expressed.

The plan is intended to meet two primary objectives: (1) Identification and preservation of historic character and important historic resources of Anchorage's Four Original Neighborhoods; and (2) identification of Knik Arm Crossing Bridge Project impacts to Anchorage's Four Original Neighborhoods, as well as the direct and indirect costs of these impacts to the Municipality of Anchorage, private businesses, property owners, and residents (see sidebar).

Preservation in Anchorage Today

Historic preservation is not new to the Municipality of Anchorage. In fact, the Municipality has been actively supporting historic preservation activities, such as the survey and documentation of historic resources, since the late 1970s and early 1980s. Many in the Anchorage community have continued these practices in the Four Original Neighborhoods by restoring private residences and opening significant historic sites to the public, such as the Oscar Anderson House and the Pioneer Schoolhouse.

The HPP promotes these established preservation values, and therefore the plan begins with a review of the current local historic preservation programs and tools in Anchorage. In 1995, the Municipality of Anchorage became a Certified Local Government (CLG), which means that it partnered with the State Historic Preservation Office and the National Park Service to promote grassroots historic preservation. The Anchorage Historic Preservation Commission (AHPC) was formed in January 2007 to support the goals of the CLG. Since that time, the AHPC has partnered with groups such as Alaska Association for Historic Preservation, Anchorage Woman’s Club, and the Cook Inlet Historical Society, among others, on preservation projects in the Four Original Neighborhoods.

The Municipality currently utilizes historic resource surveys and context statements to gather information about its heritage. Surveys are essential because they form the foundation of a city’s preservation program: identifying and discovering significant buildings and landscapes allows residents and planners to fully incorporate these resources and values into planning and development decisions. Prior architectural surveys and studies conducted in the Four Original Neighborhoods have all been conducted using a variety of different methods, which has led to some inconsistencies in the results. These surveys are summarized in the HPP, and are on file at the Municipality of Anchorage Planning Department or the Alaska State Historic Preservation Office.

Education about historic preservation incentive programs at the federal, state, and local levels would increase utilization of these programs in Anchorage. Incentives already administered by the National Park Service and the Alaska State Historic Preservation Office include Federal Rehabilitation Tax Credits, Alaska Historical District Revolving Loan Fund, New Markets Tax Credits, low-income housing tax credits, and energy credits. Implementation of strategies in *Anchorage 2020: Anchorage Bowl Comprehensive Plan*—many of which are powerful preservation tools—would also establish local preservation incentives.



The HPP promotes the established preservation values in the Municipality of Anchorage.

REFERENCES TO OTHER PLANS

AMC 21.05.03 (Title 21)

Comprehensive Plan elements

AMC 4.60.030 (AHPC)

E.4: Formulate a Historic Preservation Plan, and submit to the assembly, mayor, and planning and zoning commission for incorporation into the 2020 Comprehensive Plan.

Anchorage 2020: Anchorage Bowl Comprehensive Plan

- Conserve Anchorage's heritage of historic buildings and sites.
- Policy 51: The Municipality shall define Anchorage's historic buildings and sites and develop a conservation strategy. **Functional Plan (Historic Preservation Plan).**

HPP and Title 21

The nomination of historic districts and historic architectural standards will be addressed in the future after Title 21 adoption. Nomination of properties and architectural standards will include public involvement, property-owner support, and municipal review and approval.

HPP and Anchorage 2020

Policy #51 of *Anchorage 2020* states, "The Municipality shall define Anchorage's historic buildings and sites and develop a conservation strategy." The strategy to implement Policy #51 is the development of a Functional Plan specifically noted as a Historic Preservation Plan. Functional Plans study and recommend future needs for specific public facilities and services. Examples of other functional plans: *Areawide Trails Plan; Long-Range Transportation Plan; and the Anchorage Park, Natural Resource, and Recreation Facility Plan*. The HPP recommendations for public facilities, including municipal-owned historic buildings, trails, and services, are consistent with Anchorage 2020.



Summary of Principal Recommendations

The principal recommendations in the HPP include projects, programs, and strategies that will preserve neighborhood character; maintain and/or increase trails and walking access; incorporate elements of our important history through a variety of interpretive elements; provide guidance to the Anchorage Historic Preservation Commission, Community Councils, the Planning and Zoning Commission and the Assembly in land use and historic preservation decisions; and identify strategies for the mitigation of large infrastructure projects. These include:

- Walking, Biking and Trail Projects;
- Historic Property and Building Preservation;
- Telling Our Stories through Interpretation Projects;
- Identification of Historic Resources for Mitigation of Transportation Impacts;
- Nomination of Properties and Districts to the National Register; and
- Historic Preservation Funding.

Walking and Biking

Anchorage was established in 1915. At that time, the Alaska Engineering Commission (AEC) started construction of the Alaska Railroad and the 13 AEC cottages built on what became Government Hill. The first auction and platting of downtown Anchorage also occurred in 1915. This came after the establishment of the AEC offices in Ship Creek in 1914. Motorized vehicles were nonexistent in Anchorage. People walked or rode their bicycles as trail and road conditions allowed. Anchorage was a town of walkers for many years. This history and culture of walking has carried through to present day. Anchorage is world-renowned for its year-round trail system. Many recommended implementation items in the HPP support this culture of walkability and trail access.



Walkability, bikeability, and easy access to the Tony Knowles Coastal Trail are among the characteristics valued most highly by residents of the Four Original Neighborhoods.



The 4th Avenue Theatre and quintessential Alaskan building types such as log cabins are already listed in the National Register of Historic Places.

Historic Properties and Buildings

Anchorage has significant prehistory and historical resources. Many properties and locations remain today from our forefathers. There are still people alive today that can relate stories of these special places and their early history. This includes Athabascan fishing and camping sites, and National Register buildings located in the Four Original Neighborhoods. Many implementation items in the HPP encourage the preservation of these buildings and locations.

Telling Our Stories

Interpretive planning and project implementation is a cost-effective, inclusive way to engage many sectors of our community. Interpretive projects relate important history and culture in a descriptive and succinct way to a variety of audiences including our residents and many visitors. Heritage tourism is one of the fastest growing sectors in the tourism market. The Municipality has a unique opportunity to share its colorful and varied heritage through the many interpretive projects identified in the HPP.

Mitigation of Large Public Infrastructure Projects

We have learned through the Knik Arm Crossing project process that the Municipality lacked important information regarding our historic resources. It is important for the Municipality to be proactive now and through future planning processes to secure the appropriate mitigation elements that will keep our community whole and prosperous. The HPP discusses hundreds of historic and contributing historic properties that could be eligible for nomination to the National Register individually or as a historic district. Many implementation items within the HPP support the nomination of these historic properties and proposed districts.

Creation of Historic Districts for Nomination to the National Register

Nomination of historic properties and/or districts encompasses a lengthy nomination process and must be supported by the Alaska State Historic Preservation Office, and the Anchorage Historic Preservation Commission. In the case of historic districts, the Anchorage Planning and Zoning Commission and Anchorage Assembly will also approve the creation of historic districts, should the district wish to include architectural standards. This plan, in and of itself, does not establish such districts.

Historic Preservation Funding

Funding for historic preservation is available through a variety of programs including grants, endowments, and federal tax-incentives. The Anchorage Historic Preservation Commission (AHPC) oversees the Municipality's historic preservation fund. The AHPC uses this funding to match and leverage preservation projects. Many national and local endowment funds look upon funding requests more favorably when the project is identified in an approved Plan. It sends the message that the community has prioritized the project as an important community effort. Staff will continue seeking grants, legislative support, foundation, and other funding for projects identified in the implementation matrix. Many of these public projects will contribute to the Anchorage 2015 Centennial celebration and are already included in discussions with the Anchorage 2015 Centennial planning team initiated by the Anchorage Mayor in September 2012. The HPP may also provide the basis and justification for funding for mitigation requirements derived from the Knik Arm Crossing project design. Within the last three years the AHPC has been successful in receiving over \$100,000 for historic preservation projects.



Historic preservation and economic development are not mutually exclusive goals, and the HPP includes recommendations for how preservation can support healthy economic growth, not simply freeze buildings as they stand today.

Creating the Vision



The principal recommendations described previously are based on the seven primary goals that apply to all neighborhoods and compose the vision for preservation in Anchorage's Four Original Neighborhoods (see sidebar). This vision is the heart of the HPP, and was compiled based on extensive input from the community and "best practices" from other cities.

Public participation was critical to the development and coordination of the HPP and will be essential to its implementation. Public comment was solicited through public workshops and focus groups in addition to online surveys and social media, yielding nearly 1,000 public comments. Additionally, a Technical Advisory Committee composed of key local stakeholders guided and reviewed the progress of the HPP. This outreach ensured that the content of the HPP was driven by Anchorage residents and was created specifically for the neighborhoods.



The HPP was also guided by "best" preservation practices developed and tested in other communities. Anchorage can learn from cities with established, neighborhood-focused historic preservation programs how to leverage funding sources to finance preservation projects, build on their heritage to create opportunities in tourism and business, take advantage of preservation incentives to revitalize disadvantaged neighborhoods, adapt iconic old buildings for new uses, and educate the community about its history. Sidebars and notes throughout the HPP highlight how other cities have tackled the same issues facing Anchorage.

Public workshops informed the policies and implementation strategies of the HPP.

HISTORIC PRESERVATION PLAN VISION

1. **Quality of Life/Livability:** Preserve and improve the characteristics that make the plan area an enjoyable place to live, especially its walkability, open space, historic street grid, and sense of neighborhood identity.
2. **Landmarks to Save:** Preserve character-defining features of the plan area, which includes physical landmarks as well as stories, people, landscapes, and events.
3. **Interpreting History & Culture:** Tell stories and raise public awareness about the plan area's history, including the cultures and traditions of Alaska Native Peoples.
4. **Community & Partnerships:** Engage the community to participate in preservation activities and foster partnerships that will support historic preservation.
5. **Growth & Change:** Manage growth and change to historic neighborhood elements and character through development and implementation of the Municipality-Wide Historic Preservation Plan, the HPP, and Neighborhood and District plans. Adopt relevant policies, regulations, and best practices that will support and reinforce historic character and historic preservation goals, and that will aid in avoiding transportation, infill, redevelopment, or other large infrastructure projects that do not support neighborhood character.
6. **Economic Development:** Provide incentives for historic preservation while fostering a healthy local economy.
7. **Procedures & Regulations:** Implement and administer historic preservation policies and review procedures, and resolve conflicts between preservation and existing regulations.



Applying the Vision to the Entire Plan Area



The Oscar Anderson House (1915) has consistently been identified through surveys and public outreach as one of the top "Landmarks to Save."



Bilingual signs in San Francisco's Chinatown integrate culture and neighborhood identity into everyday life.

Each of the seven HPP goals, which are organized from qualitative concepts to regulation-based concepts, is described in its own section in the plan. Each section (summarized below) contains an introduction that explains the intent and purpose of the goal, identifies best practices, and references policies from existing land-use and planning documents that support the goal. Following the goal statement are several policies that support the intent and purpose of the goal. Implementation strategies break down more specifically *how* the policies may be achieved; these strategies are smaller, more manageable pieces that may be undertaken in support of the goals or the larger vision of the plan. Many of the policies and strategies stem directly from the public comment, and they should sound familiar to those who participated in the public workshops.

Quality of Life

Residents of Anchorage's Four Original Neighborhoods are keenly interested in preserving and improving the characteristics that make their neighborhoods enjoyable to live in. During preparation of the HPP, nearly a quarter of the public comments addressed "quality of life" issues, which included the historic street grid, scale and density, landscaping, pedestrian safety, a sense of neighborhood identity, and views of the Chugach Mountains and the Cook Inlet. Studies have shown that active community participation is an essential component of maintaining a positive quality of life. To that end, many of the policies and implementation strategies related to quality of life and livability are intended to increase community engagement and collaboration without compromising the independence that Alaskans value.

Landmarks to Save

Historic preservation in Anchorage faces unique challenges because of its harsh climate, relatively young built resources, resources that have been demolished or moved, and materials that have been replaced at a more rapid rate. Nevertheless, preserving local landmarks was identified through public comment as the highest priority in the HPP. The Anchorage community values its history, particularly as exemplified by the Delaney Park Strip, 4th Avenue Theatre, Oscar Anderson House, Alaska Railroad Anchorage Depot and the Freight Shed, Pioneer Schoolhouse, the Wireless Center, Strutz House,

Safehaven, Army Housing Association/Pilots' Row, Alaska Native Peoples' tikahtnus and cultural sites. It is important to aggressively preserve and protect these "Landmarks to Save" by nominating and listing them on the National Register of Historic Places and a local historic register. All of these identified historic resources should be the first to receive the benefits of the new programs initiated via this HPP.

Interpreting History & Culture

In addition to the preservation of physical features, interpretation of stories, people, and events can add layers and depth to a community's identity; however, there is a lack of public awareness about the plan area's history, partly because so many of Anchorage's residents are transplants or newcomers. Interpretation is therefore an essential element of neighborhood preservation. Community members presented many ideas for how to interpret and commemorate important people, events, and Alaska Native Peoples' stories during preparation for the HPP. These ideas range from plaques, monuments, and interpretive signage to walking tours, documentaries, websites, and other digital media.

Community & Partnerships

Historic preservation is a community endeavor, and it will take strong partnerships among the public, private, and nonprofit sectors to properly acknowledge and celebrate the heritage of the Four Original Neighborhoods. Fostering partnerships to support historic preservation—especially companies and groups that are not traditionally known for historic preservation but that may have overlapping interests—is especially important to secure funding and other resources. Community awareness and vigilance will be key in accomplishing the goals of the HPP.



Hundreds of cities nationwide have a Historic Plaque Program to identify and celebrate historic places. An example from San Antonio, Texas, is pictured here.



Re-use of historic buildings such as the Freight Shed can help preserve the unique characteristics of the neighborhoods while still allowing for new growth. Courtesy ARRC.

Incentives for Historic Properties in Seattle



John Green Building Eastern Hotel Cabott School, NW African American Museum

Special Tax Valuation for Historic Properties

The Washington State Legislature passed a law in 1985 allowing "special valuation" for certain historic properties. Prior to that law, owners rehabilitating historic buildings were subject to increased property taxes once the improvements were made. "Special valuation" revises the assessed value of a historic property, subtracting, for up to 10 years, those rehabilitation costs that are approved by the local review board.

For the purposes of the Special Valuation of Property Act, the Seattle Landmarks Preservation Board acts as the Local Review Board (RCW 84.26). The primary benefit of the law is that, during the 10-year special valuation period, property taxes will not reflect substantial improvements made to the historic property.

Eligible properties, as defined by the Seattle City Council, are designated as landmarks subject to controls imposed by a designating ordinance or are contributing buildings located within National Register or local historic districts. The property must have undergone an approved rehabilitation within the two years prior to the date of application and rehabilitation cost must equal or exceed 25% of the assessed value of the improvements, exclusive of land value, prior to rehabilitation. Expenditures are based on Qualified

Rehabilitation Expenditures. "Qualified rehabilitation expenditures" are expenses chargeable to the project, including improvements made to the building within its original perimeter, architectural and engineering fees, permit and development fees, loan interest, state sales tax, and other expenses incurred during the rehabilitation period. Not included are costs associated with acquiring the property or enlarging the building.

Interested property owners must file an application by October 1 with the King County Department of Assessment after the rehabilitation work has been completed. The Assessor will transmit the application to the Landmarks Preservation Board for review. The Board will review and approve the application, confirming the cost of the rehabilitation and that rehabilitation complies with previous Board approval. Once approved, the property owner will sign an agreement with the Board for a 10-year period, during which time the property must be maintained in good condition. The owner must obtain approval from the Board prior to making improvements. If the property is sold, the new owner must sign the same agreement if the special valuation is to remain in effect.

IN THIS SERIES:

Seattle Historic Districts • Seattle Landmark Designation • Incentives for Historic Properties

For more information: www.seattle.gov/neighborhoods/preservation

Growth & Change

An important goal of the HPP is to guide future growth and change in the Four Original Neighborhoods by means of historic preservation policies. Residents would like the character of their neighborhoods to be reinforced through the reuse of historic buildings and thoughtful design of infrastructure (utilities, alleys, street amenities, and streetscape improvements) and infill construction. Of primary concern were large transportation projects such as the Knik Arm Crossing that threaten historic resources or increase traffic, especially along the A-C, L-I, or Gambell-Ingra couplets. Concerns about demolition and/or inappropriate alterations to historic buildings and urban sprawl were also expressed during the public outreach process for the HPP. The "Growth and Change" policies demonstrate how historic preservation can influence a positive outcome for development.

Economic Development

The HPP explores the correlation between historic preservation and economic development. A common misconception is that preservation is too costly and prevents economic development, but in fact preservation policies may include financial and programmatic incentives to encourage smart economic growth. The HPP encourages implementation of programs to educate the community about existing incentives as well as about the creation of new local incentives.

Procedures & Regulations

The HPP recommends local historic preservation review processes and regulations that may be administered to preserve Anchorage's Four Original Neighborhoods. Design guidelines and historic preservation-related overlay zones may guide new construction in the neighborhoods. Establishment of an official local historical register and of criteria for evaluating the significance of individual resources and historic districts would increase identification of significant historic and cultural resources in the neighborhoods.



Linking Preservation to the Neighborhoods

Although the primary purpose of the Historic Preservation Plan for Anchorage's Four Original Neighborhoods is to create a unified vision for the entire plan area, each neighborhood possesses characteristics that set it apart from the others. The Four Original Neighborhoods share the common goal of retaining and enhancing their own individuality, and it is important to plan for the preservation of each neighborhood's unique identity. The HPP therefore presents two types of policies: those that bridge boundaries of neighborhoods, and those that focus on the character, issues, and opportunities unique to each one.

The HPP includes a module that addresses each neighborhood separately; each module includes a brief neighborhood history, an area character summary, a list of character-defining features, a summary of concerns and challenges, and a list of neighborhood-specific policies that expand on the vision for the entire plan area. The neighborhoods are organized in chronological order of settlement. The following summarizes each neighborhood's character and preservation priorities:

Ship Creek

The Ship Creek area (mentioned simply as "Ship Creek" throughout this document) is not technically one of the Four Original Neighborhoods—it does not have its own Community Council—but it is a unique subset of the plan area, and is sometimes discussed independently because of its unique nature. Portions of Ship Creek lie in Downtown, Government Hill, and Fairview, and the area is primarily industrial in character. Ship Creek is rich in Alaska Native Peoples and Alaska Railroad history, and provides opportunities as an intermodal transit center and both an industrial and a recreational area.

Challenges for the Ship Creek area include an update to its master plan to determine the highest and best uses for the existing historic resources as new development is planned and constructed; identifying multimodal transportation connections; finding additional ways to celebrate its history through interpretation; and building stronger public-private partnerships.

NEIGHBORHOOD GOALS

Through the public outreach process, each of the original neighborhoods was able to clearly define its own priorities. The top neighborhood-specific goals that emerged include the following:

- **Government Hill:** maintain a cohesive community and manage the effects of new development
- **Downtown:** preserve the city's most prominent historic buildings and reinforce a commercial and cultural district that is a year-round destination for locals and tourists
- **South Addition:** preserve walkability and access to open space, reduce demolitions, and maintain the historic character of the Delaney Park Strip
- **Fairview:** preserve its diverse character, restore small-business corridors, overcome past land-use and transportation decisions, and improve walkability and easy access to Downtown





Brown's Point Cottages (listed in National Register).

Government Hill

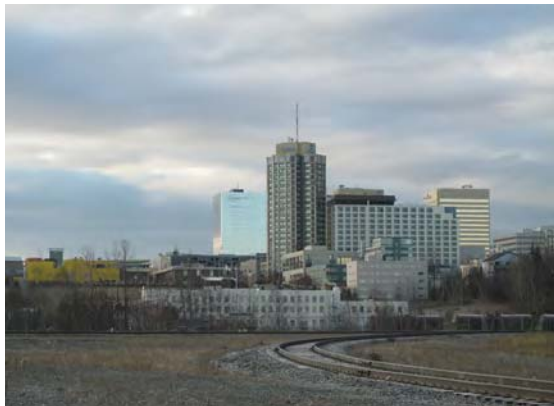
Government Hill is unique as a geographically isolated area containing remnants of community planning, social history, and architecture from the beginning of Anchorage as a railroad town in 1915 until the present. Government Hill is accessible only by bridge and has views of Downtown, the rail yards, the Port, Cook Inlet, and the Alaska Range. Its residents desire to preserve their cohesive, tight-knit community, as well as the neighborhood's character-defining features: historic cottages, Quonset huts, the Wireless Center, small streets and alleys, parks and trails, a commercial corridor, and viewsheds.

The biggest challenge for Government Hill will be to complete an implementable neighborhood plan and provide recommendations that can mitigate the impacts of the proposed Knik Arm Crossing project or other major development projects to the greatest extent possible. Revitalizing Government Hill's "neighborhood center" through the creation of a commercial hub is also a top priority.

Downtown

Downtown Anchorage contains many of the city's most prominent historic buildings. Residents and business owners appreciate the neighborhood's mixed-use character and its proximity to the Cook Inlet. Concerns in Downtown include balancing seasonal uses of the area by tourists and visitors in the summer with the desire to have a year-round vital urban core. Other concerns include increasing density in the central business district and ensuring adequate parking.

The challenges for Downtown include fostering an urban district that is a hub for commercial and civic activities; encouraging relevant contextual design; balancing the seasonality of tourism with the neighborhood's desire to be a vibrant, year-round neighborhood; and leveraging economic development tools to fund preservation activities.



View of Downtown from Ship Creek.

South Addition

The South Addition is a walkable, close-knit community with unparalleled access to the outdoors: the Delaney Park Strip, Westchester Lagoon, and Tony Knowles Coastal Trail are all located within the neighborhood's boundaries. Residents enjoy the South Addition's central location, mature trees, and mixed-use development. Residents wish to preserve the neighborhood character of the city's first subdivision; retain the sidewalks and smaller streets that provide good opportunities to walk, ski, and bike; keep neighborhood parks, schools, and small businesses; maintain the connection to Downtown; and preserve the Delaney Park Strip, which is central to the neighborhood's identity. The South Addition community also expressed a desire to retain existing corner businesses and provide more mixed-use development throughout the neighborhood.

Concerns in the South Addition include placement of infrastructure and utilities, infill construction, and demolition of historic homes. Avoiding potential increases in traffic and the physical division of the historic neighborhood caused by widening roadways—especially along the A-C and L-I couplets—are also high priorities. Residents clearly voiced firm opposition to projects such as the Knik Arm Crossing or other large road expansion projects that would funnel traffic through the neighborhood, thus dividing the residential areas. The biggest challenge for the South Addition will be retaining its existing, cohesive character as development pressures increase and as transportation and infrastructure changes are proposed.



Delaney Park Strip.



Strutz House, P Street (potential historic resource).



Log Cabin at 7th & Karluk (potential historic resource).

Fairview

Fairview residents value their neighborhood's diverse mix of buildings and people, housing affordability, and central location. Concerns in Fairview include the way transportation corridors divide the neighborhood (Gambell/Ingra, 15th Avenue); improving connections and walkability; improving socioeconomic conditions; and limiting high-density development that is out of scale with the neighborhood. Changing the type of commercial uses in Fairview is also a high priority: Gambell Street, for example, could be restored as a "Main Street" (like it was in the 1950s) with neighborhood-serving businesses.

The biggest challenge in Fairview will be to overcome past land-use and transportation decisions and to restore the neighborhood's historic context, walkability, commercial viability, and character.

Following Through

In addition to the vision and policies, the HPP includes a detailed implementation plan to ensure that the document does not just sit on a shelf. The implementation strategies described in the plan take many forms, and achieving the vision of the HPP will require a multifaceted approach. A variety of strategies are outlined, from small projects to large undertakings. Where possible, no-cost or low-cost measures have been proposed, but an active pursuit of funding and incentives to property owners will be necessary for effective implementation of the HPP.

The HPP will not be an effective historic preservation tool unless the Municipality of Anchorage partners with property owners, the State Historic Preservation Office, and local nonprofit organizations to advocate for historic preservation; implement the HPP vision, policies, programs, and projects; and further acknowledge, preserve, or nominate to the National Register of Historic Places the properties that have been identified through previous survey work. To date, over 1,200 age-eligible properties have been recorded in the Consolidated Historic Resources Inventory, a database that is intended to serve as the master list of significant historic resources in the Four Original Neighborhoods. As more properties are surveyed and identified as potentially eligible for nomination, it will be essential follow-up to the HPP to continue to expand the database and to properly recognize historic places.

The implementation plan in **Chapter VIII** assigns responsible parties and timelines for all strategies in a useful matrix that summarizes the proposed actions. Supporting the myriad preservation activities already in place in Anchorage and using the implementation matrix to guide future actions will achieve the community's vision for historic preservation in the Four Original Neighborhoods.

Municipality's Financial Commitment to Implementation of the HPP

The HPP does not commit the Municipality to any project. It serves as a guide for the Municipality and the community to consider community priorities and funding participation. Adoption of the HPP is simply the first step in implementing the strategies presented in the document. Budget, timing, funding source, and other details will be further developed by the Anchorage Historic Preservation Commission (AHPC) and its preservation partners as each item is considered.



Implementation of the HPP should be coordinated with other current planning efforts such as Anchorage 2020 in order to balance preservation with the growth planned for the city.