

HISTORIC CONTEXT & SURVEYS

Important themes and patterns of development in a community are established through survey and preparation of a historic context statement. These important tools, described in the sidebar, serve as the building blocks of a historic preservation plan. With a good understanding of its historic and cultural resources, a community is able to make informed planning decisions.

This chapter first includes a historical context statement of the Dena'ina Athabascan people and the Four Original Neighborhoods. The context statement does not provide an exhaustive history, but rather summarizes important themes and patterns in the development of the historic core of Anchorage. The history of the Four Original Neighborhoods—Anchorage's historic core—reflects all periods of Anchorage's development. Waterways within the plan area provided sustenance to the early Dena'ina Athabascan people, and the events that defined Anchorage during the first half of the 20th century—construction of the railroad, the birth of aviation, and military build-up—were all concentrated in the plan area. A detailed discussion of the history of each neighborhood is found in **Chapter VII: Neighborhood Character, Goals & Policies**.

Second, the chapter summarizes surveys of historic resources that were conducted in each of Anchorage's Four Original Neighborhoods over the past 50 years. In support of the HPP, the findings, meaning the evaluations of the resources documented in these surveys, are being compiled into an inventory. This Consolidated Historic Resources Inventory is currently under construction, but will be accessible to the public through the Municipality's website when complete. The inventory will identify historic resources located in each of the Four Original Neighborhoods. A "Consolidated Historic Resources Inventory Survey Report" that summarizes the results of the inventory will be prepared as a parallel effort to the HPP.

WHY CONDUCT SURVEYS?

A survey is a means to identify and document historic resources. The information collected through survey is then cataloged into a historic resources inventory—a list or spreadsheet of the resources that were identified and documented. As the National Park Service explains, the purpose of a survey is *"to gather the information needed to plan for the wise use of a community's resources."* Once resources have been documented and evaluated for historic and cultural significance, those findings may inform future planning decisions.

WHAT IS A HISTORIC CONTEXT STATEMENT?

A historic context statement identifies themes and patterns that were important to the development of a community. Context statements do not represent exhaustive histories of a place, nor do they evaluate individual properties; rather, they identify the key factors that shaped the community and make it possible for resources associated with these historically and culturally significant factors to be identified.



Alaska Native Peoples History



Map of Indigenous Peoples and Languages of Alaska (2011)

History of the Dena'ina Athabascans of Upper Tikahtnu (The Upper Cook Inlet)

The following passage about the history of the Dena'ina Athabaskan people from prehistory to the present was written by the Cultural and Education Department of the Knik Tribal Council, and is quoted in its entirety at the request of the Municipality.

Preface

The Dena'ina Athabaskan people are the indigenous people of *Tikahtnu* (Cook Inlet) area and southcentral Alaska. There are four distinct dialects of Dena'ina; Upper *Tikahtnu*, Outer *Tikahtnu*, Lakes region, and Interior (middle Kuskokwim; near the Stony River). The lands and waters of Upper *Tikahtnu*: Anchorage, Eklutna, Knik, Wasilla, Palmer, Girdwood, and Chickaloon lie within Dena'ina *Elnena* (Dena'ina Country). Specifically, it is home to the *K'enaht'ana*, the indigenous people of *Nuti* (Knik Arm), who today are members of Eklutna (*Idlughet*) and Knik (*K'enahtnu*) Tribes. Following the recession of the glaciers in *Tikahtnu*, a large valley was created and fed by many rivers. The Matanuska and Knik Rivers today come together at their confluence with Knik Arm; however, it is probable that at one time they joined as one river, discharging into *Tikahtnu* at the strait between Anchorage and Point MacKenzie. Subsequent earthquakes, land-slides, flooding and erosion have widened the channel between the two points, creating Knik Arm.

Shem Pete:

From Mackenzie across to *Dgheyay Leht* (Ship Creek) used to be a short distance, like a river, they used to tell me. They cut fish with an ulu knife out there. They used to speak to them and toss the ulu back and forth, they told me. "Impossible," I told them. But then it happened that it got wider. It might have eroded about a mile. But before, the banks were close together and they used to toss the ulu back and forth. I heard that from those old people.²¹

Early History

Near the end of the last ice-age 10,000 to 7,000 years ago, as the glaciers in the *Tikahtnu* receded, it opened a corridor to fresh new lands and access to the ocean, allowing human occupation. Approximately 6,000 years ago, salmon began to spawn in *Tikahtnu* waters; it didn't take long for people to take advantage of their abundance. Around 2,000 years ago the Dena'ina Athabascans were a thriving culture in *Tikahtnu*. Protected by the Chugach and Talkeetna Mountains and the great Alaska Range, they fished, hunted, trapped and gathered wild plants in and around numerous glacially fed rivers, streams and lakes. By the time the British and Russians came ashore in Outer *Tikahtnu* during the late 1700s the Dena'ina were already a dynamic, a socially complex, and wide-spread people, with a matrilineal clan system. Their language "is one of the most complex languages in the world. It's harder than differential calculus."²²

The Dena'ina Athabascans transitioned from nomadic people following the seasonal cycles of migratory games, to becoming a semi-sedentary people, taking advantage of the abundant resources in the rich Matanuska-Susitna Valley. They established many villages in Upper *Tikahtnu* area:

- winter quarters were near the confluence of a lake with a river or stream for fresh water and fish;
- fish camps in the spring and fall were often located on the coast, at the mouth of a river; the Dena'ina took advantage of salmon runs from the ocean; and
- hunting camps in the mountains; the men often established observation points for locating large game and sometimes people from other clans and tribes while the women collected berries and small game.

Their villages, composed of small hamlets, were generally clustered around the numerous lakes, rivers and streams that cover the landscape. During pre-contact, the estimated population for the Dena'ina Athabaskan in *Tikahtnu* was about 3,000-5,000, but little was known of the population numbers of the Dena'ina north of the Alaska Range in the interior; the entire Dena'ina population could have been much higher.

In Alaska, there are 21 indigenous cultures that interacted by friendly and not so friendly means. Wars were fought for many reasons, but hunting and fishing rights commonly caused conflict. The relations between the Dena'ina and other indigenous groups (particularly the Sugpiaq/Alutiiq and Yup'ik peoples) were somewhat hostile. Depending on resources, Dena'ina tribes had fairly good relationships with other indigenous groups through trade and intermarriage. All indigenous peoples gained knowledge from other tribes, thereby reshaping their traditional customs through interaction with other cultures. The Dena'ina of southcentral Alaska were in an enviable position, having access to many tribes, their tools and artwork reflect borrowed and incorporated traditions from contact with other cultures.

Traditional Territory

As the Dena'ina adapted to this land, their numerous house-pits, cache-pits and remains of campsites have characterized the landscape as Dena'ina territory. They established villages, hunting and fishing camps, gathering sites, and trails. They defended their territory against Yup'ik, Sugpiaq, Russian, and Euro-American encroachment. As a whole, the Dena'ina collective territory equaled in size to the state of Wisconsin.





"Athabascan Indian woman and dwelling." Photograph by Miles Brothers, 1903.



Dena'ina culture is still active in Anchorage today. Left: Athabascan beading by Charlie Pardue. Right: Athabascan Chief Necklace by Selina Alexander. (ANHC)

DENA'INA CLAN ORIGINS

The following story describes the Dena'ina clan origins:

Nulchina, The Sky Clan people, they say, stayed in the sky on a frozen cloud; and they drifted over this way to a little warmer place, and the frost melted away from under them, and they landed on top of Mount Susitna, they say.

And they went down the inlet, and they came to Iliamna. And they called the people already living there *Dudna*, [literally "downriver people"]. And whatever people they came to, whatever they saw first, that is what they called the people there.

At another village, they saw a raven, and they called them *Ggahyi*, the Raven Clan. And in another village, they saw a fish tail, and they called them *Kaliyi*, the Fishtail Clan.

And they came to another village in a skin boat, and the people hid away, so no one was at home; and they didn't see anything, so, having come there by water, they named them for themselves, *Tulchina*, the Waterway Clan.

When they were living in the sky on the frozen clouds, they stayed on an island they called *Hagi*, "basket." That island was a basket, they say. When they landed on Mount Susitna, on top of the mountain, a whirlwind struck the basket-island they lived on, and it was blown off the mountain and landed in Cook Inlet, where it turned into an island.

And more names: *Nuhzhi*, the Overland Clan; and *Chixyi*, the Ochre Clan, who landed where there was a yellow pigment on the beach, so the people who lived there were named *Chixyi*, the Ochre Clan.

This is the way they say they named them all.

– Peter Kalifornsky, *A Dena'ina Legacy*

Within their territory; tribes, clans, and families had separate use areas. Every tributary draining into *Tikahtnu* was considered Dena'ina territory. The Dena'ina made use of all the waterways from the headwaters to the mouth of every inlet, bay, river, creek, stream, and lake.

The traditional lifestyle of the Dena'ina was to be one with the environment; they were the dominant species, but spiritually, they were part of the environment and equal with the animals who call the Dena'ina *Qutsidghe'i'ina* "Campfire People."²³ The Dena'ina created and adhered to a form of government with laws, punishment, structured society, spiritual practices, medicines, food, shelter, hunting, fishing, gathering, and harvesting technology.

Dena'ina spirituality believed that every plant and animal within their ecosystem or environment served a purpose, and each had a spirit that if harmed or disrespected would come back for revenge. The Dena'ina maintained their ecosystem so that all resources would co-exist in a way that would ensure balance and continuation of their lifestyle and relationship with the land, water, plants, and animals. Every resource was respected and utilized fully with no waste or overharvesting. The Dena'ina were a populous, thriving people with a rich culture at the time of first contact.

First Contact and the Fur Trade Era 1790s to 1890s

Before contact, the Dena'ina people, as with all peoples in Alaska, were self-sufficient, living in communal hunter-gatherer villages. The maritime cultures in Alaska were especially thriving and expanding with every generation up until first contact with Western culture.

That happened when the British [arrived]: in 1778, Captain James Cook's Expedition reached the shores of *Tikahtnu*, which now bears his name: Cook Inlet. Shortly thereafter, Russian trading companies established the first posts on the Kenai Peninsula; Kasilof (Fort St. George) in 1787, and Kenai (Fort St. Nicholas) in 1791.

The Dena'ina trappers, traders and guides were invaluable during the Russian fur trade. Most trade funneled through Dena'ina traders, enabling most Dena'ina communities to remain largely independent from direct Russian control and influence, for a short time at least. The most influential aspect of Western culture has been the introduction of Russian Orthodox Christianity, which is an enduring part of many Dena'ina lifestyles today. The Russian traders also brought many new items to Alaska and *Tikahtnu* such as: sugar, tea, salt, flour, foods, and alcohol. The traders also brought technology, such as: guns, medicines, metal tools, and writing. Worst of all, these invaders brought diseases; one example of this was a smallpox epidemic that occurred from 1835-1845, in which at least half the Dena'ina population perished. Another consequence of population loss and the influx of Western medicine created a willingness to convert to Christianity, following the establishment in 1845 of the Russian Orthodox Church in Kenai. Over the next several decades, priests traveled to outlying Dena'ina villages. And gradually most Dena'ina became followers of Orthodox Christianity, blending traditional Dena'ina spirituality and Russian Orthodox traditions. In the 1880s, the Russian missionaries completed a census and reported a total of 142 Dena'ina Athabascans in the Matanuska-Susitna Valley,²⁴ after only 100 years of contact with Western culture.

The Russians tried many different business ventures including coal, copper and other mineral exploration, but none was as successful as the fur trade. After hunting sea-otters and fur seals to almost extinction, the Russians, thinking there [were] no other economic benefits in Alaska, sold their trading interests in Alaska to the United States in 1867, before the English usurped the Russian claim in Alaska.

Gold Rush Era 1890s to 1930s

The discovery of gold in Alaska brought a new breed of Euro-Americans and along with these new Americans came new technologies and new diseases. The Dena'ina population was greatly reduced during this time, due to the influx of new diseases. During the gold rush era, the Dena'ina had been involved with Western culture for at least 100 years. They were familiar with trading with foreigners and Western culture and technology. The Dena'ina culture adapted, but still maintained traditional hunting and fishing methods, while using current technology. The Dena'ina at this time continued to trap and trade, but some held jobs, became guides, or entrepreneurs.

In 1915, the Federal government started to build a railroad that cut straight through the Dena'ina territory into the interior of Alaska. Anchorage was selected as the headquarters. Many Dena'ina helped build the railroad, especially during the time between World War I and World War II. In 1918, a large influx of railroad workers brought with them a fatal influenza epidemic. This epidemic hit South-central Alaska especially hard and as a result, almost 50% of the Dena'ina people perished in a short period of time; the second viral epidemic to devastate the Dena'ina.

The Dena'ina that survived watched as their traditional homeland slowly became engulfed and expropriated by an ever-increasing number of newcomers. With the "founding" of Anchorage in 1915, and with the two military installations built during World War II, in addition to public and private development, the dwindling Dena'ina became enveloped in modern Western culture.

Post-World War II Era to Alaska Native Claims Settlement Act (ANCSA) 1940s to 1970s

During and following the war years, the Dena'ina lost most of their traditional hunting and fishing areas and they were denied their subsistence hunting and fishing rights by the State of Alaska. Traditional use areas were turned into homesteads [and] agricultural areas; or were cut by railroads and highways. The Dena'ina *Tikahtnu* territory became predominantly non-native. The Dena'ina lost important subsistence gathering places but they still practiced their traditional and cultural customs of harvesting and gathering resources. With Alaska becoming a State in 1959, the Dena'ina had to conform and abide by State laws and regulations. Some, not having subsistence fishing rights, became commercial fisherman for their economic and subsistence needs. The *Tikahtnu* Dena'ina soon felt like foreigners in their own territory. They had lost all of their traditional use areas to the explosive development radiating from the newly established town of Anchorage.

Present-Day Era 1970s to Present

Under the Indian Reorganization Act of 1960 (IRA), two upper *Tikahtnu* Dena'ina tribes were recognized; Knik Tribal Council (KTC) was formally recognized as a tribe in 1989, and in 1982 the Native Village of Eklutna (NVE) became formally recognized.



With the passing of the Alaska Native Claims Settlement Act (ANCSA) in 1971, the State of Alaska conveyed lands to the Dena'ina, who were forced to form a regional native corporation: Cook Inlet Region, Incorporated (CIRI), and two village corporations; Knikatnu, Inc. and Eklutna, Inc..* The Dena'ina lost approximately 98% of their traditional use areas, but they received close to 22,000 acres based on economic value and not necessarily on traditional use areas. Although the Dena'ina are land owners, they must comply with state and federal hunting and fishing regulations. There is no subsistence hunting or fishing regulations in the traditional territory of the upper *Tikahtnu* Dena'ina. The tribal governments must now apply for educational and ceremonial harvesting permits to hunt and fish. Since time-immemorial, the Dena'ina have lived in harmony within their traditional territory; now, as a federally recognized tribe, tribal members have no sovereignty to practice a traditional lifestyle.

ANCSA created a corporate structure that was formed to manage tribal- allocated land to be used by all indigenous people in Alaska. The Dena'ina of Upper *Tikahtnu* have some governmental authority as federally recognized tribes, but no land or population base to assert that authority.†

* This description was prepared by the Knik Tribal Council. To clarify: Under ANCSA, land in the State of Alaska was conveyed by the federal government (not the state) to the newly formed regional and village corporations, in exchange for relinquishing any further claims to that land.

† This description was prepared by the Knik Tribal Council. To clarify: The corporation system established by ANCSA differs from the reservation systems used in the Lower 48 because Alaska Native Peoples become shareholders in the regional and village corporations, rather than direct landowners.

As of 2010, there were approximately 90 Dena'ina descendants enrolled in Knik Tribal Council, and a little over 300 enrolled in the Native Village of Eklutna.

Summary

The Dena'ina Athabascan of the lands and waters of Upper *Tikahtnu* have seen a [millennium] of changes within Dena'ina *Elnena* (Dena'ina Country), an area the size of Wisconsin. Having established many villages, the Dena'ina were a thriving highly populated cultural group in *Tikahtnu*. They are a part of the environment and equal with the animals who call the Dena'ina "Campfire People." Interaction with Western culture and technology was mostly detrimental; however, they adapted and still maintained traditional hunting and fishing methods while using Western technology. The factors that decimated the Dena'ina were primarily diseases, in addition to the encroachment and colonization of their traditional territory, and loss of traditional hunting and fishing rights. Although having to endure hardships over the past 200+ years, the Dena'ina people still have a strong sense of traditional values and responsibility. The Tribes are tirelessly working to rejuvenate their Dena'ina tribal identity. Working through the federally recognized tribal governments and village/regional corporations, the Dena'ina people are continuously working to assert their tribal sovereignty. Currently, in 2011, approximately 400 people are enrolled as original descendants of the Knik Tribe, together with members of the Native Village of Eklutna. It is but a small increase from the 1880 Russian census, but a dramatic decrease from pre-contact population, which were estimated to be 3,000-5,000 Dena'ina in *Tikahtnu*.

History of Anchorage



The Captain Cook Monument at Resolution Point was installed to commemorate the 200th anniversary of Cook's expedition to Anchorage.

The following abbreviated history of Anchorage provides the background information required to understand the forces that shaped the development of the built environment in the Four Original Neighborhoods. A more detailed chronology of each neighborhood's history is found in **Chapter VII: Neighborhood Character, Goals & Policies**.

Exploring Alaska

The Cook Inlet was named for Captain James Cook. A British explorer who is credited with making the first European claim in the Anchorage area, Cook sailed into the inlet in May 1778 on an expedition in search of the fabled Northwest Passage—a nonexistent water route through North America that geographers hoped would connect the Atlantic and Pacific oceans—and claimed the area for England.²⁵ Prior to Cook's expedition, however, other parts of Alaska were visited by Russian explorers sailing east out of Kamchatka. Mikhail Gvozdev first sighted the Alaskan mainland in 1732, and Vitus Bering, a Danish explorer commissioned by Russia's Czar Peter the Great, was the first to send boats ashore in 1741.²⁶ Although many early outposts were established along the Kenai Peninsula and Gulf of Alaska, Russian fur traders had little presence in the upper Cook Inlet.²⁷ This early exploration period is celebrated in the Four Original Neighborhoods: the Captain Cook Monument at Resolution Point was installed to commemorate the 200th anniversary of Cook's expedition to Anchorage.

U.S. Territory

In 1867, the United States government purchased the entire Alaska territory from Russia for the bargain price of \$7.2 million—just over 2 cents per acre—in a deal brokered by Secretary of State William H. Seward. Many were skeptical of Alaska's worth to the United States at the time, and called the purchase "Seward's Folly." From 1867 until 1884, the territory was known as the Department of Alaska and was controlled under a variety of federal departments.²⁸ The first civil government was formed in Alaska in 1884, at that time known as the District of Alaska.²⁹



Check for the purchase of Alaska, 1868.

After the discovery of gold near Juneau in 1880 and in Canada's Yukon Territory in 1896, prospectors flocked to the Klondike, and Alaska's population began to boom. Discovery of gold in Nome in 1899 and Fairbanks in 1902 further fueled the state's growth, and finally brought more U.S. attention to Alaska. Most prospectors were not successful in the gold fields, but many of these new arrivals decided to remain in Alaska and established permanent communities.³⁰ In response to increasing pressure for local control over Alaskan affairs, Congress established the Alaska Territory as an organized incorporated territory in 1912. Alaska remained a U.S. Territory from 1912 until it was admitted to the Union as the 49th state in 1959.³¹

Alaska Railroad & the Founding of Anchorage

Anchorage is a classic railroad boomtown. Its early development followed many of the same patterns that accompanied the railroads across the American West. Anchorage was known by a variety of names prior to the arrival of the railroad, but the U.S. Postal Service formalized the name "Anchorage" in 1915 as a way to consistently direct mail to the government encampment.³²

The first railroad in Alaska was a 50-mile span built north out of Seward by the Alaska Central Railway Company in 1903. In March 1914, Congress agreed to fund the construction and operation of a railroad from Seward to Fairbanks. A new federal agency—the Alaska Engineering Commission (AEC)—was created to plan the route and supervise construction.³³ Ship Creek, located at the northern edge of present-day downtown Anchorage, became the field headquarters of the AEC in 1914. The delta was a desirable location for a camp because it was conveniently located on the inlet, and rail yards and shops could easily be built on the mud flats. On April 9, 1915, President Woodrow Wilson announced the approval of the AEC's recommended route through Ship Creek, and ordered construction of the railroad to commence.³⁴

As early as 1914, speculation that Ship Creek might be the base for the new government railroad was enough to attract hundreds of men hopeful for employment. Squatters arrived in droves, and by the time of the president's announcement, a temporary settlement had already developed on the north side of the creek.



Anchorage Tent City, 1915.



"Tent City," as the squatters' settlement was often called, primarily comprised canvas tents, although a few entrepreneurs built more solid-wood buildings to house their businesses.³⁵ Many of the squatters were European immigrants who had flocked to the West Coast but could not find work elsewhere. The AEC did eventually hire some of these men as laborers, but in general, Alaska Railroad jobs were not as readily available as the squatters had hoped.³⁶

From 1915 to the end of World War II, the Alaska Engineering Commission (AEC) and the Alaska Railroad constructed housing on Government Hill for railroad managers, engineers, and skilled workers. The AEC built 13 cottages in 1915 on the bluff overlooking Knik Arm at the western end of Government Hill, along what are now West Harvard Avenue and Delaney Street. These were among the first frame houses constructed in Anchorage, and were initially occupied by railroad workers.

Anchorage Townsite and Incorporation

The land for the Anchorage townsite had already been set aside by the General Land Office during a cadastral survey of the region in 1914, but it was not until May 1915 that the townsite was platted. (During the HPP Public Outreach process, consultation with Tribal representatives revealed that the land for the Anchorage townsite was reserved, platted, and distributed without consulting the Alaska Native Peoples who had inhabited the region for centuries before the arrival of the railroad.) The original townsite plat established a street grid and approximately 1,400 lots on the plateau immediately south of Ship Creek. The engineers numbered the east-west streets and named the north-south streets with letters, to simplify the plan.³⁷

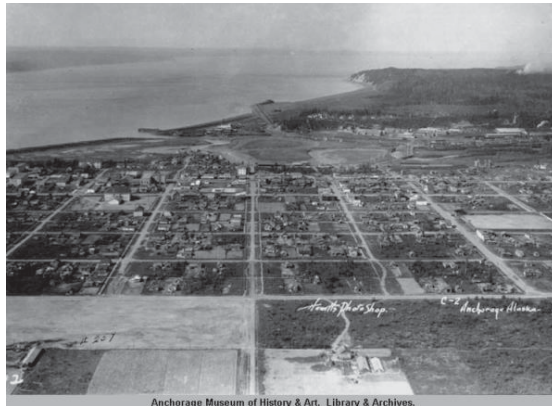
The South Addition was the first expansion of the original townsite, laid out in August 1915 to address a shortage of homestead sites. The East Addition soon followed in late September 1915. The Third Addition was added in the summer of 1916.³⁸ The expansion of the street grid included larger lots than the original townsite. The AEC created 5- and 8.3-acre parcels in the South Addition and Third Addition because they wanted to encourage agricultural development around Anchorage. Thus, in 1917, a Presidential Executive Order was issued prohibiting the subdivision of tracts containing two or more acres into smaller lots.³⁹



First train leaving Anchorage's new Alaska Engineering Commission Railway depot, 1916.



Oscar Anderson House, home of one of Anchorage's earliest pioneers (pictured here in 1953).



Aerial view of Downtown and the Delaney Park Strip, 1925.



Russell Merrill's famous "Anchorage No. 1" on the Delaney Park Strip, n.d.

Homes of early Anchorage pioneers are scattered throughout the Four Original Neighborhoods, including the historic Oscar Anderson House and Oscar Gill House, among others. Although Anchorage was quick to establish itself, it was not incorporated as a city until 1920. The original Anchorage city limits extended south to 11th Avenue and east to East G Street (now Gambell Street).⁴⁰ The farther reaches were largely agricultural in character, scattered with homesteads, dairy farms, and fur farms until the late 1930s.

Aviation

Aviation is one of the more significant themes representing Alaska history. The first airplane flight in Alaska was a demonstration flight in Fairbanks in 1913. It was not until after World War I that significant aviation developments occurred in the state. However, by the late 1920s, airplanes had revolutionized transportation in Alaska.⁴¹ The territory's vast size and rough terrain necessitated the use of airplanes, and remote communities relied—and continue to rely—on bush pilots to fly small planes filled with supplies.⁴² By 1923, Anchorage citizens had realized the potential of aviation and banded together to create a landing strip out of the firebreak between 9th and 10th avenues (today Delaney Park Strip). The Park Strip served as a landing strip for the biplanes of the bush pilots throughout the 1920s, but by 1929, it could no longer support Anchorage's aviation needs. Merrill Field was officially dedicated in 1930. For several years after Merrill Field was completed, spring breakup occasionally forced pilots to use the more-solid "old aviation field" at the Park Strip, which by then also functioned as a golf course. The City Council ordered Alaskan Airways to "discontinue the use of the Golf Course as a landing field" in 1931, officially ending the Park Strip's aviation era.⁴³

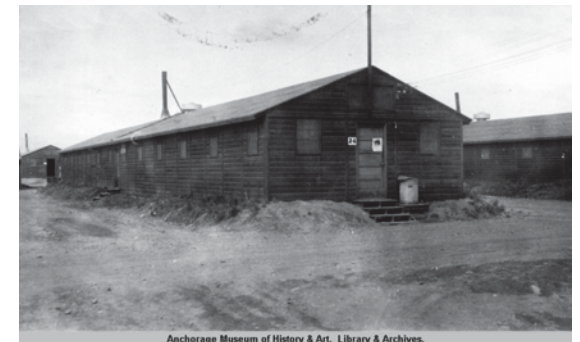
World War II

In the late 1930s, the U.S. military began to prepare for the possibility of involvement in another world war. A global study was conducted by the U.S. Navy that investigated and reported on the need for additional naval bases. The report was submitted to Congress by Admiral Arthur J. Hepburn in December 1938 and signed into law in early 1939. The "Hepburn Report" recommended the appropriation of \$19 million for the construction of air, submarine, and destroyer bases in Alaska and the Aleutian Islands. This marked the beginning of defense build-up in the Alaska Territory.⁴⁴

After several failed attempts in the mid-1930s to gain Congressional support for an Alaska air base, President Franklin D. Roosevelt finally ordered the withdrawal of 43,490 acres of land on the outskirts of Anchorage for Elmendorf Field and Fort Richardson in April 1939.⁴⁵ This location was chosen for the air base due to favorable topography and weather conditions, access to the Alaska Railroad, and proximity to the Cook Inlet.⁴⁶ Construction of a permanent military airfield and Army base began on the reserved lands in June 1940. This construction included hundreds of barracks, hangars, and tactical runways. Fort Richardson and Elmendorf Field were officially occupied by the Army in August 1940, and operated as the Army's headquarters for the militarization of Alaska. The Army relocated its operations to the eastern edge of the reserve (present-day Fort Richardson) after World War II. The Air Force assumed control of the original base and renamed it Elmendorf Air Force Base in 1948.⁴⁷

Wartime military construction turned Anchorage into a boomtown.⁴⁸ Thousands of civilian workers were employed to construct the new fort. In April 1940, just before construction of Fort Richardson began, Anchorage had a population of only 4,000, and by the summer of 1941 the town had grown to over 9,000. The war created a housing shortage in Anchorage, causing the neighborhoods surrounding Downtown to be built out. Despite the 1917 Executive Order prohibiting further subdivision of tracts sized two acres or larger, Anchorage's first subdivisions were drawn in the South Addition for A.A. Shonbeck's land in 1938 and John W. Hansen's land in 1939 (the Executive Order was eventually revoked).⁴⁹

The federal agencies and business corporations that moved their headquarters to Anchorage during and after World War II did their part to address the inadequate supply of housing for their employees. Some residential tracts and complexes were constructed by the Army Corps of Engineers and the Civil Aeronautics Administration (CAA) for use by their employees in the Four Original Neighborhoods. The Army Housing Association, a cooperative created by service members and their families, built 32 Minimal Traditional style homes on Block 13 of the Third Addition in the summer of 1940; this portion of 11th Avenue also earned the nickname "Pilots' Row" because many bush pilots and aviators lived on that block in the 1940s and 1950s. Northwest Airlines built clusters of identical small ranch-style houses for their employees in the South Addition after World War II.



"View of civilian men's quarters, Elmendorf Air Force Base, Alaska" (circa 1940).



Quonset huts and Loxtave houses in Government Hill, 1947.



Postcard of Anchorage International Airport, 1950s.



Bonfire on the Delaney Park Strip to celebrate statehood (June 30, 1958).

Highways & Airports

As part of the war effort during World War II, the military worked to improve communication and transportation infrastructure, and began constructing roads to connect Fort Richardson to the rest of Alaska. The Alaska (Alcan) Highway (1942), Whittier Tunnel, and the Glenn Highway (1941-1942) were important projects. This military transportation infrastructure was opened to civilians in the postwar era, providing unprecedented air, rail, and road access to Anchorage. This continued with the construction of Anchorage International Airport in 1951, which solidified Anchorage's position as the "Air Crossroads of the World" and attracted other airlines and thousands of passengers to the city.⁵⁰ The airport was renamed "Ted Stevens Anchorage International Airport" in 2000, in honor of U.S. Senator Ted Stevens.⁵¹ Similarly, construction of the Seward Highway and repaving of the Glenn Highway in the early 1950s provided important vehicular access to Anchorage's historic core and the entire Anchorage Bowl.⁵²

Alaska Statehood

Alaskans had been considering statehood since the late 19th century. However, early attempts at seeking statehood failed because Alaska lacked the population and financial independence to effectively support itself. By 1945, Alaska's population had increased dramatically and it had become an integral part of the U.S. defense network, so the demand for statehood became more forceful. The discovery of oil on the Kenai Peninsula in 1957 further fueled the debate, and was the key to changing the national perception of Alaska. Congress passed the Alaska Statehood Bill on June 30, 1958. Alaska officially became the 49th state in the Union when President Dwight Eisenhower signed the bill into law on January 3, 1959.⁵³

The 1964 Earthquake

Among the most significant events in Anchorage's history is the 1964 Good Friday Earthquake, which occurred at 5:36 p.m. on March 27 of that year. Originally recorded at about 8.6 on the Richter Scale and later upgraded to 9.2, the quake was one of the most powerful seismic events recorded in North America.⁵⁴

The earthquake had a profound effect on the physical environment in Downtown, Government Hill, the South Addition, Government Hill, and Turnagain because these neighborhoods were especially hard-hit by the disaster.

The 1964 earthquake coincided with the popularity of urban renewal efforts across the country, and Anchorage took the quake as an opportunity to try to redevelop the city, including new public park spaces in areas that faced the most destruction by the quake. Evidence of this postquake redevelopment activity is especially clear in Downtown and Government Hill.

Oil Industry

The largest oil field in North America was discovered in Prudhoe Bay on the Arctic Slope in 1968. A 1969 oil lease sale brought billions of dollars to the state. Alaska's gross product doubled within two years of the Prudhoe Bay oil field development. Oil companies needed to construct a pipeline to carry North Slope oil to market in order to capitalize on the Prudhoe Bay oil lease sale.⁵⁵ Construction began on the Trans-Alaska Pipeline System in 1974. The pipeline was completed in 1977 at a cost of more than \$8 billion. The oil discovery and pipeline construction fueled an economic windfall when oil and construction companies set up headquarters in Anchorage.⁵⁶

The tremendous outpourings of the oil fields led to the formation of the Alaska Permanent Fund, which mandated that a portion of the royalties earned by the oil companies be distributed equally among Alaskan residents.⁵⁷ The fund was voted as a constitutional amendment by Alaska's citizens in 1976, and the first Permanent Fund legislation was enacted in 1980.⁵⁸ The discovery of oil at Prudhoe Bay also increased the urgency of settling the outstanding land claims of the Alaska Native Peoples, leading to the passage of the Alaska Native Claims Settlement Act (ANCSA) in 1971. ANCSA established a system of regional and village corporations to hold the land titles and assets transferred to the tribes by the federal government; Alaska Native Peoples became shareholders in these corporations, which are run like traditional for-profit businesses.



Fourth Avenue, damaged by the 1964 Good Friday Earthquake.



Trans-Alaska Pipeline, 2005 (Courtesy Luca Galuzzi, www.galuzzi.it).



Aerial photograph of Anchorage (1978), after the formation of the Municipality.

As the oil industry expanded, so did environmental conservation efforts. Many conservation groups were formed during the 1970s and 1980s. The Alaska National Interest Lands Conservation Act (ANILCA) was passed in 1980, which set aside over 100 million acres of public lands.⁵⁹

Municipality of Anchorage

The Municipality of Anchorage was formed in 1975 by a consolidation of the city and borough. Also included in this unification were Eagle River, Eklutna, Girdwood, Glen Alps, and several other communities. The unified area became officially known as the Municipality of Anchorage. The population of Anchorage had increased to 184,775 by 1980.

The decade of the 1980s was a time of growth, thanks to a flood of North Slope oil revenue into the state treasury. Capital improvement projects and an aggressive beautification program, combined with far-sighted community planning, greatly increased infrastructure and amenities for citizens. This effort was known as "Project 80s," and included major improvements such as a new library, a civic center, a sports arena, and a performing arts center.⁶⁰ The Project 80s building program rivaled the military construction of the 1940s.

During the 1980s and 1990s, outdoor recreation activities increased the role of tourism in the modern Anchorage economy, which has continued to the present day. In turn, the recreation and tourism industries have provided employment, attracted new residents to Anchorage, and provided individuals and the Municipality alike with money in their coffers to use in further residential and community development.

Consolidated Historic Resources Inventory

The Municipality of Anchorage has been working to identify and protect historic resources in the Four Original Neighborhoods for many years through historic resource surveys. Surveys are important because they are 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 below, and are on file at the Municipality of Anchorage Planning Department or at the Alaska State Historic Preservation Office.

As part of the HPP, Page & Turnbull worked with AlliedGIS and the Municipality of Anchorage to compile all these previous neighborhood surveys into a single Microsoft Access database designed to interface with the Municipality's CityView software. This parallel project is called the Consolidated Historic Resources Inventory. This database is still under construction, but will be available to the public through the CityView Historic Module when this module is complete (currently in process). This database is intended to serve as the master list of significant historic resources in the Four Original Neighborhoods, and should be expanded as more properties are surveyed.

A detailed survey report that outlines the methodology, as well as a list of significant historic properties exported from the database, is available both on the HPP website at <http://anchoragehpp.com/documents/>, and also on the Municipality's Planning Department website.

National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of the nation's historic places worthy of preservation. Since the establishment of the National Register in 1966, more than 80,000 properties across the nation have been listed. In Anchorage, 24 historic resources have been listed in the National Register of Historic Places, 19 of which are located within the plan area. Nomination forms for these buildings can be viewed online through the National Park Service's website: <http://www.nps.gov/nr/research/>.

The screenshot displays the 'Alaska Building Inventory Form' with various input fields. Key sections include:







- Header:** Address Linkup (135 E 13th Ave), AHPS #, Associated District #, Open Merge Form, Create Report.
- Identification:** Historic Name (N/A), Other Name, Owner Name, Stake Shop.
- Location:** Building Address (135 E 13th Ave), City (Anchorage), APN (00213845000), Full Address (135 E 13th Ave Anchorage AK 99501).
- Geographic Data:** USGS Quad Name (ANCHORAGE_A 6), Section (15), Township (13N), Range (3W), GPS Coordinate (61.20006/-149.00104), Associated District Name.
- Survey Data:** Date of Construction (1945), Date Moved, Destruction Date, Reconstruction Date, Corrected View Built (1945), Corrected View Source.
- Alteration Dates:** 1 (1971), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.
- Resource Type:** Building (checked), Site, Structure, Object.
- Architectural Style:** Wood Frame II Urbanism, Building Type: Commercial.
- Number of Ancillary Structures:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.
- Ext. Wall Material:** Wood drop siding, Window Type: Double hung, Window Material: Wood sash, Roof Type: Asphalt roof, composition.
- Roof Material:** Wood shingle, Light Type: Multi-light without sh., Foundation Type: Concrete foundation.
- Primary Data Type:** Entry Way Type, Primary Facade.

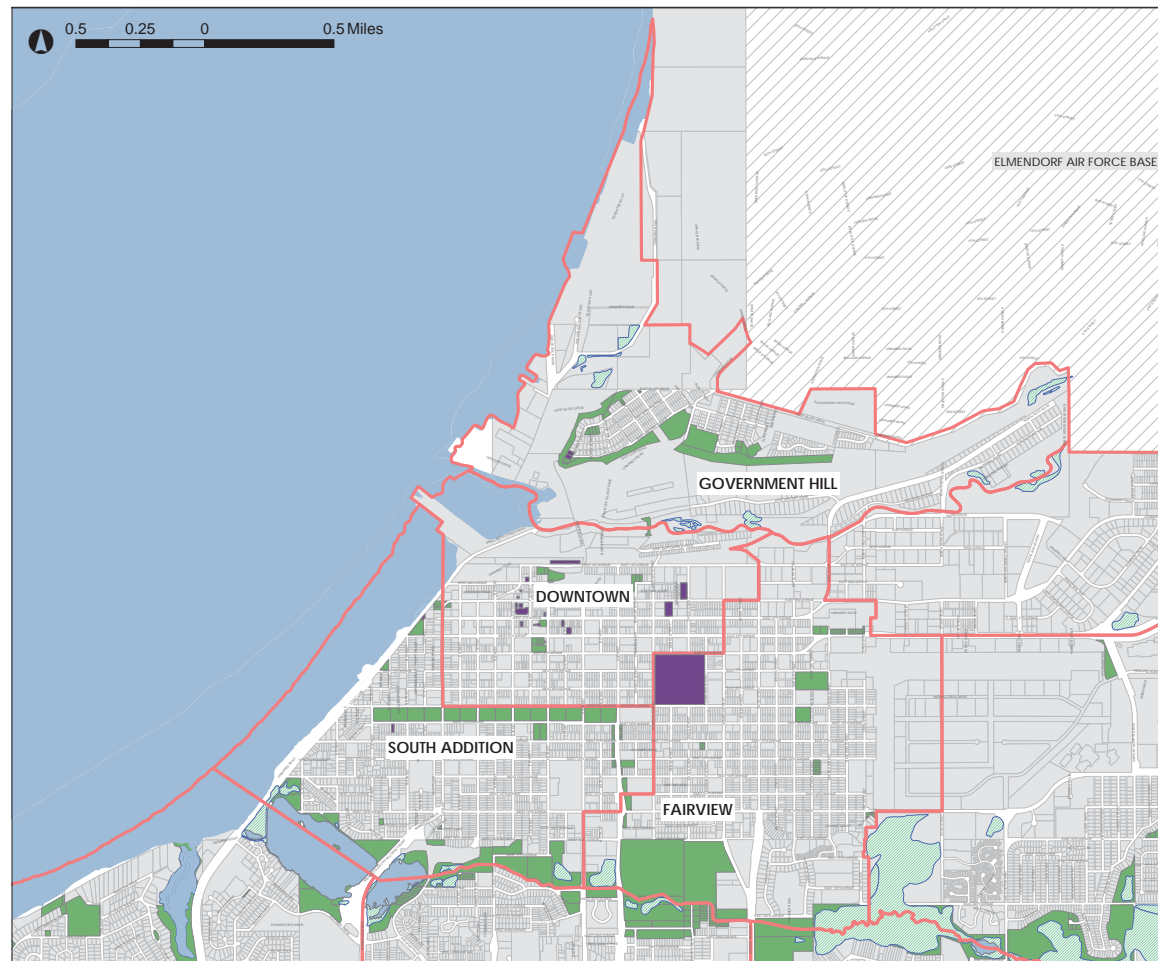
Previous neighborhood surveys were consolidated into a single Microsoft Access database that will interface with the Municipality's CityView software.

National Register-Listed Properties in the Plan Area

The National Register of Historic Places (National Register) is the official list of the nation's historic places worthy of preservation. In Anchorage, 24 historic resources have been listed in the National Register of Historic Places, 19 of which are located within the plan area.

PREVIOUSLY EVALUATED PROPERTIES LEGEND

-  Previously Listed in National Register (NRHP)
-  Previously Listed in "Patterns of the Past"
-  Community Council Boundary
-  Wetlands
-  Municipal Parks
-  Military (JBER)



Anchorage National Register-Listed Properties (as of December 2012)

- Alaska Engineering Commission (AEC) Cottage No. 23 (also known as DeLong Cottage), 618 Christensen Drive (listed 1990)*
- Alaska Engineering Commission (AEC) Cottage No. 25, 645 W. 3rd Avenue (listed 1996)*
- Anchorage Cemetery (also known as Anchorage Memorial Park Cemetery), 535 E. 9th Avenue (listed 1993)*
- Anchorage Depot (also known as Alaska Railroad Depot), 411 W. 1st Avenue (listed 1999)*
- Anchorage Hotel Annex (also known as Hotel Ronald Lee), 330 E. Street (listed 1999)*
- Anchorage Old City Hall, 524 W. 4th Avenue (listed 1980)*
- Oscar Anderson House, 911 W. 4th Avenue (listed 1978)*
- Beluga Point Site, archeology-address restricted (listed 1978)
- Sam Bieri House, 136 W. 7th Avenue (listed 1978)*
- Campus Center (also known as Student Center, AMU), University Drive (listed 1979)
- Civil Works Residential Dwellings (also known as Brown's Point Cottages), 786 and 800 Delaney Street (listed 2004)*
- Leopold David House, 605 W. 2nd Avenue (listed 1986)*
- FAA DC-3 Aircraft N-99, FAA Hangar, International Airport, Anchorage (listed 1977)
- Federal Building, U.S. Courthouse, 601 W. 4th Avenue (listed 1978)*
- Fourth Avenue Theatre (also known as the Lathrop Building or Lathrop's Showcase), 630 W. 4th Avenue (listed 1982)*
- Oscar Gill House, 1344 W. 10th Avenue (listed 2001)*
- KENI Radio Building, 1777 Forest Park Drive (listed 1988)
- Kimball's Store (also known as Kimball Building; Kimball Dry Goods; Gold Pan; Kobuk Coffee Company), 500 and 504 W. 5th Avenue (listed 1986)*
- Lathrop Building (also known as The Empress Building), 801 W. 4th Avenue (listed 1987)*
- Loussac-Sogn Building, 425 D. Street (listed 1998)*
- McKinley Tower Apartments (also known as MacKay Building), 337 E. 4th Avenue (listed 2008)*
- Pioneer Schoolhouse, 3rd Avenue and Eagle Street (listed 1980)*
- Potter Section House, 115 Seward Highway (listed 1985)
- Wendler Building, 410 I Street (listed 1982) and 400 D Street (listed 1988)*

* Located within the Four Original Neighborhoods plan area









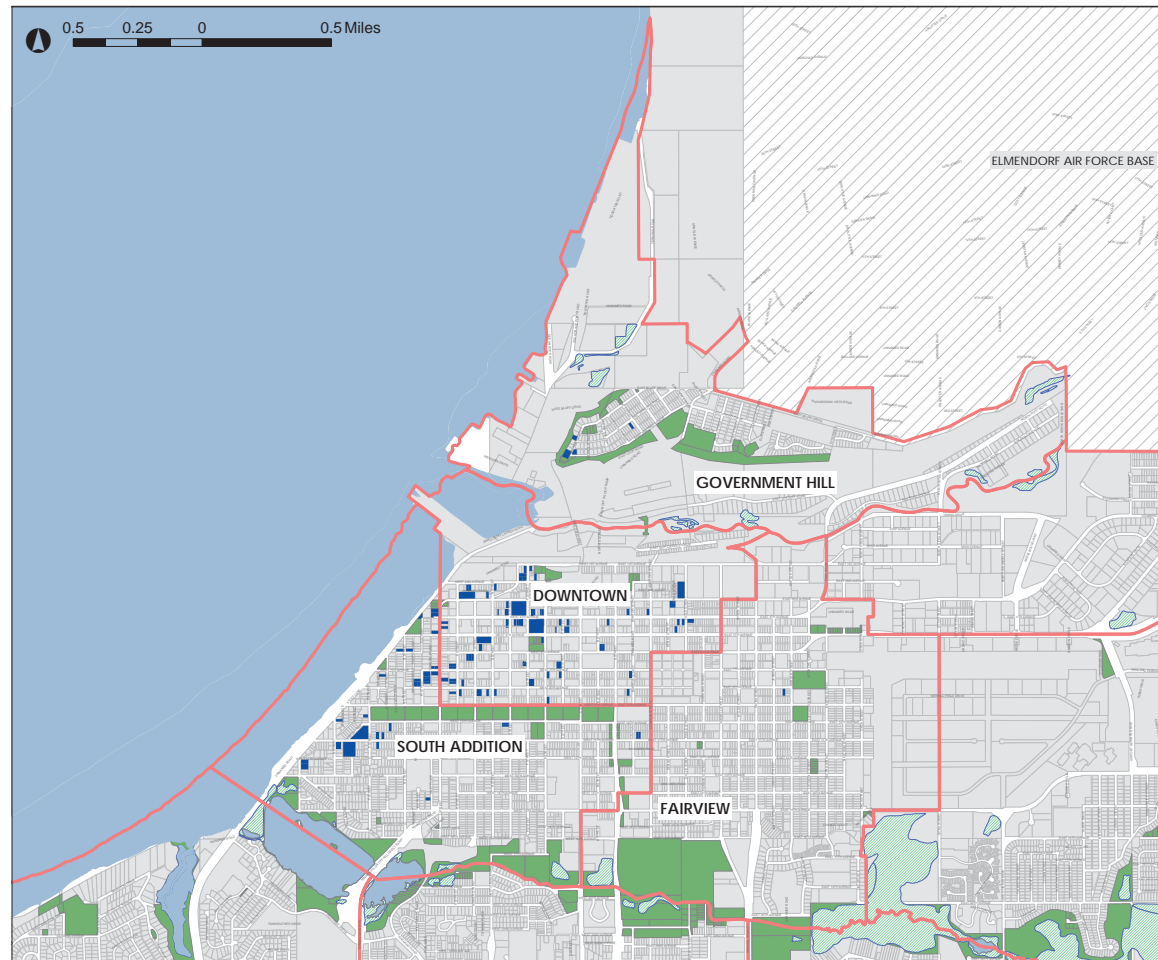
The Old Federal Building (top) and Old City Hall (bottom) in Downtown are among the 19 National Register-listed properties in the Four Original Neighborhoods.

"Patterns of the Past" Properties in the Plan Area

Patterns of the Past identified and provided historical information for 175 properties within plan area. Most were concentrated in Downtown.

PREVIOUSLY EVALUATED PROPERTIES LEGEND

-  Previously Listed in National Register (NRHP)
-  Previously Listed in "Patterns of the Past"
-  Community Council Boundary
-  Wetlands
-  Municipal Parks
-  Military (JBER)

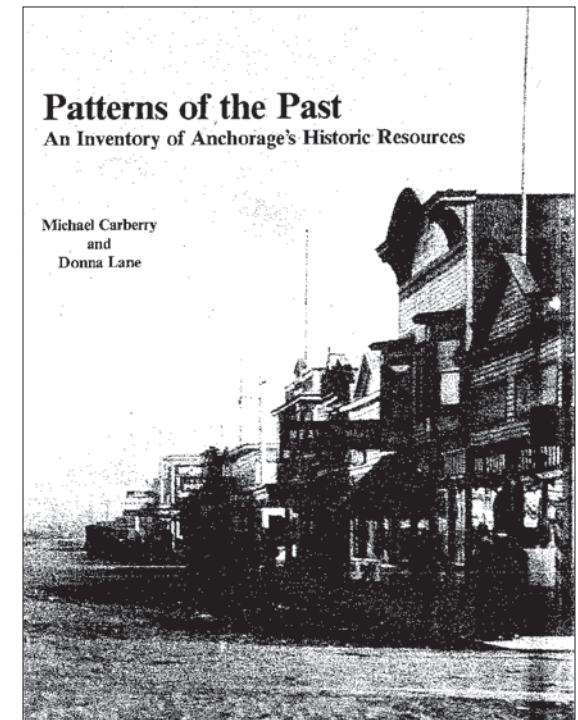


Patterns of the Past

One of Anchorage's most comprehensive historic resource inventories is *Patterns of the Past: An Inventory of Anchorage's Historic Resources*, completed in 1979 by Michael Carberry and Donna Lane. A second edition was published in 1986. The report was compiled as a basic source of information about Anchorage's historic resources, and includes a historic context statement and description of select resources. *Patterns of the Past* is organized according to major development themes, such as native habitation, mining, railroading, military, and townsite development, each of which is illustrated with examples of property types associated with each theme.⁶¹ As was common in cities across the United States in the 1970s, *Patterns of the Past* was prepared to help inform local decision-makers about historic preservation issues.

Patterns of the Past identified and provided historical information about 175 properties within the four oldest neighborhoods—Government Hill, Downtown, South Addition, and Fairview. Of the 175 properties, 40 appear to have been demolished or moved into municipal storage since the document's second edition in 1986.

Patterns of the Past is available for review or purchase at the Municipality of Anchorage Planning Department. It can also be reviewed at the Alaska Room of the Z.J. Loussac Public Library.



Patterns of the Past (Carberry & Lane, 1979/1986) was compiled as a basic source of information about Anchorage's historic resources.

THE RELATIONSHIP BETWEEN SURVEYS AND HISTORIC CONTEXT STATEMENTS

Surveys and historic context statements are most useful when they are prepared together. Additional resources may be identified in the field when informed by the research contained in the historic context statement. Likewise, the historic and cultural significance of resources identified through survey may be evaluated using the framework of the context statement. The context statement places the development of these resources into a larger story, while the survey can identify resources that illustrate important themes of the context statement. Each effort—the survey and the context statement—informs the other.

Neighborhood Surveys

Historic resources in each of Anchorage's original neighborhoods have been studied through architectural surveys completed since the 1980s. In all these surveys, properties that were at least 50 years old received evaluations guided by the National Park Service's National Register of Historic Places criteria (see **Chapter III** for a detailed description of criteria). But each survey varies in size, scope, and intensity: some were "reconnaissance-level" surveys—a cursory look at buildings with significance judged on architectural merit alone—while others were "intensive-level" surveys with detailed archival research and thorough documentation. Some surveys covered an entire neighborhood, while others surveyed only a selection of properties. The methodology for conducting a survey is typically developed based on the reason for the survey and the amount of available funding and resources; this accounts for the variation among survey methodologies in the Four Original Neighborhoods.

Neighborhood Surveys by the Numbers

Neighborhood	Year	Boundaries	Survey Level	# of Surveyed Properties	Individually Significant	# of District Contributors	Criteria Used
Ship Creek	1989	Selected parcels	Intensive	8	8	Not specified	Unknown
Government Hill	2006	Entire neighborhood	Intensive	295	8	88	NRHP (A & C)
Downtown	1988 & 2007	Selected parcels	Intensive	46	46	Not specified	High/Medium/Low
South Addition	2011-2012	Entire neighborhood (Recon) / Selected Parcels (Intensive)	Phased	890 (Recon) / 120 (Intensive)	66	35	NRHP (A & C)
Fairview	2007-2008	Entire neighborhood	Recon	519	46	191	NRHP (C only)

This table summarizes the methodology and results for each of the previous surveys in the Four Original Neighborhoods. Properties listed as "significant" were found eligible for listing in the National Register of Historic Places, either individually or as a contributor to a historic district. The variation among survey methodologies in the Four Original Neighborhoods can be attributed to the reason for the survey and the amount of available funding and resources.



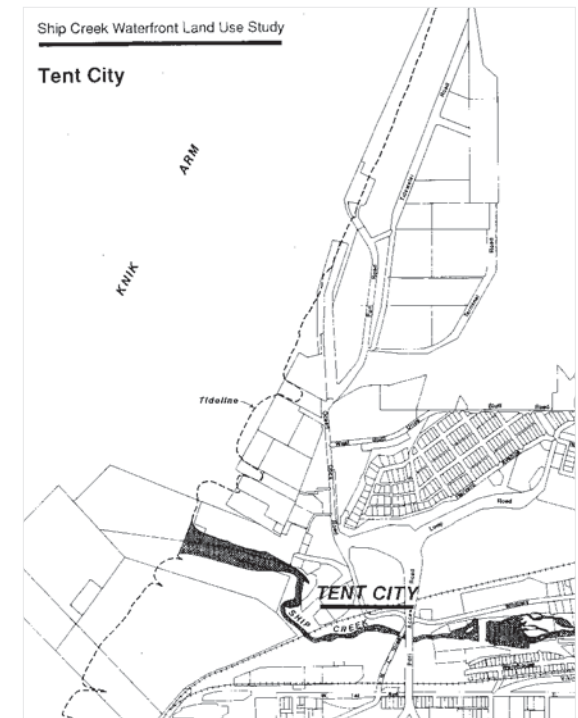
Ship Creek Architectural Survey (1989)*

The *Ship Creek Architectural Survey* was conducted by Anchorage Historic Properties, Inc. (AHPI) in 1989. AHPI identified eight age-eligible buildings that were highly significant, and recommended these buildings for listing in the National Register of Historic Places. The *Ship Creek Architectural Survey* also recommended that a railroad warehouse district be formed along Warehouse Avenue just east of C Street, including the Freight Depot on First Avenue (period of significance 1916-1950). However, the railroad properties and district recommended by AHPI were never formally listed in the National Register, and many of these buildings are no longer extant today.

- The Anchorage Depot (Alaska Railroad Depot) was identified as a significant building in 1989. It is currently owned by the railroad and maintained in accordance with a Building Preservation Plan prepared in 2011.

- The Freight Depot was identified as a significant building in 1989. It was recently renovated, and is Alaska's first historic building certified under the U.S. Green Building Council's Leadership Energy and Environmental Design (LEED) program.
- Three other buildings identified in the 1989 survey still exist, but may not be feasible to preserve if they are found to be functionally obsolete or are unable to meet the Alaska Railroad's safety and program requirements: AEC Power Plant (Anchorage Railroad Yard), Warehouse 3, and Engine Repair Shop.
- Two buildings identified in the 1989 survey are no longer owned by the railroad: AEC Cold Storage Facility (Warehouse Avenue) and B&B Carpenter Shop (Whitney Road)
- Three buildings identified in the 1989 survey have since been demolished: W.J. Boudreau Co. (222 Warehouse Avenue), Emmard Cannery (658 Ocean Dock Road), and Anchorage Section House (Whitney Road).

* Additional detail about the methodology used for the Ship Creek Survey and a complete list of the survey results are included under separate cover in the Consolidated Historic Resources Inventory Survey Report.









The *Ship Creek Architectural Survey* (1989) informed the 1991 *Ship Creek Waterfront Land Use Study*.

Government Hill Survey Results (2006)








The Government Hill Survey was conducted in 2006 following a Section 106 consultation for the Knik Arm Crossing Project. The survey initially found 28 properties to be individually eligible for the National Register and 174 properties to be contributing resources to a potential Government Hill Historic District. However, the SHPO only concurred with some of the initial survey findings: 88 properties are contributors to one of four small historic districts, while eight properties are individually eligible.

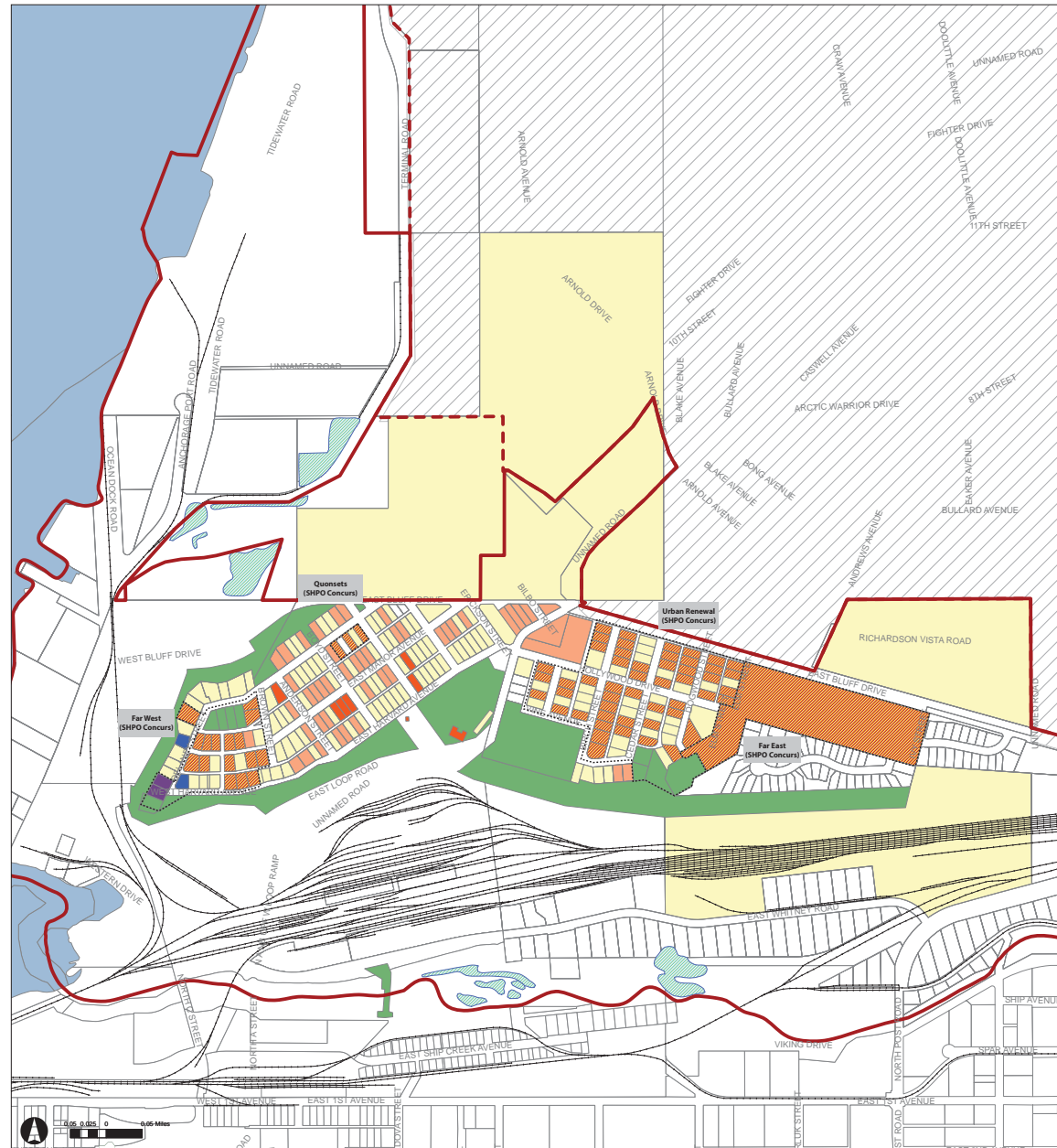
GOVERNMENT HILL SURVEY RESULTS LEGEND

GOVERNMENT HILL SURVEY RESULTS

-  Individually NRHP Eligible (SHPO Concurs)
-  NRHP District Contributor (SHPO Concurs)
-  Found by SRB&A to be a NRHP District Contributor (SHPO did not concur)
-  Not Eligible
-  Not Surveyed
-  Potential Historic District

PREVIOUSLY EVALUATED PROPERTIES

-  Previously Listed in National Register (NRHP)
-  Previously Listed in "Patterns of the Past"
-  Current Community Council Boundary
-  Proposed Community Council Boundary
-  Wetlands
-  Municipal Parks
-  Military (JBER)



Government Hill Survey (2006)[§]

The *Government Hill Survey* was conducted in 2006 following a Section 106 consultation for the Knik Arm Crossing Project to document potential historic resources within the project's Area of Potential Effect. HDR Alaska, Inc., under contract with Knik Arm Bridge and Toll Authority (KABATA), acting on behalf of the Federal Highway Administration (FHWA), contracted with Stephen R. Braund & Associates (SRB&A) to perform the survey work. SRB&A produced a two-volume survey report, which identified and documented potential historic resources in Government Hill. Prior to beginning the survey work, the study area was expanded from the Section 106 Area of Potential Effects to include the apartment buildings on the east side and pre-World War II elements on the west side of Government Hill.

Knik Arm Crossing Project Recommendations for a Historic District(s): Government Hill, Anchorage, Alaska; Volume I: Literature Review and Recommendations (July 25, 2006) includes an explanation of the methodology used; a review of the history of Government Hill; an analysis for a determination of eligibility for a historic district or districts on Government Hill; and recommendations regarding the existence of one or more historic districts. Based on a literature and archival review and windshield surveys of the Government Hill area, SRB&A recommended that the Government Hill area be found eligible for the National Register of Historic Places under Criterion A (Events) as one large historic district with five sub-areas. Of the 295 properties surveyed on Government Hill, 174 properties were considered by SRB&A to be contributing resources to the historic district(s).

[§] Additional detail about the methodology used for the Government Hill Survey and a complete list of the survey results are included under separate cover in the Consolidated Historic Resources Inventory Survey Report.

SRB&A then conducted an intensive-level survey and produced forms for all of the contributing and noncontributing resources on Government Hill, which are compiled in *Knik Arm Crossing Project Recommendations for a Historic District(s): Government Hill, Anchorage, Alaska; Volume II: Description of Properties* (July 25, 2006). This volume presented descriptions of properties located on Government Hill, and included contemporary and historic photographs. Of the 295 properties surveyed on Government Hill, 28 properties were found by SRB&A to be individually eligible to be nominated to the National Register.

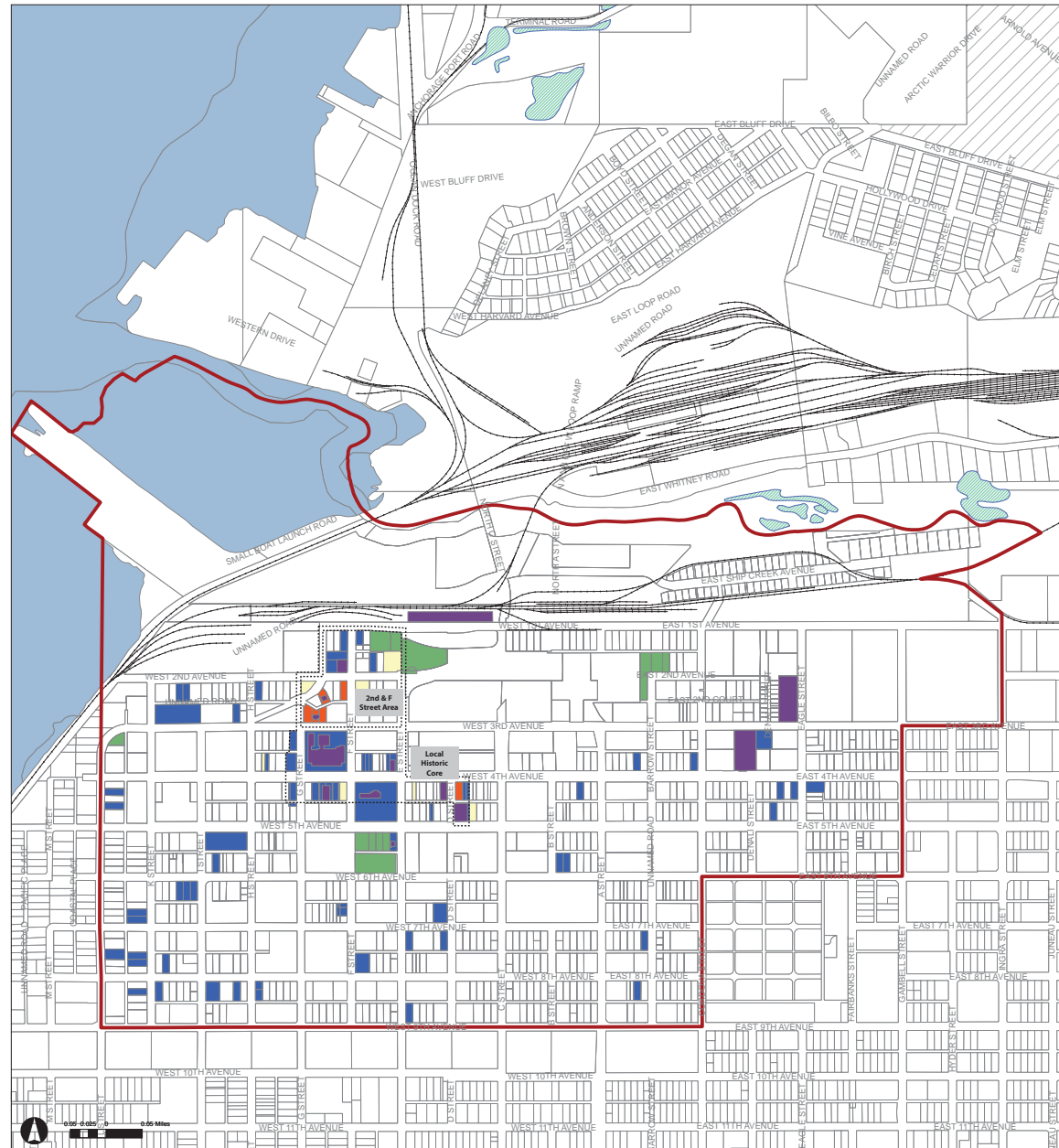
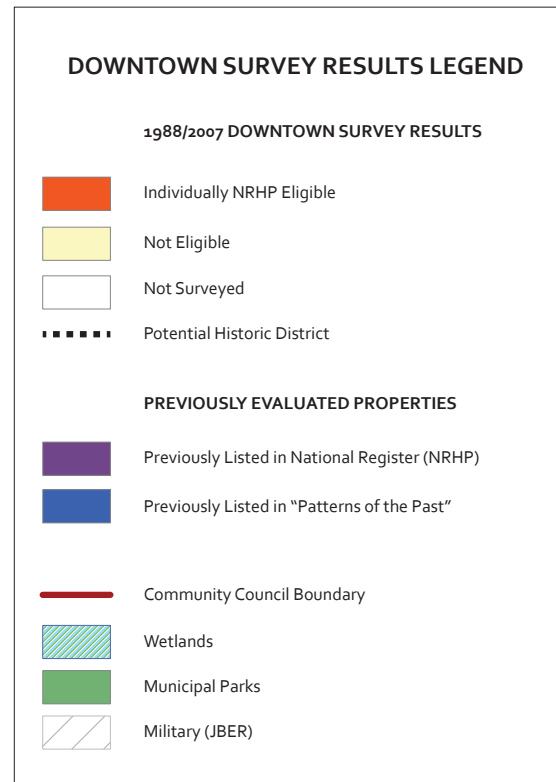
The SRB&A report was forwarded on to the Federal Highway Administration (FHWA), which incorporated some of SRB&A's findings into its own Section 106 report. The FHWA only partially agreed with SRB&A's findings. In a letter dated July 13, 2006, the State Historic Preservation Office (SHPO) concurred with the FHWA, and found that the large Government Hill Historic District was not eligible due to a lack of integrity, although there were four smaller historic districts in the neighborhood. Of the 295 properties surveyed on Government Hill, SHPO agreed that 88 properties were contributors to one of four historic districts, while eight properties were individually eligible. The National Register nomination process has since been initiated for the individually eligible Wireless Station, based on these survey results.

Please note that this description and map simply summarizes the results of the 2006 Government Hill Survey. The HPP did not reevaluate or otherwise verify the eligibility of properties identified in the Government Hill Survey.



Downtown Survey Results (1988 & 2007)

Anchorage Historic Properties, Inc. (AHPI) surveyed 46 properties in Downtown in 1988; the survey report was updated in 2007. The "2nd and F Street Area" was found to retain sufficient integrity for listing in the National Register as a historic district, while the "Local Historic Core" was found to lack the integrity needed for National Register eligibility.



Downtown Anchorage Historic Survey (1988 & 2007)[¶]

The Downtown area was surveyed by Anchorage Historic Properties, Inc. (AHPI) in 1988, and the *Downtown Anchorage Historic Survey* report was updated in 2007. According to the original summary statement, all 46 buildings that were included in the study were chosen from within a tightly defined geographic area for the ultimate purpose of determining a concentration of significance that could lead to the identification of a historic area or district. By this methodology, all of the surveyed buildings were considered to have some level of individual historic significance. The use of a high/medium/low rating system of integrity and significance on the individual buildings' history statements was considered loosely analogous to the primary, secondary, and contributing classifications used by the Department of the Interior for National Register historic districts. The "significance" of each building was based, for the purposes of the study, on its location within the district. A "priority" rating served as a guideline for the level of direct preservation action (for example, pursuing easement purchase or donation, offering financial assistance, making efforts to dissuade adverse impact, and so on) on the part of AHPI as it related to the site.

The "2nd and F Street Area" (roughly bounded by 1st Avenue to the north, E Street to the east, Christensen Road to the west, and the alley between 2nd and 3rd avenues to the south) is the only portion of Downtown Anchorage that was identified as demonstrating the integrity required for eligibility for the National Register of Historic Places. The "Local Historic Core" was identified as lacking sufficient architectural integrity for National Register eligibility.

[¶] Additional detail about the methodology used for the Downtown Anchorage Historic Survey and a complete list of the survey results are included under separate cover in the Consolidated Historic Resources Inventory Survey Report.

However, AHPI found that the "Local Historic Core" merited local designation as a special overlay area for planning purposes, in an effort to recommend development designed for compatibility with the historic scale of the area. Particularly sensitive areas within the "Local Historic Core" identified for planning purposes include the 500 North block of 4th Avenue (the buildings directly opposite Old City Hall), the 4th Avenue and G Street intersection, the 4th Avenue and D Street townsite corner (328-340 W. 4th Avenue), and the 3rd Avenue Cottages (three AEC cottages between G and F streets).

Updated property information forms were produced and attached to the 1988 summary statement in 2007. These forms included the 1988 data and descriptions, pairing that information with updated photographs, descriptions, building history, significance, and comments about condition and/or preservation strategy. A total of 24 properties in Downtown were found eligible in 2007.

Please note that this description and map simply summarizes the results of the 1988/2007 Downtown Survey. The HPP did not reevaluate or otherwise verify the eligibility of properties identified in the Downtown Survey.








South Addition Survey Results (2011-12)

The survey was conducted using a phased approach, whereby a reconnaissance survey documented images and vital details for all properties built in 1966 or earlier. Those properties that had already been previously documented, or that did not retain sufficient integrity, or that did not fit within important contexts and themes identified in the Historic Context Statement were eliminated. The remaining properties that appeared potentially eligible for the National Register of Historic Places, either individually or as part of a historic district, were subject to intensive-level survey.

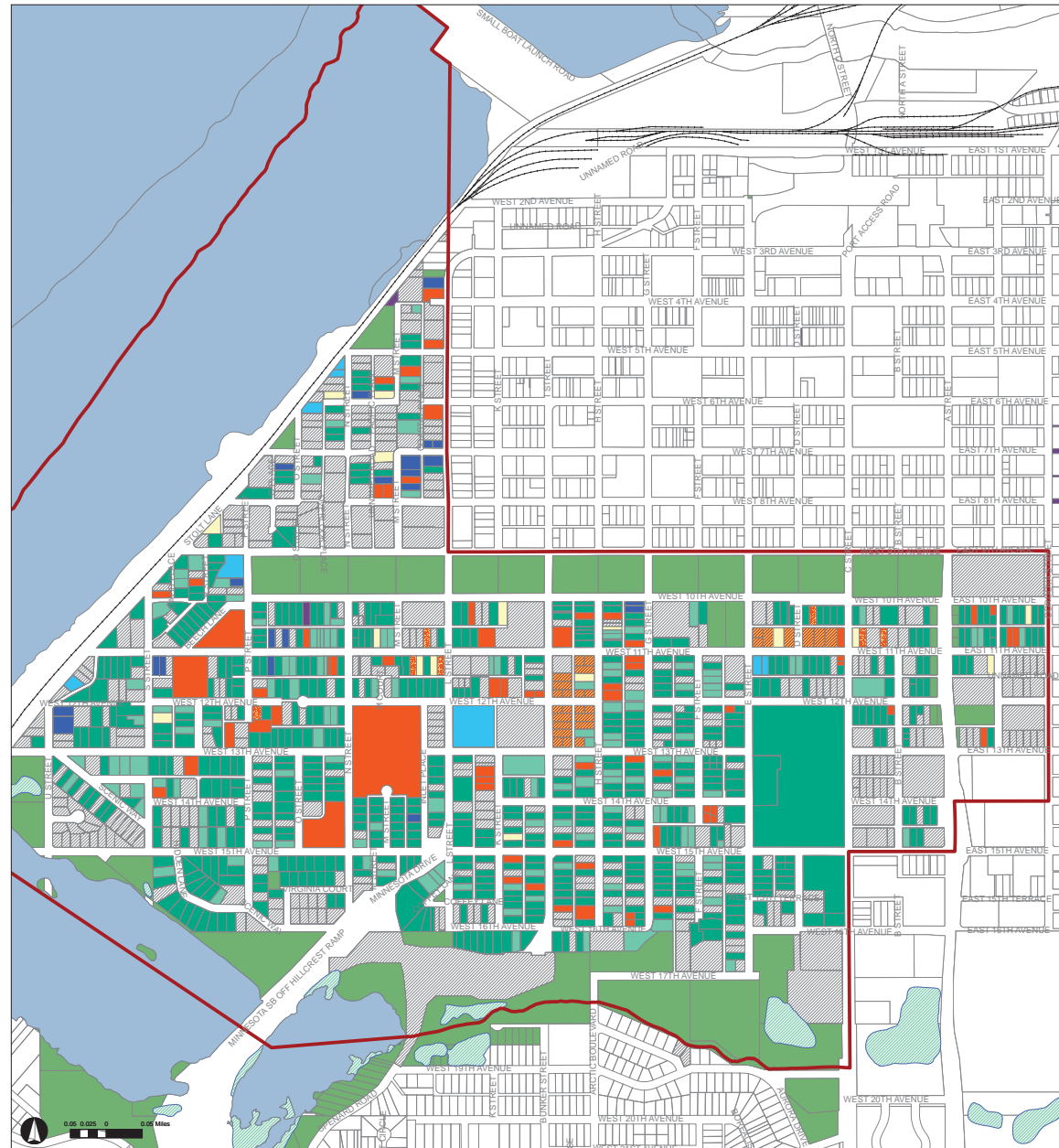
SOUTH ADDITION SURVEY RESULTS LEGEND

SOUTH ADDITION INTENSIVE-LEVEL SURVEY RESULTS: ELIGIBLE PROPERTIES

-  Individually NRHP Eligible (66)
-  NRHP District Contributor: CAA Housing (28)
-  NRHP District Contributor: Northwest Airlines Housing (7)
-  Not Eligible (17)
-  Potential Historic District

SOUTH ADDITION RECONNAISSANCE SURVEY METHODOLOGY: ELIMINATED PROPERTIES

-  Previously Listed in National Register (NRHP)
-  Previously Listed in "Patterns of the Past"
-  Previously Listed in AHRS
-  Eliminated (Context/Theme)
-  Eliminated (Integrity)
-  Age Ineligible (according to Muni Assessor's data)
-  Community Council Boundary
-  Wetlands
-  Municipal Parks
-  Military (JBER)



South Addition Intensive-Level Survey (2011-2012)**

The *South Addition Historic Context Statement and Intensive-Level Survey* were sponsored by the Municipality of Anchorage to provide a greater understanding of the history of the neighborhood. The *Historic Context Statement* was written by Page & Turnbull, and served as the foundation for the *South Addition Intensive-Level Survey*, which was conducted by Braunstein Geological & Environmental Services (BGES). This historic context statement and survey project was funded by the Federal Highway Administration as part of the Knik Arm Crossing Project Programmatic Agreement (dated December 29, 2008) that was executed pursuant to Section 106 of the National Historic Preservation Act of 1966. A Memorandum of Understanding implementing the Programmatic Agreement was prepared on January 14, 2010, to further outline the required scope of this project.

The *South Addition Historic Context Statement* (final report June 2012) presents the history of the South Addition Survey Area's built environment from prehistory to the present in order to support and guide identification and evaluation of historic properties throughout the neighborhood, as well as to inform future planning decisions. The document identifies important periods, events, themes, and patterns of development, and also provides a framework for evaluating individual historic properties and potential districts for the National Register of Historic Places. Historic property types associated with these periods and themes are also identified and described in the historic context statement, with significance and integrity considerations are included for each. The context statement does not provide eligibility recommendations for specific properties; this information was included in the *South Addition Intensive-Level Survey Report*.

** Additional detail about the methodology used for the South Addition Intensive-Level Survey and a complete list of the survey results are included under separate cover in the Consolidated Historic Resources Inventory Survey Report.

The survey was conducted using a phased approach, whereby a reconnaissance survey documented images and vital details for 890 age-eligible (properties (built in 1966 or earlier). Those properties that had already been previously documented, or that did not retain sufficient integrity, or that did not fit within important contexts and themes identified in the *Historic Context Statement* were eliminated.

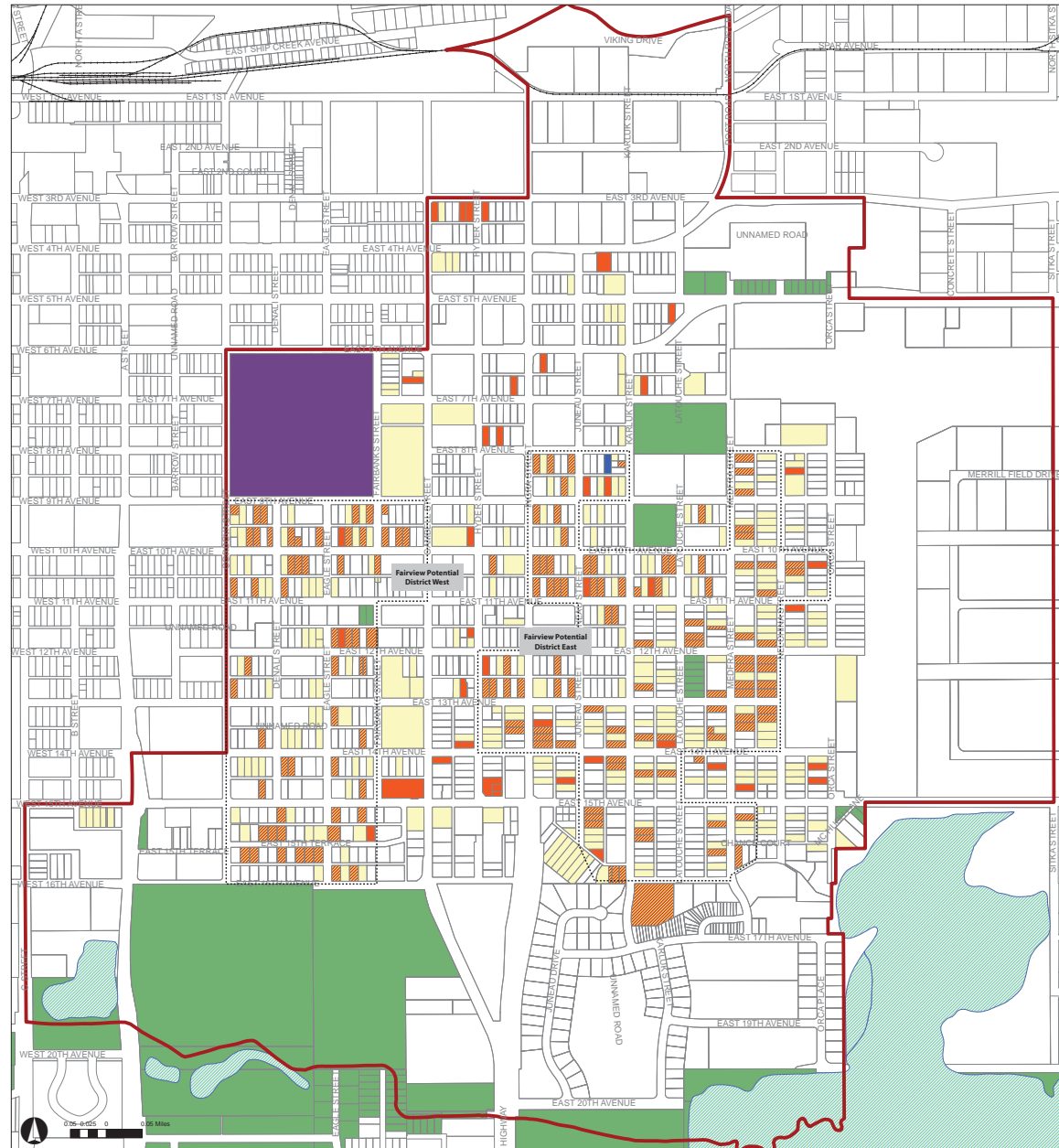
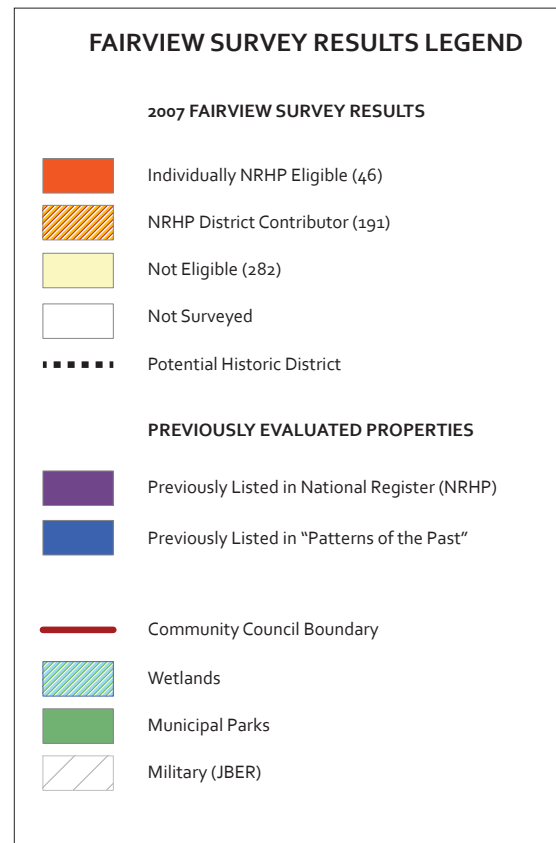
The remaining 120 properties that appeared potentially eligible for the National Register of Historic Places, either individually or as part of a historic district, were subject to intensive-level survey. Architectural descriptions, significance statements, and photographs were recorded in an Access database that was used to generate Alaska Historic Resources Survey (AHRS) cards. Of the 120 intensively surveyed properties, 66 were found to be individually significant and 35 were found to be contributors to one of several potential historic districts.

Please note that this description and map simply summarizes the results of the 2012 South Addition Survey. The HPP did not reevaluate or otherwise verify the eligibility of properties identified in the South Addition Survey.



Fairview Survey Results (2007)

The Fairview Historical Building Survey included identifying and documenting all buildings constructed in or before 1962. Eligibility for listing in the National Register of Historic Places was based on Criterion C (Design/Construction) and the level of apparent historic integrity.



Fairview Historical Building Survey (2007-2008)**

Braunstein Geological & Environmental Services (BGES) was contracted by the Municipality of Anchorage to conduct a historic building survey of the Fairview neighborhood in 2007. Work under this contract included the following tasks: researching the history of Fairview; identifying all buildings that were constructed in or before 1962 (over 45 years of age); photographing and writing an architectural description for these properties; preparing Alaska Historic Resources Survey (AHRs) cards for the surveyed properties; creating a photographic log; and identifying potentially significant individual resources and historic districts. The survey methodology, historic context, significance findings, and property information cards are compiled in *Fairview Neighborhood Historical Building Survey* (March 2008).

There were 519 age-eligible properties in the Fairview neighborhood that were surveyed and documented. This number included 467 residential and 52 commercial buildings.

Eligibility for listing in the National Register of Historic Places was based on Criterion C (architecture) and the level of apparent historic integrity. Of the 519 surveyed properties, 46 were found to be individually significant and 191 were found to be significant within a historic district.

Please note that this description and map simply summarizes the results of the 2007 Fairview Survey. The HPP did not reevaluate or otherwise verify the eligibility of properties identified in the Fairview Survey.

** Additional detail about the methodology used for the Fairview Neighborhood Historical Building Survey and a complete list of the survey results are included under separate cover in the Consolidated Historic Resources Inventory Survey Report.