CAP GENERAL CONSERVATION ASSESSMENT REPORT

OSCAR ANDERSON HOUSE MUSEUM
ANCHORAGE, ALASKA
September 2019

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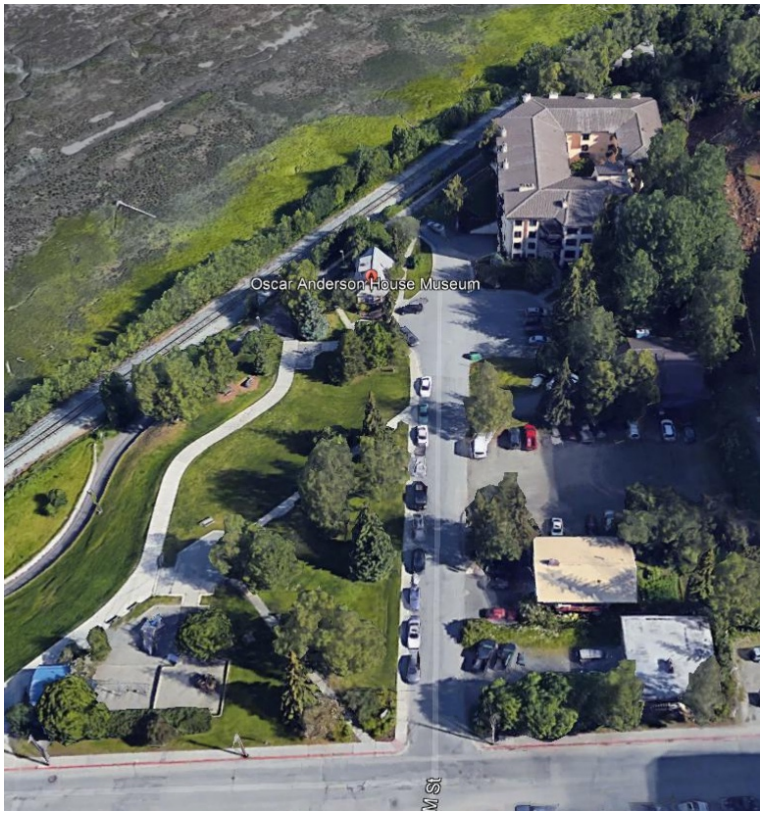
EXECUTIVE SUMMARY

Property Name:	Oscar Anderson House (1915)
Property Address:	420 M Street (north of Elderberry Park)
City, State, Zip:	Anchorage, Alaska 99501
Zoning:	R-3 – Mixed Residential District
Date of Listing in National Register:	June 13, 1978
State of Alaska Historical Survey Register:	#ANC-098



Aerial View of Oscar Anderson House, north of Elderberry Park (Google Earth, 2018)

The Oscar Anderson House Museum (OAHM) is one of the oldest homes in Anchorage and the only house museum in the city. The house was donated to the Municipality of Anchorage in 1976 by Elizabeth Anderson, the widow of early Anchorage businessman Oscar Anderson. The house was restored between 1978 and 1982 and is currently operated through a partnership with the Alaska Association for Historic Preservation, the institution requesting this CAP conservation assessment. The house is open for tours during the summer, and on special occasions.

The house is a National Register of Historic Places property, listed on the NTHP website, and is associated with a significant person in the history of early Anchorage. It is also a local landmark representative of the cultural history of Swedish immigrants to the community.

The CAP assessment goals of the Oscar Anderson House Museum are:

- To develop a long-range preservation and conservation plan for the collection
- To improve the care of the collection.
- To increase staff and board awareness of the collection conservation concerns
- To improve the preservation of the building
- To improve the environmental conditions
- To improve the storage conditions

Summary Recommendations

Building

The Oscar Anderson House Museum needs appropriate repairs and maintenance procedures for a building of its historic age, condition, use and climatic exposure. Its structure remained intact after a 7.1 earthquake in late November 2018, with limited cracking of finishes. Nevertheless, its last major exterior and interior renovation work was performed from 1976-1982, after its move to the present site.

The highest priorities for building improvements are:

- Repairs to the exterior: reroofing with wood shingles over new substrates; repairs to historic windows; repainting of the wood siding and trim in historic colors.
- Improvements to site drainage to direct uphill groundwater around the building, and removal of the open sump in the building's basement.
- Interior window treatments, to prevent ultraviolet damage to interior finishes, including blinds and proper installation of exterior storm sashes.
- Interior finish repairs to wallpaper, carpets, painted walls and floors, as well as appropriate upgrades to door finishes and hardware. Additional attic insulation.
- Landscaping revisions: cut back or remove overgrown plantings; reassess impact of new planter beds and stairs at front of building; repair deteriorated concrete sidewalks and metal railings adjacent to building.

Collections

The museum collection appears to be in generally good to fair condition overall, with the exception of minor areas of carpet fading due to excessive light exposure, and an active insect infestation. The assessor did identify some areas that could result in damage to the collection. The highest priority areas include:

- Lack of an integrated pest management plan that can adequately address insect infestations
- Lack of implementation of a formalized accession and deaccession policy
- Lack of a detailed and up-to-date collection catalogue with object description, photographs, and locations.

Other high priority recommendations include the development of an earthquake -preparedness plan for staff and collections, development of a cleaning and maintenance plan for the collection, strategic placement of blunder pest traps around the museum to properly monitor for museum pests, and development of an employee training program for collection care and handling.

INTRODUCTION

Purpose

This report was prepared for the Oscar Anderson Historic House Museum (OAHM) with the support of the Collections Assessment for Preservation (CAP) program of the American Institute for Conservation (AIC). The CAP program provides small and mid-sized museums with partial funding towards a general conservation assessment. The assessment is a study of all of the institution's collections, buildings, and building systems, as well as its policies and procedures relating to collections care. Participants who complete the program receive the following assessment report with prioritized recommendations to improve collections care. A CAP assessment is often a first step for small institutions that wish to improve the condition of their collections and museum building. The goal of this assessment is to aid the OAHM in the development of a long-range preservation and conservation plan for the building and its collection and to increase staff and board awareness of the conservation concerns

This study can assist the museum in their maintenance and operation plans for future years and enable careful planning of exterior & interior improvements. Inappropriate treatments will only increase the deterioration of this valuable historic property and decrease its importance as an early Anchorage historical resource. It has been 37 years since its last major renovation, and its exterior needs major repairs to extend the building's lifespan With appropriate improvements to the museum's exterior and interior features, it can be used as a living example of good historic stewardship for residential historic property owners in Anchorage, Alaska.

Method

The two assessors first reviewed the application prepared by the Alaska Association for Historic Preservation (AAHP) for a CAP condition assessment of the OAHM. Included in the application was a site questionnaire answering basic questions about the historic house museum's organization, operation, and condition. This work was accomplished in mid-July, 2019.

A pre-visit AAHP/CAP grant phone call was set up by the two assessors, Sarah Giffin & Janet Matheson, with AAHP staff members Amber Sawyer, Office Administrator, and Rachel Baker, Museum Manager, for July 25, 2019. Coordination of the site visits, current concerns of the association, and contacts for meetings were discussed. The summer tour season was also reviewed.

A two-day site visit was made by Sarah Giffin & Janet Matheson on July 29-30, 2019. Tasks accomplished were as follows:

- July 29
    - 9:30 am – Met with Rachel Baker and conducted a tour of the house museum.
    - 10:00 am - 12:00 pm –Met on site with Kristine Bunnell, Municipality of Anchorage (MOA) Historic Preservation Officer, & Tiffany Briggs MOA Property Management

Officer, Real Estate Department. MOA's role in maintaining the house museum was discussed in depth, as well as the house's history: its original location, renovation, and subsequent operations and maintenance.

- 2:00 pm – 5:00 pm – Met with former Museum Manager Angela Demma, and former House Manager Mary Flaherty. An audio recording was made of the discussion of the house's history, problems, and details on the collections.

- July 30
  - 9:00 am – 2:00 pm- Resumed inspection of house museum interiors by both assessors.
  - 2:00 pm - 3:30 pm- Met with former AAHP Administrator and Docent Allegra Hamer. Discussed the operation of the house museum, as well as AAHP concerns.
  - 4:15 pm – Phone call for post-survey exit interview with former AAHP President Anne Pollnow, whose office is located in Sitka, Alaska. Summarized the meetings and observations during the site visit. UV radiation and pest control were discussed as issues needing attention. Grants to support work on the collections were also discussed

Assessors

JANET MATHESON, Historical Architect

Janet Matheson, AIA, is a historical architect registered to practice in the states of Alaska & Hawaii. She has performed historic resource surveys in Seattle, Fairbanks, Ketchikan, Haines, & Juneau, and is the author of three publications on Alaskan historic buildings. She has performed numerous condition assessments of historic structures, historic restoration designs, including work on two historic house museums in Fairbanks, Alaska, and has presented historic preservation seminars across Alaska to architects and historians.

Janet Matheson Architect is a professional architectural firm located in Fairbanks, Alaska, specializing in historic preservation projects since 1978. Historic preservation projects completed include stabilization and restoration of significant historical buildings and structures, for both private and public sector clients, and preparation of nominations to the National Register of Historic Places and State of Alaska Heritage Resources Survey (AHRS).

SARAH GIFFIN, Associate Objects Conservator

Sarah Giffin is an objects conservator and Professional Associate of the American Institute for Conservation (AIC). Sarah is an AIC approved CAP collections assessor and has performed CAP assessments for the March Field Air Museum in Lake Perris, CA, the Ya'i Heki' Regional Indian Museum in Lake Perris, CA, the Lanterman House in La Cañada-Flintridge, CA, the Pioneer Air Museum in Fairbanks, AK, and the San Diego Air and Space Museum in San Diego, CA.

RLA Conservation, Inc. provides professional services for the preservation and conservation of museum collections, public monuments, and historic buildings. Working both on site and in studio facilities located in Miami, FL, Los Angeles, CA, and San Jose, CA, the firm specializes in the integrated care of art collections through preservation planning, collections care consultation, condition surveys, and hands-on conservation treatments. The staff at both studios includes professionally trained objects conservators as well as conservation technicians with decades of combined experience in the field of art and architectural preservation. RLA follows the Code of Ethics and Guidelines for Practice of the American Institute for Conservation, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and other applicable international charters.

Acknowledgements

Thanks are due to the Municipality of Anchorage representatives, and the Alaska Association for Historic Preservation staff and board members, for their cooperation and insights offered during the site visits and reviews of the project. The information provided by former docents was invaluable in determining how the Oscar Anderson House has evolved over its 19 years of operation as Anchorage's only house museum.

ADMINISTRATION

Organization

The OAHM provides a historic interpretation for visitors of the early days of western, non-native settlement in Anchorage. As one of the oldest residential buildings in the city, the house not only serves as a representation of historic architecture in Alaska, but also houses a collection that documents the lifestyle of average people living in pre-statehood Alaska. The Museum is set up as if the Anderson family were still living in the house, and the exhibit acts as an interactive space where visitors can move through the house much in the same way that residents would

The owner of the OAHM and its collections is the Municipality of Anchorage (MOA), which also owns and manages the Anchorage Museum. The Alaska Association for Historic Preservation (AAHP), which manages the Oscar Anderson House museum, has its offices in the non-historic lower level (a daylight basement), beneath the historic house museum.

AAHP is a non-profit 501c3 organization that was formed in 1981 and is dedicated to the preservation of Alaska's prehistoric and historic resources. It monitors historic preservation legislation, publishes a quarterly newsletter, sponsors workshops, has an annual 10 Most Endangered Historic Properties preservation grant and awards program, and runs an active historic preservation easement program. AAHP assists other non-profit historic preservation organizations with financial reporting and other services required for grants. Currently, these services are provided to: Friends of Nike Site Summit, NN Cannery History Project, and the Iditarod Historic Trail Alliance.

The AAHP's responsibility for the Oscar Anderson House includes the recruitment of docents, the setting up of summer house tours, and the annual Swedish Christmas celebration. The AAHP is also involved in the maintenance of the museum interiors and collections, as well as fundraising for the museum's operation from AAHP membership dues, specific donations, and special events.

At the time of the assessment, the AAHP board was headed by the acting president, Anne Pollnow. However, since the assessment, the structure of the AAHP board of directors has changed significantly and is currently headed by Patricia Neal.

AAHP only employs two part-time staff members: Rachel Baker, Museum Manager, and Amber Sawyer, Office Administrator. At the time of the assessment, Ms. Baker had only been working as the acting Museum Manager for a few weeks following the resignation of the previous Museum Manager, Angela Demma. Ms. Baker holds a multi-faceted roll in the museum which includes museum management, docent and tour guide, museum cashier, and collection registrar. As a docent and tour guide, Ms. Baker provides information to visitors about the lives of the Anderson family and the lifestyle of early Anchorage residents.

Operations

Details of the OAHM's 2018 operating budget were provided to the collections assessor. According to the CAP questionnaire provided to the assessors, the annual operating budget is $ 24,733, though this also includes the yearly budget for the AAHP. The OAHM alone had a 2018 operating budget of $ 4,106.19, of which $ 3,407.00 (83%) was spent on a single staff salary payroll expenses. Additional expenses incurred by membership payments, tour expenses, and office supplies amounted to $ 696.29. In 2018, the OAHM made $ 2,670.97 in income from admissions fees and Swedish Christmas and $120.00 in donations. The Museum spent $ 1,435.22 more than it took in as income in 2018.

The Municipality of Anchorage also provides funding for repairs to the building structure. Most collection care materials and equipment appear to be provided via donation to the Museum. There is no collection-specific budget allocation. A fund had been created by one of the Anderson children in 2006 with the stipulation that it could be used only for interior house repairs. This fund was partly used to pay for the restoration of the wallpaper inside of the house.

Fundraising for the Museum is undertaken by the AAHP through two major fundraising events during the year. One of the largest events is Swedish Christmas, where the Museum is opened to visitors during the winter and Christmas decorations are installed. Due to the 7.1 earthquake on November 30, 2018, the house was not opened for Swedish Christmas. A replacement fundraising event has not yet been organized to make up funds.

Mission Statement

While the Oscar Anderson House Museum does not have a site-specific mission statement, the OAHM is operated under the auspices of the Alaska Association for Historic Preservation (AAHP), an entity that is dedicated to the preservation of Alaska's prehistoric and historic resources through education, promotion, and advocacy. Preservation of the built environment provides a vital link and visible reminder of the past, emphasizing the continuity and diversity of Alaska's historical resources.

Use

The Museum is open to the public from 12:00 pm – 4:00 pm, Tuesday through Saturday. The museum is only open during the summer months of June 1 through August 31, although in 2019 the Museum will be open through September as well. Visitors must be on a guided tour with an OAHM docent to walk through the collection. Alaska residents, AAHP members, Blue Star Museum Program members, and Museums Alaska members are given free entry, while all other adult visitors must pay $10 while children and seniors pay $5.

Collections Care

As previously noted, the Museum only has one part-time member of staff who manages the museum collection. In addition to managing the collection, Ms. Baker must also provide docent-led tours of the museum. Ms. Baker spends most of her time in the museum providing tours and keeping watch over the collection during operating hours. She only works as the Museum Manager during the museum's three (3) months of operation. During the remaining nine (9) months when the museum is closed, the only person working at the site is the AAHP Office Administrator, Amber Sawyer. Ms. Baker has some prior experience working in museums, but the OAHM is her first time in a museum managerial position.

At the time of the assessment there was no formal conservation plan for the Museum collection. The Museum is typically cleaned during the spring prior to the year's operating months. In March 2019, a conservator from the Anchorage Museum, Sarah Owens, was asked to come to the museum to assess the condition of the textiles and provide recommendations for collection cleaning. One of the reasons for the CAP survey to be performed is due to the recognition that the OAHM lacks a formalized collection care plan.

The OAHM does not have any written documents of emergency plans or any written instructions on proper object handling and safety procedures for object security. There is also no formally adopted written collections management policy. As a result, the Museum has accessioned items into the collection that are not consistent with the Museum's intended interpretation date. There is also a large, damaged rug that has been removed but without an implemented formal deaccession plan it cannot be removed from the house. The need for an emergency preparedness plan is underlined by the very frequent seismic activity in the area from both earthquakes and volcanoes.

The OAHM collection is composed of 802 inventoried objects of which approximately 95% are on display. All of the objects on display are intended for permanent exhibition. Those that are not on display are held in storage in plastic tubs in closets and in the house's cabinetry. The collection had been inventoried more than a decade ago for an insurance appraisal of the collection for the MOA. These records only exist in paper form. Some of the records are duplicates. A digital photographic inventory of the collection was attempted by former docent Allegra Hamer and a volunteer and is currently stored at the MOA; however, the inventory was not completed. An excel dataset of each object was completed by the Municipality in the past with the intention of inserting the photographs into each form.

The Museum does not loan out any of its collection nor does it take in any loans. Formal condition reports of the individual objects in the collection have not been performed. There does not appear to be any formal documentation following damage incidents.

Pest Management

The Museum has no defined Integrated Preventive Pest Management (IPPM) plan in place. Poison traps to control a mouse infestation have been strategically placed around the museum near windows and

doors. A pest control company was employed by the Municipality to address the rodent infestation. Rodent droppings were observed in the house during the March 2019 deep cleaning, and further rodent activity has not been observed since.

It was observed during the assessment that the museum may have an active larder beetle infestation in the wool rugs in the living room. Multiple larder beetle carcasses were found along the edges of the wool living room rug below the south facing windows. It is possible that the beetles have been living in the carpet pads underneath the rugs and have been feeding off of the rug pile. It was noted by visiting former docent Mary Flaherty that previous vacuuming attempts had resulted in pile loss. This suggests that the larder beetles may have eaten the bottom of the carpet pile, leading to pile detachment.

Placement of a rodent poison trap in the northwest corner of the arctic entry.

Placement of a rodent poison trap underneath the countertop in the southeast corner of the kitchen.

Dead insect carcasses around the south edge of the rug in the in living room.

Detail view of the insect carcass identified as a larder beetle.

Security

The Museum has two coded alarm systems set up through Guardian: one for the Museum proper located near the front door, and one for the office space in the basement located near the back entry. The alarm systems are not connected and have separate security codes for entry. During non-operational hours, the building is secured via lock and key as well as the timed alarm system. If the alarm is tripped, Guardian contacts the Municipality via phone call. Following alert of the Municipality, the AAHP Administrator, Ms. Sawyer is contacted. The alarm in the Museum appears to be faulty and may need to be replaced. The Museum Manager, the AAHP Administrator, the MOA Real Estate Manager Tiffany Briggs, the maintenance crew, and the security company have copies of the keys. While no collection objects have been stolen, there was an issue in the past where money was stolen from the AAHP office by an undisclosed individual.

The Museum does have a fire alarm system in place, consisting of surface-mounted smoke detectors, though it was unknown at the time of the assessment what the call out order was if there were a fire. There are no fire abatement methods installed in the Museum space (e.g. sprinklers). Fires are not a significant threat in the area, unless due to a gas main break during a seismic event.

The fire and earthquake emergency plan is a Municipality-wide plan that applies to all properties held by the Municipality. During a seismic or fire event, all occupants are to leave the building immediately. There is no plan for object evacuation as human safety takes priority. It was noted during the assessment that most of the objects on display are not properly secured to prevent damage during an earthquake. Some of the displayed objects are held in place using a safety wax-like substance that has turned black with age. At the time of the assessment there were multiple objects stored in two plastic tubs that had been damaged during the November 2018 earthquake.

Decorative glass vessel in the dining room built-in cabinetry with darkened safety wax.

Decorative glass pastry stand in the dining room built-in cabinetry with darkened safety wax.

BUILDING ASSESSMENT

Physical Description of the Property

Front View from the south (July, 2019)

The Oscar Anderson House is a 20’ wide by 40’ long 1-1/2 story wood frame house, built in the bungaloid style in 1915 in Anchorage, Alaska. It was originally located on Block 32, at the edge of the bluff overlooking the ocean. It was moved to a site on Block 33, downhill 60’ from the original site, in the summer of 1976. Oscar Anderson supervised the building of his house, known as the first residence to be completed after the Anchorage townsite was platted in 1915. His contractor was Hans Walby, according to the Cook Inlet Pioneer newspaper, Dec. 11, 1915 edition. His carpenters were Aron Wicklund and Stucco Johnson (Information from Michael E. Carberry, “Patterns of the Past,” p.13).

Front Oblique View from SE
(December, 2018)

Rear Oblique view from NW
(December, 2018)

The house has a steep gable roof, covered with wood shingles, west shed dormer, and hipped roof dormers at the front and rear, sheltering open porches with square porch columns. There are three Craftsman-style angle brackets supporting the front and rear roof overhangs. Sculpted front and rear roof eave trim boards are another feature. The roof purlin ends or "tails" are exposed on all four sides of the house. The exterior is finished with painted horizontal board siding, and its windows and doors have wide butt joint wood trim.

A new masonry and frame daylight basement was built under the original house in the summer of 1976, at its new site. Renovations were made to the house from drawings prepared by architect Sam Combs AIA dated September 1,1980 (see Appendix 1 for floor plans). The renovated house was opened to the public as a historic house museum in 1982. The main floor of the house has a front foyer, stairs to the upper level, living room, dining room, kitchen, pantry (storage closet), and a back entry. The upper floor has a central bedroom area where the parents slept, and bedrooms on the north and south for the family's three children (one girl, Ruth, and two boys, Maurice and Vincent). In addition to original built-in cabinetry in the dining room, wood millwork, fixtures and furniture, including the family's player piano, there are furnishings of the period donated by early Anchorage residents. Original finishes installed over the life of the building by the Andersons remain throughout the interior rooms.

The paint colors of the house have remained unchanged since its move to the present location. It is an Anchorage historical landmark, open to tours every summer to residents and visitors alike, at the north end of Elderberry Park, adjacent to the Coastal Walking Trail, and Alaska Railroad right-of-way.

View of west dormer (July, 2018)

Exterior Climate

Anchorage has a maritime continental subarctic climate, with short cool summers. It is located at latitude 61.169 degrees N., and longitude -150.028 degrees W. Due to its location on the southern coast of Alaska, its weather is tempered by proximity to the ocean, but storms from the Gulf of Alaska are common. Rainfall in the summer is highest in August & September, and averages 115 days per year; snowfall in the winter averages 74 inches per year. Summers have long days, and winters very short days. The Anchorage area has an average 100 day frost-free growing season. Relative humidity averages 71% yearly.

Prevailing winds are from the north, off the Chugach mountains, or from the south-southeast, off the ocean. Average wind speeds are moderate.

Anchorage is located on a coastal bluff, 114 feet above sea level. The site of the Oscar Anderson House is slightly above sea level, between Alaska Railroad tracks on the west running adjacent to the beach, and the multi-user Coastal Trail, and the hillside to the east, downhill from the original commercial townsite. The house was originally located 60 feet east, from the top of the hillside to the bottom.

Anchorage's location is north of active volcanoes in the Cook inlet, Mt. Spurr and Mt. Redoubt, which can produce airborne ash, an air pollution problem for nearby cities, an operational issue for aircraft, and a cleanup issue for the population. Anchorage is also in the highest seismic earthquake zone, experiencing frequent tremors, and landslides along coastal locations.

BUILDING RECOMMENDATIONS AND PRIORITIES

Priorities are listed from high to low, with Priority 1 indicating the top priority need for the building that should be done as soon as possible to prevent major damage.

1. PRIORITY 1 (Weatherization) - Repairs to the Exterior Envelope: Major repairs to the building's exterior finishes, particularly the roof shingles, window assemblies and doors, are needed at this time. There are established roof leaks, which must be identified and repaired as part of this work. Storm panes need to be installed seasonally on all exterior windows. The exterior siding and trim need repainting. Note: with high ultraviolet levels in the summer, repainting should be done every 2-5 years. Reassess attic insulation; restore and supplement where needed.

2. PRIORITY 2 (Sitework) -Site Drainage Reconstruction: The building's location on a hillside, and recent landscaping work, have resulted in drainage problems and flooding of the building's basement. Proper drainage needs to be designed and implemented to prevent further damage to foundations and finishes, including removal of the existing open sump inside the basement. This should be accomplished with the upcoming M Street road improvements project, which will occur east and uphill of the building.

3. PRIORITY 3 (Interior Improvements)- Interior Window Treatments: New window blinds are required to prevent current ultraviolet damage to interior finishes. They need to be historical replicas of the original units. Ultraviolet (UV) films should also be installed on windows to prevent fading or deterioration of collection items. Storm windows (many existing and on-site) should be installed every winter on ventilating windows for energy conservation and protection from moisture.

4. PRIORITY 4 (Interior Improvements)- Interior Finishes Repairs: wallpaper repairs, carpet replacements with historical replicas, repainting of interior walls, wood floor renailing & refinishing, and refinishing and weatherstripping of doors all need to be completed. Also consider installation of door hardware appropriate to the period of historical significance, replacing the current mixture of period and new hardware. Original millwork features should be retained and preserved.

5. PRIORITY 5 (Landscaping Modifications) - Landscaping Revisions: Landscaped areas outside the museum need to be assessed for historicity, condition, and development. Extensive pruning, trimming, thinning, & identification of plants & trees are needed, and current volunteer and MOA Park maintenance work are not adequate to meet these needs. The new planter beds in front of the house are out of scale with the small house; together with the front entrance walk, constructed right up to the house's foundation walls, they are too large in scale, and although attractive when planted for the summer, are adding to drainage issues around the house. Concrete sidewalks to the east and north are not in good repair, especially on the north side, leading down to the basement, present safety issues, and do not conform to life safety code requirements.

Building Concerns:

- PRIORITY 1 (Weatherization) - Roof leaks: Inspection of attic and cubby areas on the second floor of the museum show moisture staining and rot from water leaks. The existing wood shingles, replaced in the 1990s, are deteriorated, some are missing or rotted, and others covered with mold or moss. At one time, they were painted (paint remnants still remaining on some shingles) which is not appropriate for wood shingles, which can weather without an additional (non-historic) finish on top.

  Below the roof, water-stained areas in the attic and cubbies (enclosed storage areas under the roof, off the bedrooms) should be thoroughly cleaned. Additional insulation should be considered if these areas are to be used, as well in the main attic, where only 4" was installed above the flat portions of the second floor ceilings. Reassess attic ventilation with existing wall vents and eave construction.

  Reroofing with new wood shingles over a mesh ventilation layer, then over a moisture barrier (ice & water shield) installed over the existing 1x8 roof boards and 2x4 rafters, with new flashings at chimney penetrations and at eaves, should provide a long-term dry solution. Special care should be taken on the edges and penetrations on the north and west roofs, which receive saltwater driven rain from the nearby ocean. Additional flashings may be required, especially at existing chimneys and vents. The shingles should be cleaned regularly, to remove moss or salt buildup, accumulated leaves from adjacent trees, and general detritus.

  There are roof gutters and a downspout at the north porch, to direct rainwater away from the building.

- PRIORITIES 1,3 (Weatherization) - Window condensation/leaks: The exterior windows are typically multi-lite single pane wood windows, double hung on the main floor and north bedroom windows, and casement sash on the west dormer and south bedroom windows. While the main floor windows on the west and north walls are currently covered with exterior storm panes all year, the south living room windows and 2nd floor windows are often opened in the summer to provide ventilation during tours; their storm panes are stored in the building in adjacent rooms. We recommend that the exterior windows be repaired and appropriate weatherstripping be installed to eliminate water leaks. All double hung or casement windows should be restored to operating condition, with their original hardware or replicas. The storm panes should be installed every fall and removed in the spring to allow ventilation as required. Screen inserts should be considered to prevent insect entry.

- PRIORITY 2 (Sitework) - Basement flooding/wet basement: There have been repeated floods of the basement level, resulting in wet carpets and the possibility of mold growth. There is an open sump in the southwest corner of the basement conference room, which contributes to high humidity levels in the basement.

The hydrology of the hillside on which the building was placed included several original springs, and high groundwater levels. When the basement masonry foundation was constructed, no perimeter underground drains appear to have been installed to direct water around the foundation and downhill. (*No construction drawings for the foundation or basement level, renovations of the building when placed on the new site were provided by the Owner or Institution, for reference, except renovation floor plans*.) We recommend that the lack of underground perimeter drainage uphill of the house be addressed by the MOA in the planning and design of L Street Improvements, now scheduled for the summer of 2021, and that a permanent solution be found for removal of the open sump.

- PRIORITY 3 (Interior Improvements) – Interior Window Treatments: Although the windows are shaded with paper roller blinds and provided with decorative period-style curtains, considerable water leaks have damaged the paint and wood on the windows, open gaps exist at the operating windows, and there is noticeable fading of interior wallpapers. UV films should be installed on the south and west (and upper north) windows to reduce fading from the long summer days.

- PRIORITY 4 (Interior Improvements) – Interior Finishes Repairs:
  - Carpets: deaccession & remove beetle-infested dining room carpet. Remove other similarly infested carpet pads.
  - Wallpaper: provide interpretation for wallpaper sample panels (now wall mounted under plastic). Research replicas for faded panels.
  - Wood flooring: renail and refinish peeling painted upstairs floorboards.
  - Attic insulation: upstairs bedrooms: remove and replace damaged insulation in storage cubbies.
  - Artwork: remove painting from central bedroom area and store until future location can be determined.

- PRIORITY 4 (Interior Improvements) – Door Hardware: Interior doors are typically 5 panel wood units with glass knobs in keyed escutcheon plates.
  - check date of installation of non-historic exterior door hardware and coordinate replacement with hardware similar to existing historic items; match finish if style not available.
  - replace non-historic interior door hardware with items matching existing historic hardware.

- PRIORITY 4 (Interior Improvements) – Other Items:
  - Kitchen: reinstall stove vent at correct previous location on side of chimney chase (SW corner kitchen).
  - Kitchen: reinstall wall vent – north kitchen wall.
  - Living Room: replace missing electrical receptacle plate, south wall living room.

- North Entry, dining room, bathroom, living room, basement conference room: repair cracks in beadboard wall finish and gypsum board from 2018 earthquake.
- Bathroom: repair loose faucet handle on sink. Return toiletries to original locations.
- Living Room: move piano away from wall and clean below it. Repair pin board; restore to operating condition.
- All Rooms: clean water stains and peeling floor finish at historic registers, and refinish floors. There are holes in the wood floors upstairs at former radiator locations; these can remain, but clear covers or matching wood plugs are recommended.
- Basement Office: adjust alignment of north basement exterior door; install new weatherstrip and threshold to improve energy efficiency.
- Basement Flooring: The existing carpet has been repeatedly flooded. In needs professional cleaning and an assessment and plan for replacement
- Miscellaneous earthquake repairs still need to be completed: inspect north porch column supports for repairs; seal beadboard and gypsum board cracks in interior wall finishes; inspect exterior chimneys and vents for weathertightness and proper operation.

- PRIORITY 5 (Sitework) - Site Landscaping: The existing trees and perennial shrubs planted around the building are overgrown, too close to the building, and need regular trimming and shaping. Trees or large shrubs located within six feet of the foundations should be removed or relocated, as their root systems will damage the foundation. There is considerable vegetative litter and debris, with areas of mold and mildew. A professional landscape architect or horticulturist should be consulted on appropriate plant materials for the site and where they should be planted, and an annual maintenance plan continued. Volunteers with professional supervision could be recruited for this work, to lower MOA maintenance costs.

  Part of this work should be evaluation of erosion downhill of L Street, with measures taken to stabilize this condition. The impact of the non-historic planting beds and stairs in front of the house on site drainage needs to be reassessed. The wood stairs constructed next to the planters provide access down the hill to the park, but could be relocated farther from the historic house.

  The concrete sidewalk east of the house, leading down from the north at a steep slope towards the basement door, is badly deteriorated, and should be replaced with a new sidewalk, with broom finish & curbs. If possible, provide 1:12 slope. There is an existing drain at the bottom of the sidewalk, just outside the basement entrance door, which becomes plugged up, and can flood the office floor inside. Alternative drainage from the walk should be provided. A railing system along the east and north sidewalks needs to be constructed to provide safe egress from the basement office; the existing single metal railing is not adequate for this purpose.

Pest Control

Clearing plantings away from the foundation and sealing all openings at grade will help reduce persistent pest control issues in the building, which include insects (ants, beetles), and rodents (mice), which were observed in the spring of 2019. Current pest control measures include installation of traps, and sprays inside the building by Pied Piper, a local pest control contractor. Food is only consumed on site in the basement AAHP kitchen; at this location, proper covered garbage cans need to be utilized, with prompt cleanup of food or waste materials. The existing refrigerator, though old and energy-inefficient, works, and needs to be plugged in to refrigerate food and drink. Food and drink at special events can be catered, with all garbage taken off-site afterwards. There is weekly garbage dumpster pickup by the MOA available on M Street; AHP has a large plastic dumpster available outside the north basement door for plant clippings.

Security

- Security Measures: The exterior doors to the building are residential grade, the east side door built by the MOA, and the front door installed in the restoration, with a variety of hardware styles and finishes. Screen doors are provided at both museum doors. The exterior doors are kept locked after business hours. Assigned keys, sign in/out logs, and a security alarm system protect the building, with keypad coded entry, and automatic signaling to Guardian Security, the MOA, and AAHP. A security panel is located in the main floor storage room of the museum. Keypads are located in the basement, and in the museum, next to entrance doors. The front door alarm was reported to need servicing or a new keypad. Note: the exterior porch lights are left on all the time; we recommend photocell controls be installed to reduce this unnecessary expense.
- Vandalism: Homeless persons were observed camping next to the building in the fall of 2018, and sleeping in the parking lot in 2019; this is a common problem in Elderberry Park and this neighborhood, and must be discouraged by removal of personal belongings and prompt reports of homeless persons sheltering near the house or in the park.

Emergency Preparedness

- Earthquakes: Anchorage had a 7.1 earthquake on November 30, 2018 at 8:29 am. The building was not occupied at that hour. The Oscar Anderson House had minor damage to interior finishes, with a number of collection items broken or displaced from walls; the basement entrance door was jammed shut, but can be worked open; it requires further repairs for proper operation. AAHP has curatorial supplies to repair/protect collection items from damage. MOA checked the building, inspected service lines and repaired loose fixtures/fittings. MOA has an active emergency preparedness plan in place for its buildings.
- Insurance: MOA is self-insured. AAHP has an additional insurance policy, with coverage for their office.

- Emergency Responders: Fire & police respond to emergencies when notified by the security system, security contractor, MOA or AAHP.
- Fire Protection: Smoke detectors are located on all levels. There are portable fire extinguishers, wall-mounted, inside the building, two in the AAHP office and one on the main floor of the museum. All were recently charged.

Climate Control and Environment:

- HVAC System: The house has a gas-fired furnace, located in the basement mechanical room (Weil-McLain Gold-GV #550-23-116(0602), which was installed July 6, 2011. There is hot water baseboard heating with glycol, and steam radiators in the museum. Original radiators are present in the north (back) entry, dining room, living room, (south) front entry, and in each of the upstairs bedrooms. There are floor registers between the main floor and second floor of the house, allowing heated air to rise inside the building. (No information was available from MOA Maintenance on temperature or humidity zones within the building, or on maintenance of the heating systems).
- Heat Recovery Ventilator System: There is a ducted heat recovery ventilator in the basement, vanEE Conservation Energy System Inc., Model 2000 (UL listed, made in Canada) located in the conference room. A vanEE humidistat is mounted on the conference room wall. No temperature or humidity tracking has been done since the 1980s-1990s in the house museum, according to AAHP. There is also a portable dehumidifier in the basement. Per Mary Flaherty, when outdoor temperatures rise above 40 degrees F., the humidifiers are turned on.

  The original heating system in the house was a clay fireplace, not a wood stove, according to Mary Flaherty; it was damaged in the 1964 earthquake. The existing brick fireplace in the living room was constructed later, and has been blocked off, with the damper closed, due to squirrel intrusions; it is not in use. A coal burning furnace was installed in the house by the late 1920s-1930s. The existing chimney enclosure in the kitchen (for the gas furnace in the basement) was installed during the restoration of the house, completed in 1982.
- Natural Ventilation: Windows in the living room and upstairs in the bedrooms are opened in the summer to provide ventilation during tours. Therefore, window restorations should reflect this need for natural ventilation in the summer months. No cross ventilation is available, except from the west dining room window to the east kitchen window.
- Lighting: The basement offices have fluorescent lights. In the house museum, there is natural daylight through the exterior windows, plus incandescent lights. The dining room ceiling fixture is original to the house.
- UV Filtration: There are no UV filters on the exterior windows, except in Ruth's Bedroom upstairs (facing north), where an acrylic insert on the window is functioning as a UV filter.

STRUCTURAL ASSESSMENT RECOMMENDATIONS

Immediate (To be done as soon as possible)

1. Roof: Assess sources of roofing leaks in attics. Seal from below where possible.
2. Windows: Examine existing windows and prepare restoration plan, including deployment of storm panes and UV films on glass.
3. Sitework: Provide detailed list of drainage issues and safety hazards to MOA for incorporation into scope of work for 2020 M Street Improvements project.

Short-term (To be done in the next year)

1. Roof: Replace existing roofing assembly with appropriate underlayments and wood shingles to match historic materials. Address roof drainage issues at eaves and adjacent to building.
2. Site Landscaping: Work with landscape professionals and MOA to plan overhanging or adjacent tree removal, shrub relocation, and periodic maintenance tasks to improve site drainage and infestations on the building exterior.
3. Windows: Begin window restoration work, starting with upper museum floor.
4. Interior Mechanical Work: Remove sump and pump when site drainage issues are resolved.

Mid-term (To be done in the next 2-3 years)

1. Exterior Finish: Repaint house exterior in historic colors.
2. Windows & Doors: Complete window restoration work on lower museum floor. Rehabilitate exterior doors.
3. Interior Improvements: Repair/refinish museum wood floors in winter season, after tours and events are finished.

Long-term (To be done in the next 3-5 years)

1. Continue Interior Improvements to interior finishes and collections items to maintain the high quality of the museum's contents.
2. Improve accessibility to the museum's two entrances (front and side), and to the AAHP offices in the basement.

COLLECTION ASSESSMENT

Collections and Their Housing

The Oscar Anderson House Museum is located at 420 M Street in downtown Anchorage, AK on the northern corner of Elderberry Park alongside the Cook Inlet. The Museum is within two miles of the Elmendorf Air Force Base to the northeast and the Ted Stevens Anchorage International Airport to the southwest. Highway 1 is also within a mile of the museum. Despite the close proximity of airports and highways, the relatively small population of the surrounds means that atmospheric pollution remains low in the area, except during occasional volcanic events and fires. The primary environmental damaging factor for the collection is environmental fluctuations. As stated above in "Exterior Environment", the area is subject to seasonal temperature extremes with average highs of 65ºF at the height of summer and average lows of 23ºF in the depths of winter. Additionally, the area experiences significant seismic events, both earthquake and volcanic, that can lead to large tremors and ash deposition.

The entire collection is displayed within the permanent Museum building that consists of a two-storied historic house and a modern addition add-on basement. No collection items are stored in the basement, and the basement space serves largely as office and non-collection materials storage. The Museum building is organized into nine main exhibit areas that correspond to the individual rooms. These rooms are divided between the first and second floors. On the first floor, from north to south are: the Arctic Entry/Mudroom, the Dining Room, the Kitchen, the Bathroom, the Living Room, and the Entry/Stairway. On the second floor, from north to south are: the Girl's Room, the Parents' Room, and the Boys' Room. There are no public restrooms in the Museum, and staff-only restrooms are located in the basement office space. The basement office area has six rooms from north to south: the AAHP offices, Non-Collection Storage, the Boiler Room, the Kitchen, the Bathroom, and the Conference Room.

The Museum and basement are provided with water, electricity, and gas from the Municipality. There is running water in the bathroom in the Museum, but the bathroom is not used. There is an HVAC system in the basement, which helps passively heat the upstairs Museum during the wintertime. Additionally, the original steam and glycol radiators are used to help heat the Museum.

The collection is comprised primarily of historic artifacts ranging from the 1910s to the 1960s. These historic artifacts are composed of ceramics and glass (1-100), furniture (1-100), industrial/agricultural tools and equipment (1-100), books and archival materials (1-100), musical instruments (1-100), paintings (1-100), photographs (1-100), textiles and clothing (1-100), and wood objects (1-100). One of the prides of the Museum is a large player piano located in the Living Room. The piano no longer functions, but the music sheets are on display in rolls on top of the piano. Overall, the collection is in good condition with the exception of fading textiles from high light levels and UV, and a few broken objects from the November 2018 earthquake.

Environmental measurements have been taken for each room in the Museum (see Appendix 5). Large spaces had multiple readings. Readings were taken during visitor hours with all of the blinds up, as they would be during tours. It should be noted that the blinds remain closed for nine (9) months of the year when the Museum is closed. The readings should be used as a baseline for the Museum to know what the collection environment is like during July. The readings should not be used as environmental levels for the entire year. As Anchorage experiences extremely cold and dry conditions during the wintertime, environmental readings should be taken throughout the year to identify seasonal fluctuations within the collection environment.

For the purposes of this report, the collection will be divided by the floors in which the collection objects are found: the First Floor and the Second Floor. Although there are no collection objects found in the basement area, the basement will be addressed as there are some areas of concern that could affect the collections above.

First Floor

Entryway and Living Room

Visitors to the Museum enter the exhibit space through the front door located on the south side of the building. The visitors are introduced to the Anderson family in the entry way and then led into the Living room on the south 1/3 of the first floor. The Living Room houses a variety of furniture pieces including the player piano along the east wall and an oversized, non-original brick fireplace on the north wall. The fireplace was installed by the Municipality after the Museum was acquired. There have been problems in the past of squirrels entering the Museum through the fireplace, so the damper has been closed to prevent entry. The Living Room is carpeted with patterned wool rugs, which have then been covered with large black matts that prevent mud from being deposited on the rugs. The rugs are showing signs of fading from the large windows along the south and west walls that lack UV protecting films.

Interior view of the living room facing northwest. Visible are overlapping black mats to prevent soiling the rugs.

Interior of the living room facing south west.

Detail view of wool floor rug with significant fading caused by bright light and lack of UV protection on the windows.

The environment inside of the Living Room is warm for visitor comfort levels at around 78ºF, but the humidity levels are within the normal parameters for organic object preservation at about 50% RH. However, the high temperature can accelerate insect life cycles, causing infestations to worsen. The light levels across the space are variable with the highest reading of 651 Lux immediately in front of the south windows and the lowest reading of 74.6 Lux in front of the player piano. While the area in front of the player piano is within an adequate range, all other readings in the room are above the recommended light level of 200 Lux. All tested areas in the Living Room had positive UV readings with a high of 560 µW/Lumen in front of the west window. Any UV level above 0 is considered unacceptable for a museum environment. The high visible and UV light levels in the room are the most likely causes of the observed fading of the wool rug. It was also noted by former docent Mary Flaherty during the house tour that the restored wallpaper in the room had faded significantly from the light exposure.

Bathroom

The bathroom is on the west side of the house on the other side of the wall from the living room. The toilet is functioning and has water in it, though to prevent visitors from using it the room has been cordoned off with a red rope. Collection objects have been stored in a plastic tub in the bathtub. These may be collection pieces that had broken during the November 2018 earthquake.

Interior view of the historic bathroom facing west.

Museum collection objects stored in a plastic tub in the bathtub.

Like the Living Room the bathroom is very warm at 79.7ºF, but the relative humidity is within an acceptable range for organics. The visible light levels are also within an acceptable range of 256 Lux. Like the Living Room, the Bathroom showed UV levels above 0.

Dining Room

The Dining Room is located in the north half of the First Floor along the west wall. The room contains a dining table, a large built-in cabinet unit with dishware and tea sets, a chandelier, an antique sewing table, and souvenir wood dishes from Sweden hanging on the wall. Silver is displayed on the built-in cabinet and tarnish is present. The Museum staff was instructed by S. Giffin not to polish the silver frequently as it can lead to loss of detail and silver plate. Tarnish is a stable corrosion layer and protects the underlying silver from further corrosion. The Dining Room is also used for collection object storage and storage of museum material. Non-displayed objects and broken objects are stored in the lower cabinetry. The Museum Manager tends to sit at the table while waiting for visitors to enter the Museum.

Interior view of the dining room facing west.

Built-in cabinetry along the north wall of the dining room that is used for collection storage and non-collection items.

West lower cabinet used for collection storage of plates and tea sets.

East lower cabinet used for tour supplies, visitor log, etc.

Tarnished ewer and tray on display in the built-in cabinetry.

Collection storage in a plastic tub inside of the cabinetry.

Environmental readings in the Dining Room are consistent with those in the Living Room. The Dining Room is slightly warmer at 79.9ºF and drier at 47.9%RH, though still within an acceptable range. The visible light levels are high at 583 Lux due to the presence of large west facing windows and an overhead chandelier. Again, there are positive UV readings in the Dining Room, which has led to bleaching of the wood table in the past.

Kitchen

Across from the Dining Room, along the east wall Is the Kitchen. The Kitchen houses a large historic stove as well as a butcher block table with butcher's equipment that had been the property of Oscar Anderson at his butcher's shop in town. There are also assorted food tins and storage items, though food is not on display, with the exception of coffee beans stored in a closed jar. The area under the sink and counter along the east wall doubles as storage for objects and cleaning supplies and is discretely covered by a curtain. There is a cut-out hole at the top of the north wall near the sink where access to electrical wiring was required and the hole has yet to be patched. This hole could serve as a point of entry for rodents and other pests moving through the walls.

Interior view of the kitchen facing east.

Collection items stored in a plastic tub on the floor of the kitchen.

Cutout hole in the north wall of the kitchen that allows access to wiring.

The Kitchen is warmer and drier than the other rooms at 80.2ºF and 47.5% RH. The visible light readings are low at 163 Lux, though there are high positive UV readings in the room.

Arctic Entry/Mudroom

There is a large add-on room along the north side of the house called the Arctic Entry or Mudroom that houses a variety of tools and laundry items. The back entrance to the Museum is also accessed through the Arctic Entry. Because of the room's small size coupled with northward facing windows, the room is very bright and is the warmest room in the house at 80.6ºF and 48% RH. The Lux levels range from 237 Lux on the east side of the room to 455 Lux on the west side of the room. The room also has high positive UV readings at an average of 563. The high UV levels can be damaging to the painted surfaces and textiles found in the room.

Interior view of the arctic entry facing west.

Interior view of the arctic entry facing east

Second Floor

Staircase

The Second Floor is accessed via a staircase on the east side of the house. The staircase is covered with a rug runner that has been stapled to the stairs in order to prevent the runner from slipping. The runner is showing serious signs of age from visitors walking on the surface. It now poses a serious safety hazard as the runner is tearing at the stair edges, which can lead to tripping. The staircase opens into the east side of the parents' bedroom.

Interior view of the staircase facing north. The upper half of the staircase to the upstairs makes a sharp ninety degree turn at the landing.

Wear and tear at the edge of the stair runner from foot traffic. The gap in the weave is a trip hazard.

Girl's Room

The Girl's Room is located on the north side of the house underneath the pitch of the roof. The room display is meant to resemble the set-up of the room while the Anderson daughter lived in the house. There is a small bed on the west side of the room with various toys and books displayed on the bed. The books have sheets of cut Mylar® underneath them to prevent the acidic paper from staining the bedsheet. There is also a small table on the east side of the room with small toys displayed and a small dresser along the north wall. There is a small cubby/crawl space in the southeast corner of the room that currently has nothing stored inside. The cubby has evidence of previous water damage along the west wall including tidelines, potential mildew staining, and loose insulation material. It is unclear when this water damage occurred, but it is most likely due to damage to the roof.

Interior view of girls' room facing west.

Interior view of girls' room facing east.

Mylar® sheets placed under books to protect the bed linens from acidic paper.

Interior of the cubby hole in the southeast corner of the room.

West wall of girl's room cubby with water damage.

Like the First floor, the room is very warm but within a stable humidity range at 79.4ºF and 50% RH. The Girl's Room is the only room in the house with a 0 UV reading. It was mentioned during a house tour that the window in the Girl's Room has storm window that has never been removed. Most likely the storm window is made of an acrylic material with a UV blocking additive or film. The visible light levels are all well under the recommended maximum of 200 Lux with readings of 91 Lux.

Parents' Room

The Parents' Room is the largest bedroom in the house and takes up most of the middle of the Second Floor. Both of the children's rooms and the staircase open directly into the Parents' Room without the presence of a hallway. The Parents' Room contains a brass framed bed near the west wall, a dresser in a small alcove along the east wall on the north side of the staircase, and a small closet on the east wall on the south side of the staircase. The closet contains a few items original to the Anderson family including Oscar Anderson's coat and two of his fur hats.

The most visibly disturbing modern addition to the room is the space for the fireplace flue that goes through the middle of the room. The flue is entirely walled in, which creates a large square box structure that goes through the middle of the room. To make space for the flue, the bed has had to be shortened and the amount of space in the upstairs area is significantly restricted. The open area between the flue and the west windows is used for storage of non-displayed paintings and removed storm windows. There are two windows along the west wall of the Parents' Room that look out onto the inlet. The southernmost of these two windows has multiple structural problems, which has led to Museum staff duct taping the window closed. There is also attic entry through a door on the west wall of the flue structure, creating a small closet. It is difficult to reach the door as the space between the flue structure and the west wall of the house is very constricted.

Interior view of the parents' room facing west as seen from the stairs.

Interior view of the parents' room facing southwest. The large rectangular wall in front of the bed is the flue structure.

The space between the flue structure and the west wall where paintings and storm windows are stored.

Broken window that has been duct taped shut.

Historic silk-lined collar box showing the effects of UV damage in the form of silk embrittlement and thread deterioration. Visible light has caused the red lining to fade to pink.

Dresser with objects made out of early plastic displayed on top, in direct view of the western facing windows.

The Parents' Room is warm at approximately 78ºF but within an acceptable humidity range at 49.5% RH. Nevertheless, it is very bright with levels above the recommended visible light range of 200 Lux and high positive UV readings. The high UV can be damaging to some of the artifacts on open display. Of primary

concern is a toiletry set made of Bakelite® that sit on top of the dresser, and a silk hat box that is displayed on the bed. Both types of materials are extremely sensitive to UV and prolonged exposure can result in powdering, shattering, and discoloration of the plastic, and fading and fraying of the silk.

Boys' Room

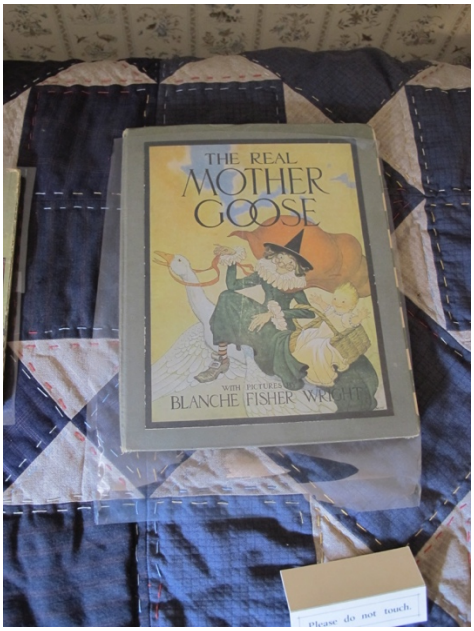
The Boys' Room is located on the south side of the house underneath the pitch of the roof. The room display and environmental condition is very similar to that of the Girl's Room. The room display is meant to resemble the set-up of the room while one of the Anderson sons lived in the house. There is a small bed on the west side of the room with books displayed on the bed. The books have sheets of cut Mylar® underneath them to prevent the acidic paper from staining the bedsheet. There is also a low dresser on the east side of the room with small toys displayed on top of the dresser. There is also a wooden chair with a needlepoint cushion in front of the south-facing window. There is a small cubby/crawl space in the northeast corner of the room that currently has nothing stored inside. The cubby has evidence of previous water damage along the west wall including tidelines, potential mildew staining, and loose insulation material. It is unclear when this water damage occurred, but it is most likely due to damage to the roof.

Interior of the boys' room facing west.

Interior of the boys' room facing southeast.

Detail of rug damage caused by UV damage and repeated foot traffic.

Fading of a seat cushion caused by UV and visible light damage.



Mylar® sheets placed under books to protect the bed linens from acidic paper.

Interior of boys' room cubby with significant water damage in the eastern wall.

Detail of exposed roof elements revealed
by the water damage.

Like the rest of the floor, the room is very warm but within a stable humidity range at 79ºF and 48.7% RH. The Boys' Room has relatively low visible light at approximately 237 Lux but does have positive UV readings. The needlepoint cushion already shows signs of fading caused by sun exposure.

Basement

Although there are no collection objects stored in the basement offices there are multiple potential environmental issues that could result in condition problems for the space above. A major issue is the presence of open food, dirty dishes, and unemptied office garbage cans with food items. The presence of food outside of sealed containers can be attractants for both rodent and insect pests. Because the offices are connected to the Museum space above, pests initially attracted by the food may move into the Museum space and begin damaging collection objects.

Also of concern is the presence of an open sump pump in the southeast corner of the basement, inside of the conference room. Because of the Museum's location at the bottom of a slope, the building frequently has problems with flooding from the hill. The water table in the area is also very high, which can further the flooding problem. To address the flooding, a sump pump has been installed in the corner of the conference room to help with removal of the water. However, the sump pump hole is open, with standing water exposed. A small barrier has been placed around the pump so that visitors do not see it. This barrier is not an effective means of preventing rodents and pests from entering the space through the open hole.

Dirty dishes left in the sink in the staff kitchen.

Exposed sump pump with standing water in the southeast corner of the basement conference room.

Collection Condition Concerns

Collection Management/Cataloguing

As of the performance of the CAP assessment, there was no adopted written collection policy that could be referenced by members of museum staff with regards to object accessioning and deaccessioning and object inventory procedures. Objects within the collection cannot be easily deaccessioned, and the Museum is often used as a "dumping ground" for antiques by local Anchorage residents. As a result, many of the objects on display date to years outside of the time period that the Museum is intended to represent, thereby presenting an inaccurate narrative to visitors about life in Anchorage between 1915 and 1925. Because of a lack of a written collection policy, the Museum does not have a stringent accession policy that ensures that objects outside of the intended timeline are not acquired.

The Museum also does not have a comprehensive, digitized collection database to keep track of objects and note damage. While inventorying of the collection has occurred, more recent attempts at digitization and photography have been incomplete and the database is not readily accessible. Hard copies of the inventory performed for appraisal and insurance purposes does not have a digital, off-site back-up location. The lack of a complete digitized database with object photographs means that objects can easily become lost in the museum and/or information about individual objects can be disassociated. A lack of digital, off-site document caching can mean that the entire collection information can be lost in a single fire incident.

Integrative Preventive Pest Management Plan

Although rodent pests are monitored and currently treated, there is no method of monitoring for active insect infestations. Insects can be extremely damaging to collections, and since they are so small can often go unnoticed until a significant amount of damage has occurred. Luckily the relatively low humidity means that the quantity of insects is kept relatively low. However, insect monitoring is still necessary to properly monitor the long-term condition of the collection.

Environmental Conditions

Of primary concern to the collection inside of the house is the presence of positive UV readings everywhere except for the Girl's Room. Positive UV levels can result in structural deterioration of collection objects as the materials chemically break down from the UV radiation. UV can be particularly damaging to adhesives, lacquer furniture coatings, plastics, and sensitive fabrics like silk. Prolongued non-optimal visible light levels (i.e. above 200 Lux) can lead to fading, particularly of reds in color-fugitive fabric dyes.

As previously stated, the temperature and humidity levels recorded during the assessment should be used as points of reference for July only. The seasonal weather fluctuations in Anchorage means that the interior of the house may be within acceptable humidity parameters during the summer, but the interior may become extremely dry during the winter when the heat is turned on. Humidity below 35% RH can result in desiccation of organic objects and splitting of wood furniture and doors.

Museum Leadership/Employee Turnover

The Museum has experienced a significant amount of employee turnover in the past two years. As a result, Museum Management staff has been left without adequate support for the collection, and collection care is somewhat inconsistent. A devoted staff member with a long-term bond with the collection will ensure consistent and sufficient care of the collection.

COLLECTION ASSESSMENT RECOMMENDATIONS

The primary goal of the CAP survey is to help the institution identify its long-term goals. By undertaking this collections assessment, the primary goals for the Oscar Anderson House Museum are as follows:

Immediate (To be done as soon as possible)

1. Remove the carpet pads from underneath the wool rugs. The rugs do not need them, and the pads may be the source of the larder beetle infestation.

2. Have the alarm system in both the Museum and the office checked to ensure that they are functioning properly.

3. Cover the open sump pump hole in the AAHP conference room to prevent rodents and insects from entering the office space.

4. Put together a cleaning plan for weekly removal of trash and food waste from the basement, as well as a regular cleaning plan for the Museum space. Dirty dishes should not be left out over night and food waste should be removed at the end of the day.

Short-term (To be done in the next year)

1. Develop a comprehensive IPPM plan to monitor both rodent and insect pest activity in the Museum. This can include the purchase of sticky "blunder" traps and placing them in strategic locations throughout the Museum. Part of the IPPM plan will be to schedule regular inspections of the traps and record the findings so that infestations can be accurately monitored.

2. Arrange for the treatment of the potentially infested rugs in order to halt the infestation. Treatment should preferably utilize anoxia or freezing techniques to prevent the use of pesticides.

3. Research potential grant opportunities for a collection inventory and photography project, as well as collection policy development. The grant should be sufficient to fund the full-time salary of a contract employee for 6 months to 1 year.

4. Perform a formal risk assessment and formulate an emergency preparedness plan for the Museum. This should include written copies of evacuation routes as well as protocol and documentation for collection objects damaged during an emergency.

5. Research digital cataloguing programs.

Mid-term (To be done in the next 2-3 years)

1. Foster an active relationship with the Anchorage Museum. The Museum has an on-staff conservator (Sarah Owen) who can be an excellent resource for the Museum. The Anchorage Museum may also be able to provide consultation or treatment services such as use of large scale freezers for insect treatments.

2. Perform a detailed inventory and digitization of the OAHM collection. This can be funded by a grant and performed by a designated contract (full-time) employee with a background in collection management. The collection requires full recording of the accession history, description, and condition with an associated photograph.

3. Develop further the existing collections policy plan that addresses the Museum's mission and the accession and deaccession policy requirements. This can be included within the inventory and digitization project and should be performed by a contract museum professional with experience in collection management and policy development.

4. Develop a plan for monitoring the environment inside of the Museum. This will provide information on whether or not humidifiers are required during the winter months when the heaters are turned on.

5. Research potential UV blockers for the historic windows in the house. Custom storm windows have been created in the past for each of the windows. UV blocking films, like those produced by 3M®, can be placed over the storm covers rather than directly onto the historic glass.

Long-term (To be done in the next 3-5 years)

1. Increase advertising and visibility of the Museum in the community. The Museum currently has pamphlets and rack cards displayed at the Anchorage Visitors Center, the Alaska Public Lands Office, and the Anchorage Trolley Car. Website links to the OAHM are available on the MOA website and the AAHP website. Increased visibility may include offering more public activities during the course of the year, similar to what is done in wintertime with Swedish Christmas. An increase in visibility can lead to an increase in visitorship, which will increase cash flow into the museum.

2. Discuss the methods of employment and payment of Museum staff to determine changes that may need to be made to increase employee retention. Unfortunately, the Museum has

experienced a significant amount of employee turnover in the past year or two, partly due to politics within the AAHP organization and partially due to discrepancies between pay and expected workload. High employee turnover can directly affect the collections as transfer of employee knowledge of the collection can be hindered, and major collections projects can be put on indefinite hold. Consistency within the Museum hierarchy is necessary to ensure that projects are finished and the collection is consistently cared for.

3. Accelerate volunteer recruitment. This can be done through special events and appeals to the AAHP membership, especially members who have served as docents in the past. Interns may be recruited through the University of Alaska Anchorage's history program, or through the Anchorage Museum.

APPENDICES

1. Floor Plans: "Oscar Anderson House Interior Restoration, for Historic Anchorage, Inc." by ALPS Alaskan Preservationists, Samuel Duff Combs. Sheets a1 and a6: 9/1/80

2. Historic Photographs (As displayed in Oscar Anderson House, 2019)

3. Technical Information for Recommended Repairs

4. Photographs: July 29-30 by Janet Matheson

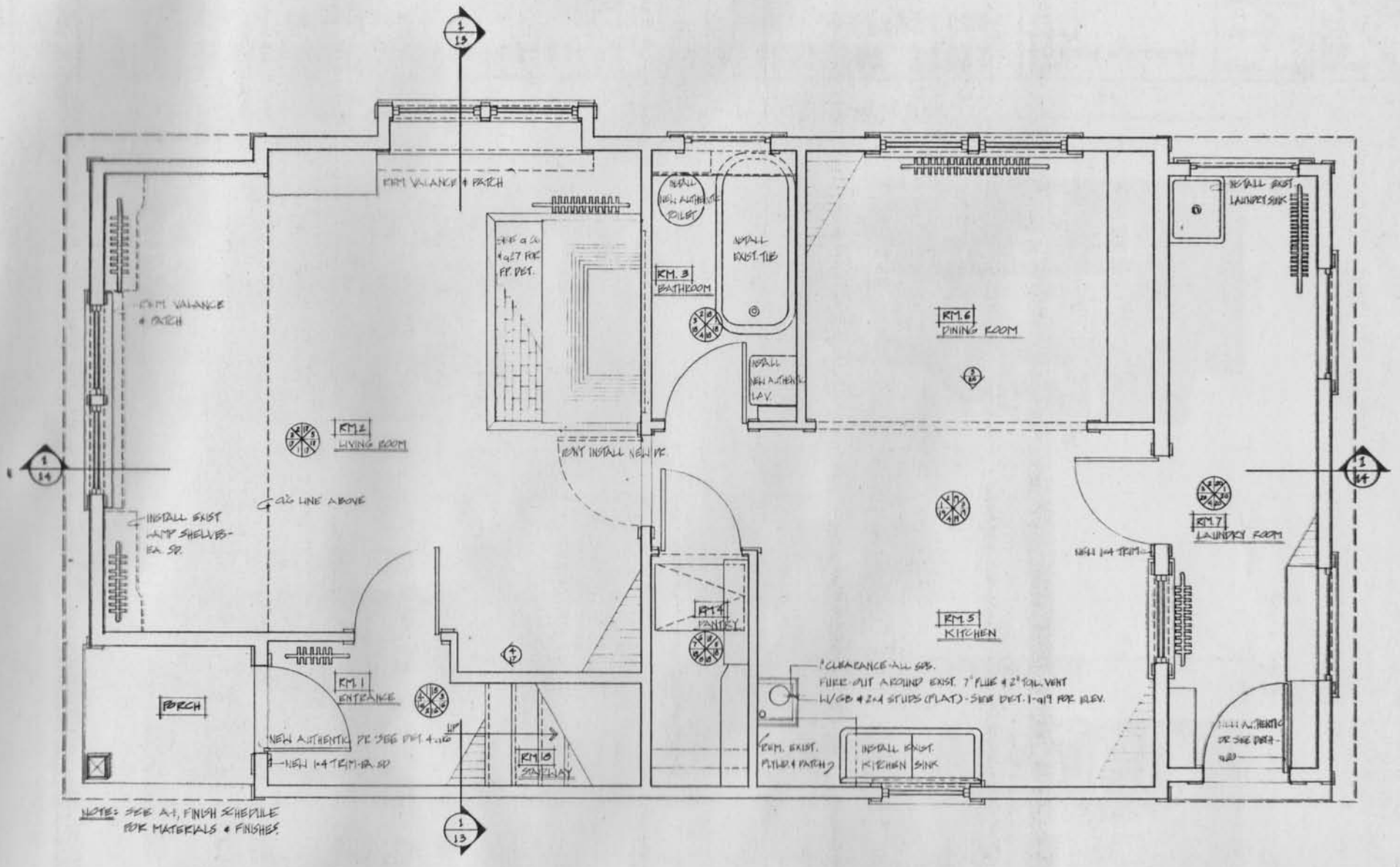
5. Environmental Measurement Data

6. Funding Sources for Recommended Work

7. Bibliography and References

Floor Plans

"Oscar Anderson House Interior Restoration, for Historic Anchorage, Inc."
by ALPS Alaskan Preservationists, Samuel Duff Combs. Sheets a1 and a6: 9/1/80

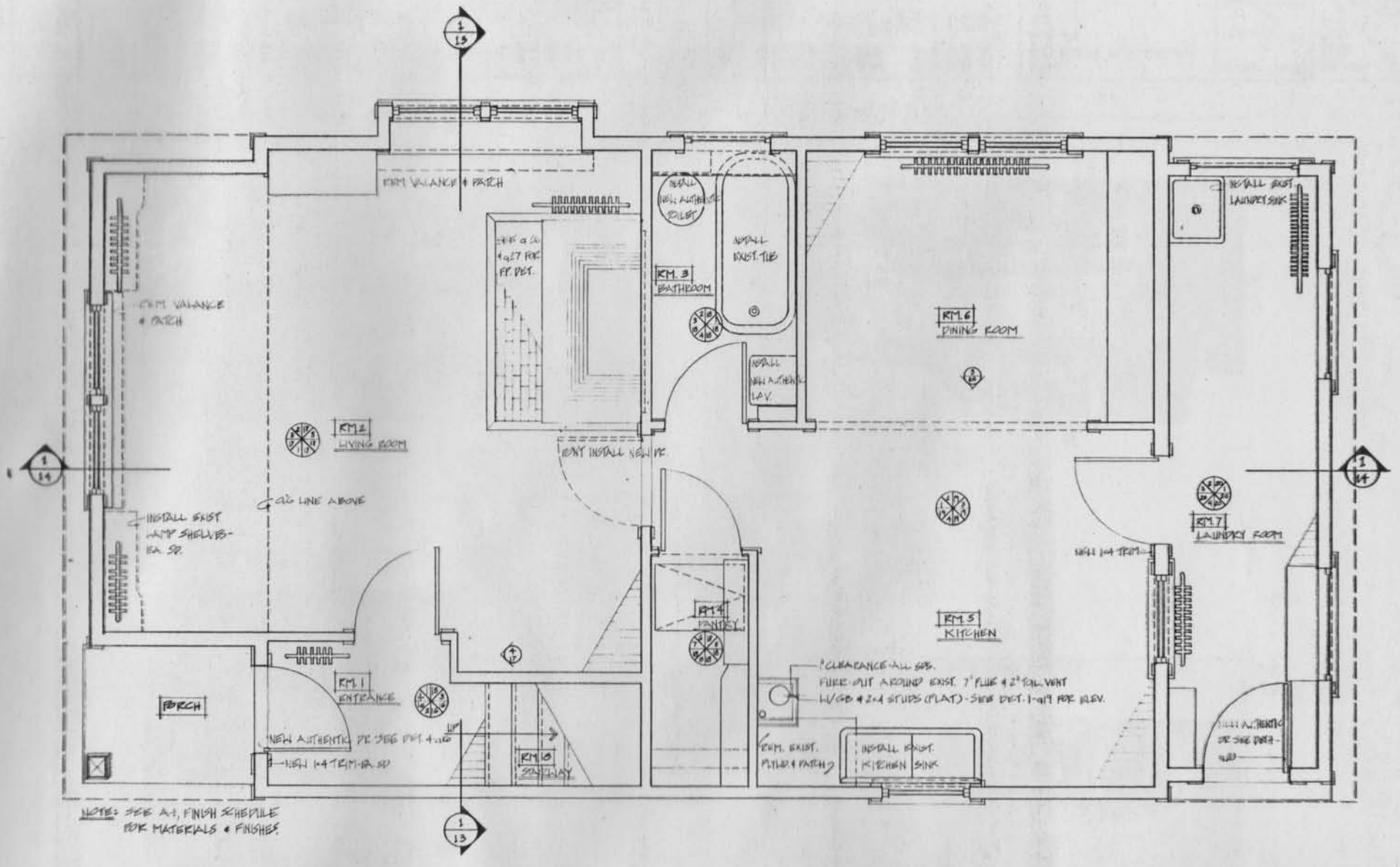


NOTE: SEE A-1, FINISH SCHEDULE FOR MATERIALS & FINISHES

1/1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

N

ALPS 4449 San Roberto (907) 333-2526	Alaskan Preservationists samuel duff combs Anchorage Alaska	OSCAR ANDERSON HOUSE interior restoration for Historic Anchorage, Inc.	title: FIRST FLOOR PLAN	date: 9/1/80 drawn: SDC check: SDC	sheet: a 1 of: 30



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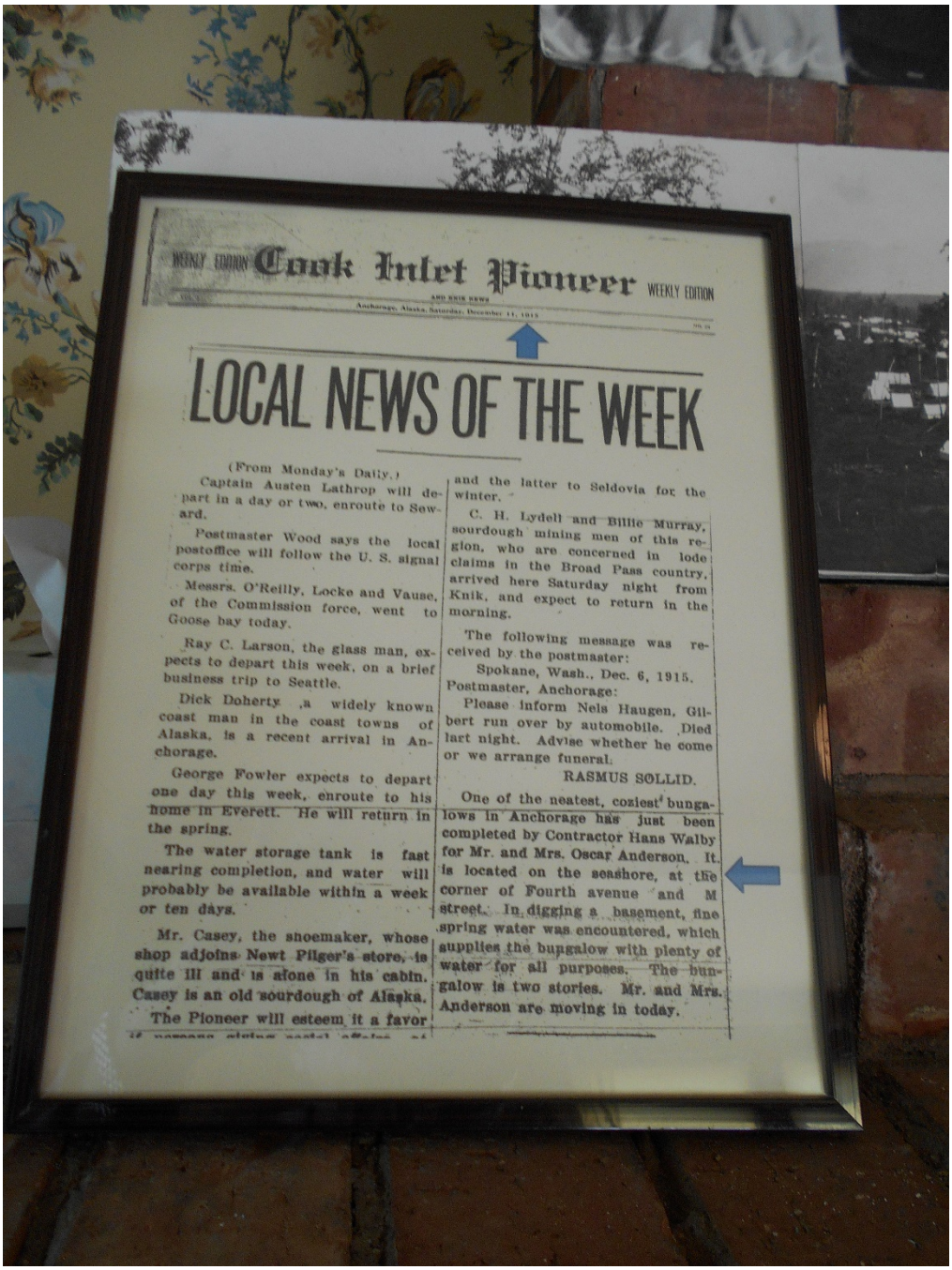
HISTORIC PHOTOGRAPHS

(as displayed in Oscar Anderson House, 2019)



Cook Inlet Pioneer WEEKLY EDITION

Anchorage, Alaska, Saturday, December 11, 1915

LOCAL NEWS OF THE WEEK

(From Monday's Daily.)

Captain Austen Lathrop will depart in a day or two, enroute to Seward.

Postmaster Wood says the local postoffice will follow the U. S. signal corps time.

Messrs. O'Reilly, Locke and Vause, of the Commission force, went to Goose bay today.

Ray C. Larson, the glass man, expects to depart this week, on a brief business trip to Seattle.

Dick Doherty ,a widely known coast man in the coast towns of Alaska, is a recent arrival in Anchorage.

George Fowler expects to depart one day this week, enroute to his home in Everett. He will return in the spring.

The water storage tank is fast nearing completion, and water will probably be available within a week or ten days.

Mr. Casey, the shoemaker, whose shop adjoins Newt Pilger's store, is quite ill and is alone in his cabin. Casey is an old sourdough of Alaska.

The Pioneer will esteem it a favor

and the latter to Seldovia for the winter.

C. H. Lydell and Billie Murray, sourdough mining men of this region, who are concerned in lode claims in the Broad Pass country, arrived here Saturday night from Knik, and expect to return in the morning.

The following message was received by the postmaster:

Spokane, Wash., Dec. 6, 1915.

Postmaster, Anchorage:

Please inform Nels Haugen, Gilbert run over by automobile. Died last night. Advise whether he come or we arrange funeral.

RASMUS SOLLID.

One of the neatest, coziest bungalows in Anchorage has just been completed by Contractor Hans Walby for Mr. and Mrs. Oscar Anderson. It is located on the seashore, at the corner of Fourth avenue and M street. In digging a basement, fine spring water was encountered, which supplies the bungalow with plenty of water for all purposes. The bungalow is two stories. Mr. and Mrs. Anderson are moving in today.

"Cook Inlet Pioneer" Newspaper, Dec. 11, 2015

“Winter Scene of Our House” (label)

“Oscar Anderson house, Photo taken before 1920, By D.A. Cadden” (label)

View of Oscar Anderson House, overlooking ocean (no label)

TECHNICAL INFORMATION FOR RECOMMENDED REPAIRS

The following sources of technical information are available on-line, or can be ordered from the agencies listed.

National Park Service, Technical Preservation Services
https://www.nps.gov/tps/standards.htm

General Preservation Information:
"The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings." 2011.

"The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings." 2005.

"The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Anne E. Grimmer. 2017.

Preservation Briefs: Available in printed form, or on line, at: https://www.nps.gov.
(Briefs especially relevant to the Oscar Anderson House are underlined.)

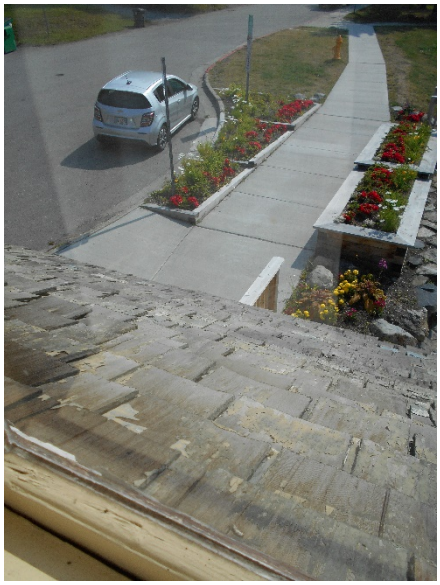
#3 – "Improving Energy Efficiency in Historic Buildings"
#4 – "Roofing for Historic Buildings"
#6 – "Dangers of Abrasive Cleaning to Historic Buildings"
#9 – "The Repair of Historic Wooden Windows"
#10 – "Exterior Paint Problems on Historic Woodwork"
#16 – "The Use of Substitute Materials on Historic Building Exteriors"
#17 – "Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character"
#18 – "Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements"
#19 – "The Repair and Replacement of Historic Wooden Shingle Roofs"
#24 – "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches"
#28 – "Painting Historic Interiors"
#32 – "Making Historic Buildings Accessible"
#39 – "Holding the Line: Controlling Unwanted Moisture in Historic Buildings"
#41 – "The Seismic Rehabilitation of Historic Buildings"
#45 – "Preserving Historic Wooden Porches"
#47 – "Maintaining the Exterior of Small and Medium Size Historic Buildings"
#50 – "Lightning Protection for Historic Buildings"

PHOTOGRAPHS – STRUCTURAL CONDITION ASSESSMENT

by Janet Matheson AIA (7-29-30, 2019)

PRIORITY 1 – WEATHERIZATION

Roof Repairs



South Porch Shingles
(discolored, broken, paint chips)

West Dormer Shingles
(faded, broken shingles)

North Roof Shingles
(moss, leaves)

West Dormer (no storm panes)
(storm panes on 1st floor windows)

Repainting & Window Repairs
& Attic Insulation

Peeling Paint – south basement

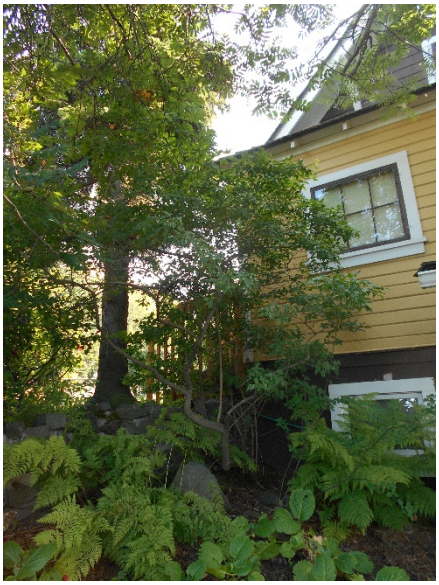
Damaged Window Hardware- dormer

Damaged Attic Insulation -
Boys Bedroom Cubby
(Girl's Bedroom Cubby similar)

PRIORITY 2 – SITE DRAINAGE & PRIORITY 5 – LANDSCAPING MODIFICATIONS

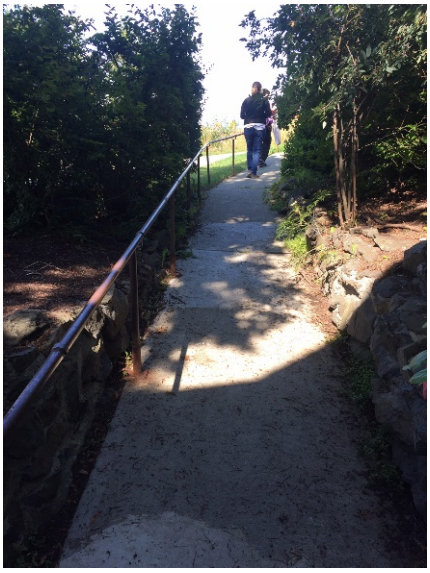
Southwest View of House
(rock infill next to basement)

View of Planters & Stairs
(to south)



Trees at NE corner of house
(remove for clearance from
roofs & foundation & walk)

Trees NW of house
(remove for clearance from
roofs & foundation & walk)



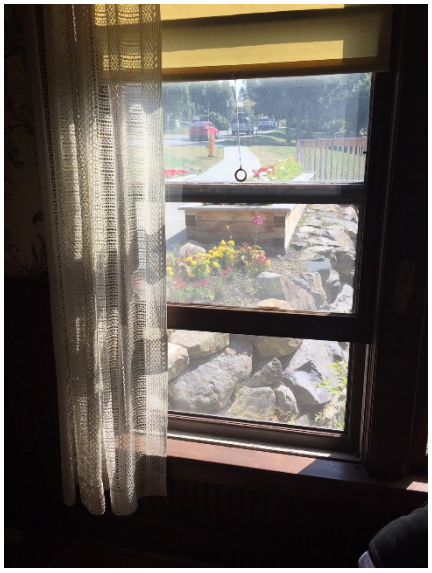
Concrete sidewalk to north
(repair/replace railing/trim shrubs)

Concrete sidewalk to east
(repair/replace railing/trim shrubs)

Shrubs at east wall of house
(remove from utility entrances)

Open Sump- Basement Conference Room
(remove when site drainage repaired)

PRIORITY 3 – INTERIOR WINDOW TREATMENTS



Typical Roller Blinds & Curtains
(provide UV filters on windows)

"Bandaged" casement operator
(repair & refinish windows & hardware)

Deteriorated sash (December, 2017)
(repair, reseal, and repaint)

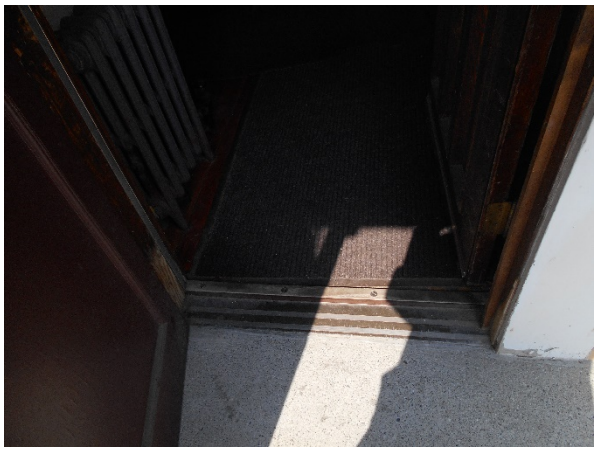
PRIORITY 4 – INTERIOR FINISHES REPAIRS

Wallpaper comparison – Living Room (review condition)

Dining Room Carpet (to remove)

Parents' Bedroom (floor to refinish- typical on second floor)

Floor Repair at radiators



Front Door (worn surfaces to refinish or upgrade)

Front Door Hardware (mismatched finishes – replace)

Existing Main Floor Panel Doors & Hardware (original)

Existing 2nd Floor Panel Doors & Hardware (original)

REMAINING EARTHQUAKE REPAIRS

Repair north porch railing caps

Reinstall kitchen wall vent

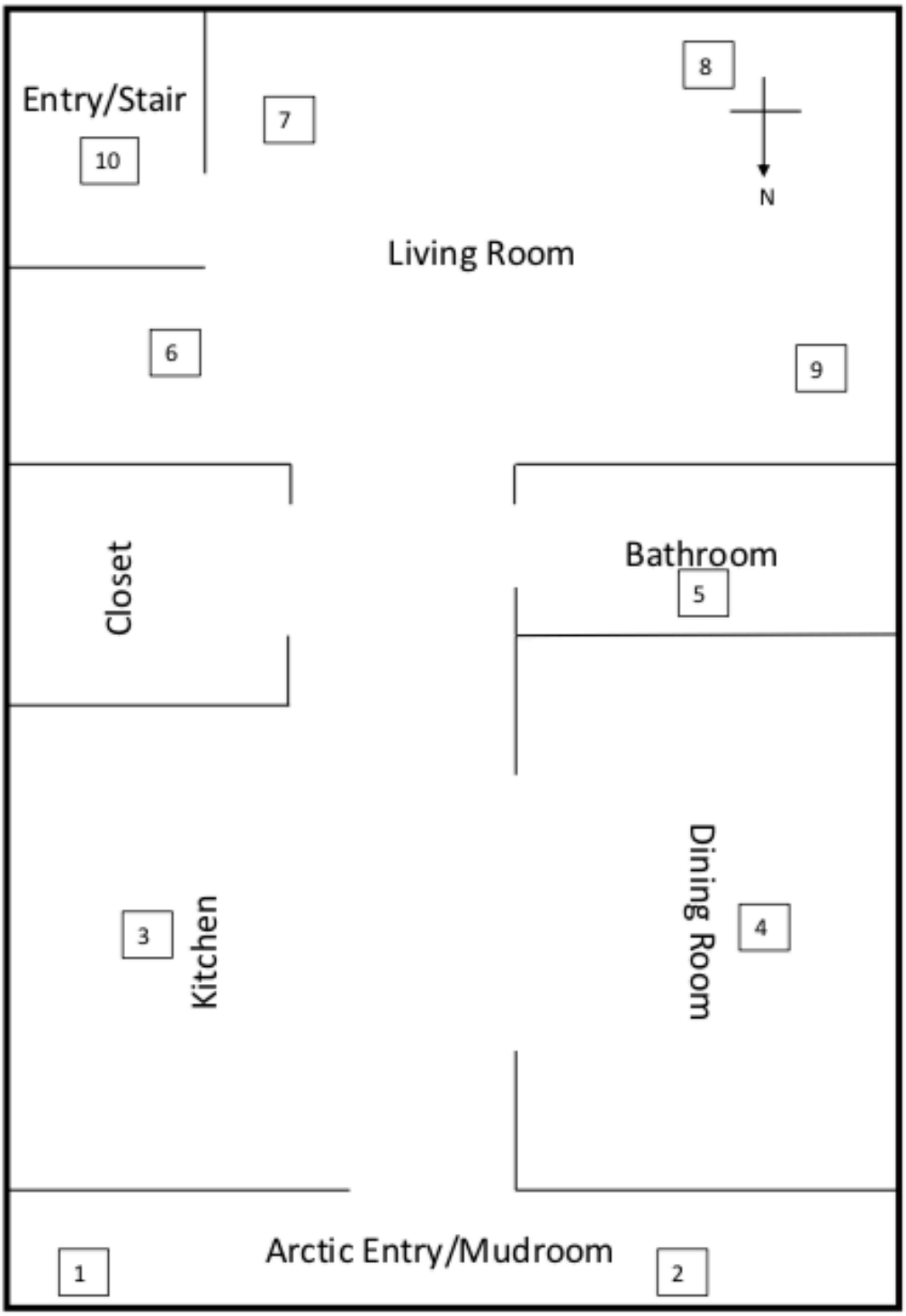
Repair cracked wall finishes (Dining Room)

Repair cracked beadboard panels (Bathroom & North Entry)

ENVIRONMENTAL MEASUREMENT DATA

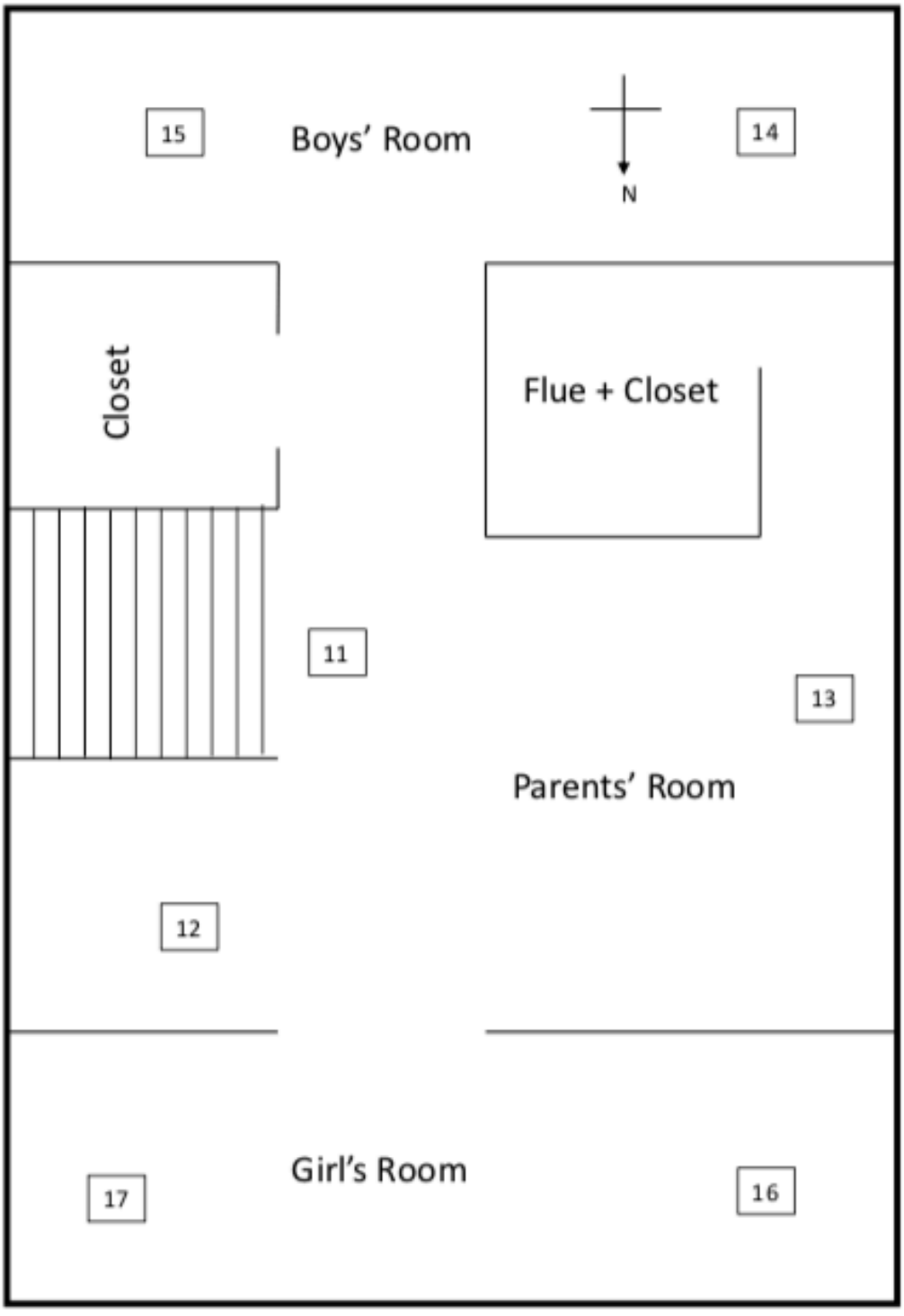
Data Point	Temperature (ºF)	Relative Humidity (%RH)	Visible Light (Lux)	UV (µW/lumen)
1	80.6	48.1%	237	557
2	80.6	48.0%	455	569
3	80.2	47.5%	163	371
4	79.9	47.9%	583	360
5	79.7	48.2%	256	261
6	78.6	48.8%	74.6	91
7	78.1	49.9%	651	243
8	78.1	50.0%	389	69
9	77.9	51.0%	437	560
10	77.7	49.8%	628	382
11	76.8	51.6%	304	528
12	78.1	49.7%	245	244
13	78.4	49.1%	677	416
14	78.8	49.1%	238	94
15	79.2	48.4%	235	39
16	79.3	49.7%	90.9	0
17	79.5	50.2%	93.1	0
18	78.4	50.5%	1214	0

FLOOR 1



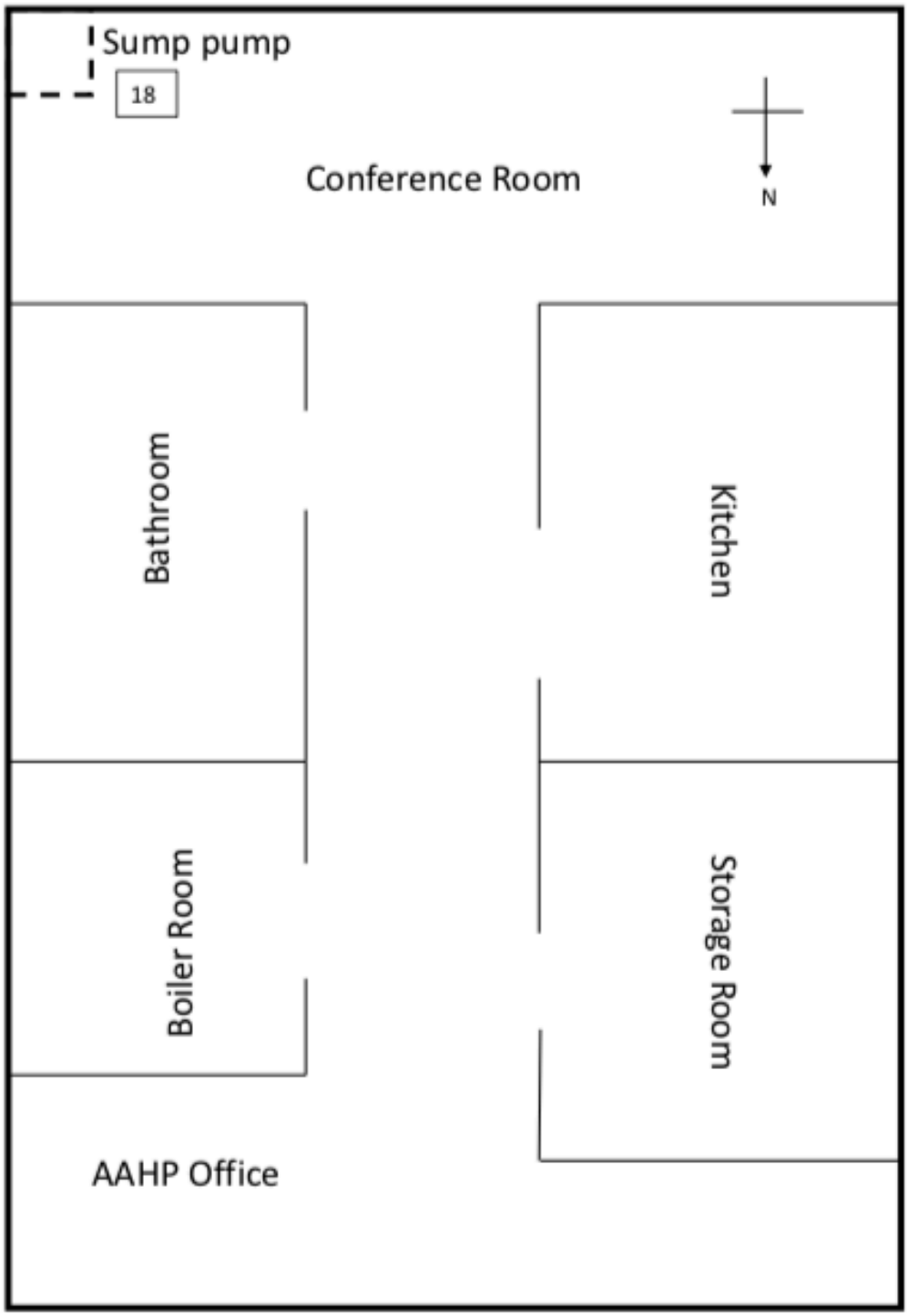
* Drawing for reference only. Not to scale.

FLOOR 2



* Drawing for reference only. Not to scale.

BASEMENT



* Drawing for reference only. Not to scale.

FUNDING SOURCES FOR
HISTORIC PRESERVATION PROJECTS

NAME	FUNDING	DUE	AMOUNT	COST SHARE	SCHEDULE	SCOPE	CONTACT
Federal							
Museum Assessment Program (MAP)	IMLS	12/1/19	To be determined			Assessments	https://www.aam-us.org/map
Collections Assessment Program (CAP)	FAIC	Fall 2019	$3600-$3900	Fee: RE	1 year	2 assessors	www.culturalheritage.org/cap
Museums for America	IMLS	11/15/19	$5,000-$250,000	1:1	1-3 years	Lifelong learning, community anchors, collections	
Museums Empowered	M for A	11/15/19	$5,000-$250,000	1:1	1-3 years	Professional development & internal capacity-	
Inspire! Grants for Small Museums	M for A	11/15/19	$5,000-$50,000	None	1-2 years	Lifelong learning, community anchors, orcollections stewardship & public access.	
National Leadership Grants for Museums	IMLS	11/15/19	$5,000-$50,000	Non-research 1:1	1-3 years	Collections, data, digital, diversity, prof. dev't	
Save America's Treasures	NPS	Fall 2019	$125,000- $500,000 Federal Share	1:1		Nationally significant historic properties	www.nps.gov. SAT Gra
Historic Preservation Fund Grants (state administered)	NPS/ State OHA	Yearly	Max. $25,000	1:1		Follow Sec. of Interior Stds. & covenant.	jean.ayers@alaska.gov
Certified Local Gov't Grants (state administered)	NPS/ State OHA	Yearly	Max. $25,000	1:01		Follow Sec. of Interior Stds. & covenant.	jean.ayers@alaska.gov
National Trust for Historic Preservation	NTHP	Feb. 1, June 1, Oct. 1	$2,500- $10,000	1:1	1 year	Planning, design & outreach: electronic tours & market studies.	
Statewide (AK)							
10 Most Endangered Properties Preservation Grant	AAHP	10/15/19	$3,000 (2019)	1:01	1 year	Seed money/matching grant for historic property stabilization, pre-construction, or construction. Limited to properties on AAHP's 2019 10 Most Endangered list.	
Collections Management Fund	Museums Alaska/ Rasmuson Fdtn.	March 31, Sept. 30	Max. $15,000	Matches are encouraged but not required.	2 years	Preservation of museum collections. Limited to 501c3 nonprofits/ govts.	www.nps.gov. SAT Gra

FUNDING SOURCES FOR
HISTORIC PRESERVATION PROJECTS

NAME	FUNDING	DUE	AMOUNT	COST SHARE	SCHEDULE	SCOPE	CONTACT		
Grant-in-Aid	AK State Museum/ Museums AK	Yearly - June 1	Regular- $10,000 Mini $2,000 Internship	None	1 year	AK Museums & Historical Societies - see grant guidelines for restrictions.		www.museums.alaska.g	

BIBLIOGRAPHY

BOOKS

Carberry, Michael E. "Patterns of the Past: An Inventory of Anchorage's Heritage Resources." Municipality of Anchorage, Historic Landmarks Preservation Commission: January, 1979.