



## Anchorage Historic Preservation Commission

Thursday, April 27, 2023

5:30–7:00 p.m.

In-Person: Planning and Development Center, Room 170  
4700 Elmore Road, Anchorage

***This meeting is Hybrid: In Person and Virtual through Microsoft Teams.***

Join on your computer, mobile app or room device: [Click here to join the meeting](#)

[Download Teams](#) | [Join on the web](#): Meeting ID: 226 042 547 165, Passcode: JEGdmS

Or call in (audio only): +1 907-519-0237, Phone Conference ID: 780 352 440#

*The Historic Preservation Commission would like to acknowledge that we gather today on the traditional lands of the Dena'ina Athabascans. For thousands of years the Dena'ina have been and continue to be the stewards of this land. It is with gratefulness and respect that we recognize the contributions, innovations, and contemporary perspectives of the upper Cook Inlet Dena'ina.*

1. Land Acknowledgement – Chair
2. Establish Quorum – Chair
3. Approve Agenda – Chair and Commissioners
4. Introductions – Visitors
5. Meeting Notes - Attached

### NEW BUSINESS

6. Historic Preservation Month Resolution to Anchorage Assembly - Attached

### OLD BUSINESS:

7. Government Hill Wireless Station CLG Grant – Staff Update
8. Local Landmark Register Nominations Subcommittee – Chair Update
9. Status Report – MOA HPP Funding – Staff Update

### PUBLIC COMMENT

10. Public Comment on Non-Agenda Items *(3 minutes each)*

### COMMISSION / STAFF COMMENTS or ANNOUNCEMENTS

11. Commissioner/Staff Comments on Non-Agenda Items *(3-5 minutes each)*

### ADJOURN

**COMMENTERS:** Please email [kristine.bunnell@anchorageak.gov](mailto:kristine.bunnell@anchorageak.gov) prior to meeting to be placed on comment list.

~All Attendees, please MUTE phones/computers unless you are speaking.~

## **Anchorage Historic Preservation Commission**

**Thursday February 23, 2023**

**5:30–6:30 p.m.** by MS Teams

Call to Order at 5:32 pm by Chair Bryce Klug.

Commissioners attending: Bryce, Darrick, Loren, Marc. Excused: Connor, David, and Brandy.

Staff: Kristine Bunnell

### **AGENDA**

1. Land Acknowledgement—Bryce.
2. No Quorum at 5:33 pm, and none for rest of meeting.
3. Agenda additions/approval. No objection.
4. Added to New Business
  - a. Demolish building 7250 on JBER memorandum and agreement from JBER.
  - b. Approval of January meeting notes. No action taken.
  - c. 2022 CLG Report to SHPO.
5. JBER asked the HPC if we would like to sign a memorandum of agreement. But without a quorum, we couldn't vote on it.
6. No visitors to introduce.

### **NEW BUSINESS**

**Girdwood comprehensive plan update** – Imagine Girdwood received \$300,000 to finish the Girdwood Comp Plan update. The HPC will have an interest in that because of the work we paid for the historic property survey and Cultural Property Survey. Imagine Girdwood met last night (2/22/23) and had a kick off meeting, staff mentioned the survey. If they hadn't seen it, two copies are in their library.

The original Girdwood area plan, which is their comp plan, 1995, mentions something about historic and cultural properties. But since then, we have a lot more information and there are proposals for a couple of historic districts. Staff will advise if there is a meeting where the HPC could possibly attend and discuss the historic and cultural properties and recommendations from the reports, including designation of potential historic districts.

**AMATS Downtown Trail connection consultation request** – AMATS is the metropolitan planning organization for the Anchorage area. It received funding and has given funding to DOT&PF to complete a trail connection along Ship Creek, and there's a map in Attachment A.

The HPC received a consultation request, and the project team will be coming to our meeting on March 23 to discuss the project and consult with us.

Staff wanted to make the commission aware of it and go ahead and look at the letter and the map and see if we have any comments.

Ship Creek is one of the most phenomenal historic properties because it's the place of the first salmon ceremony. The HPC could comment about that as they're doing construction, if they find anything related to Dena'ina. Eklutna will have some comments too.

**Building 520-7250 on JBER** - A memorandum of agreement (MOA) was received with the HPC encouraged to sign in support. We need a vote. The HPC should review MOA and then decide whether we wish to sign as a concurring party. Basically, the MOA states a building will be demolished and JBER will mitigate for the loss of that building's historic value. Then essentially, the MOA says the HPC concurs with the decisions that were made.

**ACTIONS: HPC review consultation documents provided and be prepared for the March meeting to comment and vote on the several Section 106 consultations that will occur that evening.**

## **OLD BUSINESS**

**Government Hill wireless station, CLG Grant** - We got the grant agreement and are accepting it. Discussion on amount of grant and its engineering element grant. Bryce suggested the historic structure report could possibly be completed by Bryce and Connor, saving funding for a structural engineer. The structural engineering aspect is going to be about 75% of the report. Staff Note: Commissioner Scher was not present at this meeting. He completed an in-depth assessment of the building in 2018-2019. This information could be provided for the report. This may include the architectural and development history of the site.

Additionally, staff worked with the Government Hill Community Council to create concepts for this site. There is a new parks master plan that will also have some recommendations.

One of the concerns is how much will it cost to lift the station building and repair the foundation. We can kind of break down more specifically what Bryce and Connor will do for this project, and maybe it will work out that we can do a little more simplified contracting.

**ACTION: Set meeting with Bryce, Connor, and Kristine to discuss report scope.**

**Local landmark subcommittee - Held a meeting Tuesday this week (2/21/23) Bryce, Connor, Marc.**

More of a brainstorm session and kick off to talk about the local landmark register.

High points were;

- Limited resources and time to do nominations.
- Just a few that can be done by our committee (one or two).

HPC can nominate MOA-owned buildings that are on the National Register. Much of the background information is available. Anchorage Cemetery, Old City Hall, Oscar Anderson House, Pioneer School House, the Wireless Station and Browns Point cottages. Maybe one or two can be done by HPC.

Marc reported there are three properties he would like to work on: two sites in Peter's Creek, one on Eklutna land, one on MOA land. Granite Knobs, mouth of Cottonwood Creek, Palmer Hay Flats, Point Woronzof. Much was written about some of these sites by Jim Fall.

Staff noted MOA sites managed by either MOA Real Estate, PM&E in the case of the Mushing District, and some may be under the Parks Department.

*Question: Can a tax incentive be offered for listing on the register?* There are some folks trying to fix the current tax incentive in the Legislature right now. An incentive could be drafted for Assembly consideration once the incentive language is approved by the Legislature.

#### **ACTION ITEMS:**

1. Bryce to send list to staff for next HPC meeting.
2. Need to get permissions from the property owners before the nominations can be started.
3. Have a future discussion on tax incentives for private properties listed on the LLO.

**MOA HPP funding** - Preservation plan funding is closer to being approved by HUD and passed through the Alaska DCCED. The list of projects is in a document called substantial amendment #3 that was produced by DCCED. The public comment period for the substantial amendment #3 is closed.

Staff worked extensively with the State and a HUD contractor to ensure all the projects that were proposed including the historic preservation plan, would meet the intent of this earthquake funding, especially since most of the historic buildings that we have in the Downtown are in seismic zone 4 or 5, so that's an issue. Staff is waiting for HUD and for the State to send the grant agreements. We were told that would be done by March.

#### **COMMISSION/STAFF COMMENTS**

Staff: The pastor of Greater Friendship Baptist Church, located in Fairview, said it was nominated, and it's now listed on the National Register of Historic Places. They reached out to the SHPO, evidently their roof is leaking and for some reason they thought the HPC is the group to get in touch with to get money to fix their roof. Staff responded by e-mail noting the HPC doesn't have money to fix their roof. Staff recommended the church reach out to Atwood and Rasmussen and then as a nonprofit, they can also apply directly for grant funding from the State Historic Preservation Office.

Discussion on the origin of Historic Preservation Fund 740, which the HPC oversees and recommends for use to the Assembly. During the oil boom, it was about \$2 million that they were given and over the years there were quite a few projects completed, including loans and the purchase of the conservation easements. Fund 740 is at about \$56,000 currently.

Staff also asked if the commissioners knew of any students who would like to be interns in the Planning Department for the summer. Darrick offered to share with the History Department at UAA.

#### **ACTION ITEM: Intern job description to HPC members.**

Staff also mentioned the 2022 CLG Annual Report which was emailed to commissioners earlier in the month and included in the packet. The annual report helps the MOA keep our CLG status certified, local government status so we remain eligible to ask for grants from the SHPO.

**Bryce Klug.** Apparently there was a news story in the media, possibly TV news, about ACDA providing a grant program to encourage Downtown businesses to fix up their facades. Bryce is concerned that one of the biggest dangers for historic properties is when they get renovated

and everything in storage gets torn off or covered up and thrown away. So, has anyone else heard about this and do we know whether these grants can go toward restoring historic facades or if it's all about trying to create brand new looking facades?

Staff said Planning has been working with Mike Robbins on the façade project. It is \$1 million total, with \$500,000 available for Downtown and \$500,000 for the Muldoon area.

Staff mentioned to Mike some of the buildings are historic and the HPC would rather see them restored. The Planning Department is working a design palette based on the Downtown Code update.

Kristine is interested in helping. We can write them a letter for Bryce to sign to make some recommendations on the design palette.

### **MEETING NEXT MONTH IN PERSON AND TEAMS**

Meeting location is 4700 Elmore Rd in the Planning Department. DOT&PF will be coming to do consultations on two different projects. Discussion on the JBER project will also be on the agenda for the HPC to possibly approve and chair Bryce to sign the MOA.

#### **HPC member joining after meeting start:**

Marc came into the meeting after discussions on LLO. Discussion about private properties potential for tax breaks. The four neighborhoods historic preservation plan action item to create a historic property tax incentive is still a viable action and could be pursued by the HPC with the Assembly.

Marc also mentioned the sites that could be nominated to the LLO and what interpretive information could be provided. Trails and boardwalks should be accessible and along with Interpretives to educate people about an actual Dena'ina ancient places (details of locations not published with these notes).

One location, Cottonwood Creek, goes out through the tidal wetlands, which is undisturbed natural, incredible beauty. You could see all the way up to Twin Peaks and sand hill cranes doing courtship dances. People don't notice the surroundings as they walk the trail along the bluff at Woronzof. So, it would be quite incredible to interpret.

Marc mentioned the knobs and that there wouldn't most likely be an objection to the LLO nomination. The area is already protected by a conservation easement. There was a document that Jim Fall put out specifically on that, but I've lost track of the hard copy files and I didn't have a scanner at the time when we were working on that.. It went to all the way to the Alaska Supreme Court to protect those knobs and they were eventually given back by the Alaska Railroad to the village corporation, even though it was a tribe that took it to the Supreme Court and won.

- Meeting adjourned at 6:30 pm.
- Minutes drafted by Kristine Bunnell and edited by Loren Leman, Secretary, March 10, 2023

# MUNICIPALITY OF ANCHORAGE – revised draft 4/25/23

## ANCHORAGE HISTORIC PRESERVATION COMMISSION

### RESOLUTION NO. 2023-01

#### **A RESOLUTION CELEBRATING NATIONAL HISTORIC PRESERVATION MONTH IN MAY 2023 TO ENCOURAGE RESIDENTS AND VISITORS TO VISIT HISTORIC AND CULTURAL PROPERTIES THROUGHOUT THE ANCHORAGE AREA.**

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*WHEREAS*, the Anchorage Historic Preservation Commission (HPC) was established in 2006 by AMCR 4.60.030 as the advisory commission to Anchorage’s Assembly and Planning and Zoning Commission for the purpose of, and “*to encourage and further the interests of historic preservation by identifying, protecting, and interpreting the municipality’s significant historic and cultural resources for the economic and social benefit of the community*”; and

*WHEREAS*, the community’s commitment to historic and cultural preservation has resulted in several accomplishments by the HPC, a few of which include:

1. Adoption of the *Anchorage Original Four Neighborhoods Plan (A.O 2013-12)* for Government Hill, Downtown, South Addition, and Fairview to provide invaluable guidance and direction on historic and cultural preservation resources and projects in these neighborhoods;
2. Successful nominations to the National Register of Historic Places for the Block 13 Army Housing Association Historic District (2018 – ANC 04056) and the Government Hill Federal Housing Historic District (2015 – ANC 0218);
3. Adoption of the Anchorage Local Landmark Register (A.O. 2021-32 As Amended) and nomination process to allow private residents and public agencies to bring recognition to local landmarks that would not necessarily meet the requirements of the National Register; and

*WHEREAS*, the management by the Municipality of Anchorage and continued use of several National Historic buildings including Cottage 25, the Oscar Anderson House, the Brown’s Point Cottages, Old City Hall, and the Pioneer Schoolhouse aid in retaining Anchorage’s historic character while displaying the story of Anchorage’s development in the early 1900s; and

*WHEREAS*, in our community there are numerous historic and cultural resources in addition to the 29 buildings or sites listed on the National Historic Register to be celebrated and shared with residents and visitors throughout Anchorage, Eagle River, Eklutna, and Girdwood. Those places include the following as identified on [this map](#):

- Dena’ina places like the Grandma Olga tribute site at Ship Creek (*Dgheyaytnu*), Eklutna Village, Eklutna Village Historic Park, and Eklutna Lake; and
- Recreation and outdoor places like the Tony Knowles Coastal Trail, the Arctic Valley Ski Area, and the Girdwood Round House; and

*WHEREAS*, Historic Preservation Month proclaimed by the Anchorage Assembly in A.O. 2023-144 calls upon the people of Anchorage to participate in activities occurring in our community; and

*WHEREAS*, the HPC encourages residents and visitors to learn about and share the histories and cultures of all peoples present and who came before us.

*NOW, THEREFORE, BE IT RESOLVED* that the HPC encourages our community to celebrate *Historic Preservation Month* for instilling community distinction, promoting heritage tourism, and celebrating the unique prehistory, history, and many cultures that call Anchorage, Alaska home.

PASSED AND APPROVED by the Anchorage Historic Preservation Commission on the **27<sup>th</sup>** day of **April 2023**.

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Bryce Klug, AIA  
Chair

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Craig Lyon, Planning Director  
Secretary