



**Municipality of Anchorage  
Historic Preservation Commission**

**A G E N D A**

**Thursday, March 21, 2024**

**5:30 – 7:00 p.m.**

**Regular Meeting  
(Hybrid format)**

**In-Person Physical Location**

Planning Conference Room 170  
Planning and Development Center  
4700 Elmore Road  
Anchorage, Alaska

**or**

**via Microsoft Teams**

[Click here to join the meeting](#)

[Download Teams | Join on the web:](#)

Meeting ID: 235 010 667 492, Passcode: NUW3jN

**Or Join by Conference Call:**

**Dial-in Number: [+1 907-519-0237](#)**

**Conference ID: [812 461 876#](#)**

- I. CALL TO ORDER**
  - A. Roll Call
  - B. Land Acknowledgement
  - C. Disclosures
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
  - A. December 21, 2023
  - B. January 25, 2024
- IV. UNFINISHED BUSINESS**
  - A. Government Hill Wireless Station
  - B. Continued Section 106 Consultations
- V. NEW BUSINESS**
  - A. HPC Rules of Procedure
  - B. Nominations to Local Landmark Register
  - C. Annual Report to SHPO
  - D. New Section 106 Consultations
- VI. PERSONS TO BE HEARD (3-minute limit)**
- VII. COMMITTEE REPORTS**
- VIII. STAFF REPORTS**
- IX. COMMISSIONERS' COMMENTS**
- X. ADJOURNMENT**

**Next Regular Meeting—April 18, 2024**

**Land Acknowledgement (Agenda Item I.B.):**

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

**Commenters or Persons to Be Heard (Agenda Item VI.):**

If possible, please email [tom.davis@anchorageak.gov](mailto:tom.davis@anchorageak.gov) prior to the meeting.

**HPC Committees (Agenda Item VII.):**

- Historic Preservation Plan (HPP) Committee

## Historic Preservation Commission

### March 21, 2024, Meeting Packet TOC

<i>Description</i>	<i>Page</i>
III.A. December 21, 2023, HPC Meeting Minutes - Draft	1
III.B. January 25, 2024, HPC Meeting Minutes – Draft	5
IV.B. Continued Section 106 Consultations:	11
IV.B.-1 Letter – 4 <sup>th</sup> Avenue Signal and Lighting Upgrades	11
V.A. Revised Draft HPC Rules of Procedure	21
V.C. Draft Annual CLG Report to SHPO	29
V.D. New Section 106 Consultations:	39
V.D.-1 Letter – Ursa Major Elementary School Replacement	39
V.D.-2 Letter – JBER 2024 Archeological Survey	49
V.D.-3 Letter – Glenn Hwy. and Hiland Rd. Interchange Canopy	55
V.D.-4 Letter – JBER Muldoon Gate Canopy	59
VIII. HPC 2024 Priorities – as Approved in January 2024	63

*This page intentionally left blank.*



**Municipality of Anchorage  
Anchorage Historic Preservation Commission**

***MEETING SUMMARY***

Thursday, December 21, 2023  
5:30 p.m.

***Regular Meeting***

Hybrid Meeting – In-person and Virtual via Teams  
Planning Conference Room 170, 4700 Elmore Road

**I. CALL TO ORDER**

The meeting was called to order at 5:32 p.m.

**A. Establishment of Quorum/Roll Call**

A quorum was present.

*Present:* Darrick Howard \*  
Jeremy Karchut \*  
Bryce Klug, *Chair*  
Marc Lamoreaux \*  
Connor Scher, *Vice-Chair* \*  
Loren Leman, *Secretary* \*  
Brandy Pennington \*

*Ex-Officio Members & Staff:*

Tom Davis, Senior Planner/Historic Preservation Officer, Planning Department  
Maria Lewis, Architectural Historian/CLG Program Coordinator, Alaska State  
Historic Preservation Office \*

**B. Land Acknowledgement** *(delivered)*

**C. Introductions – Guests** *(no guests)*

**D. Disclosures** *(none)*

**II. APPROVAL OF AGENDA**

*Commissioner Lamoreaux* moved to approve the agenda with a change to move New Business item V.B. to come before all other business items and to add item IV.C under Old Business to discuss the two Section 106 projects reviewed by the HPC in October. *Commissioner Howard* seconded.

***The agenda as amended was approved unanimously.***

\* Attended remotely

### **III. APPROVAL OF THE MINUTES**

#### **A. October 26, 2023**

*Commissioner Howard* moved to approve the October 26, 2023, minutes as presented and distributed. *Commissioner Karchut* seconded.

*The October 26, 2023, minutes as presented were approved unanimously.*

#### **B. November 30, 2023**

*Commissioner Scher* moved to approve the November 30, 2023, minutes as presented and distributed. *Commissioner Lamoreaux* seconded.

*The November 30, 2023, minutes as presented were approved unanimously.*

### **IV. UNFINISHED BUSINESS**

#### **A. Government Hill Wireless Station**

*Tom Davis* reported on the status and schedule for the review and edit of the draft Government Hill Wireless Station report and the outreach to Government Hill Community Council. He asked that all Commissioners who review the report to document the date(s) and amount of time taken in reviewing the document, so that the Municipality can count their time toward the grant match requirements.

Commissioners discussed inviting other stakeholders who may be interested in the Wireless Station to the presentation to Government Hill Community Council's general membership meeting.

#### **B. Historic Preservation Plan (HPP) Subcommittee**

*Tom Davis* reported no change in status on his task to incorporate handwritten edit comments regarding the 2018 public review draft HPP from former Planning staff into a new tracked-changes edited version of the HPP for Commissioners' consideration. He reported that the draft neighborhood context statements report from 2018 has been found to share with the Commissioners. Staff will work with the Commission in first quarter of 2024 to determine the scope of the \$100,000 grant-funded project to complete the HPP and prepare an RFP for professional services.

#### **C. Section 106 Project Consultation: Alaska Railroad MP 127.5 Bridge Replacement**

Commissioners discussed concerns in the materials they had received so far, including the eligibility of the existing railroad bridge to be nominated. *Tom Davis* reported that the project agency had sent additional survey information today just before the HPC meeting, and he emailed that information to Commissioners. Commissioners agreed to review the new survey and send any comments regarding the project agency's finding of no adverse effect to Mr. Davis by the first week in January, so that he could compile comments to the agency.

**D. Section 106 Project Consultation: Mounting of Sign to JBER Building 11540**

*Tom Davis* reported that he had sent the Commission's previous comments to the project agency. No further action appears necessary.

**E. HPC Regular Meeting Dates in 2024**

*Commissioner Leman* moved to approve the proposed 2024 HPC regular meeting schedule as provided in the packet, moving the Commission's meetings to the third week of the month. *Commissioner Lamoreaux* seconded.

***The proposed 2024 HPC meeting schedule as presented was approved unanimously.***

**F. Discussion of HPC Priorities in 2024**

The Commission continued its discussion of potential priorities for its activities in 2024, using the revised draft list of priorities provided on page 55 of the meeting packet. *Chair Klug* explained that the HPC will vote to approve a list of 2024 priorities in January.

*Chair Klug* proposed adding a priority under the public preservation education category, to invite an expert from the National Alliance for Historic Preservation's *Commission Assistance and Mentoring Program* (CAMP) to provide training and advice to the Commission as well as community leaders and businesspeople.

*Commissioner Lamoreaux* proposed adding "other preservation activities" that may arise.

*Maria Lewis* and Commissioners discussed the proposed priority to establish an MOA inventory of historic resources. *Ms. Lewis* advised that staff meet with Jeff Weinberger at SHPO to learn more about the AHRs and how a local inventory would work.

This item was continued to the January meeting.

*Commissioner Lamoreaux* moved to extend the meeting to 7:30 p.m. *Commissioner Leman* seconded. ***The motion to extend the meeting was approved unanimously.***

**G. New CLG Grant Opportunity in 2024**

*Mr. Davis* reported that the SHPO has opened a new round of CLG Grant project opportunities, with an application deadline on January 22. He referred to four potential options for grant proposals on page 56 of the meeting packet. He asked Commissioners' guidance. Commissioners discussed and determined that the fourth option, creating a local inventory database, seemed the only potentially practical option for a grant proposal by January 2024. *Mr. Davis* agreed to meet with the SHPO office and the municipal GIS manager to explore this option in January.

**V. NEW BUSINESS**

**A. Section 106 Consultation: 4<sup>th</sup> Avenue Signal and Lighting Upgrades**

*Tom Davis* and Commissioners discussed that this item an initiation of consultation and the project agency is seeking initial comments on the project and its method of identification of historic resources within the project area. Commissioners agreed to review the initiation letter and send any comments to Mr. Davis. Mr. Davis to forward those comments to the project agency.

*Commissioner Lamoreaux* moved to extend the meeting to 7:45 p.m. *Commissioner Scher* seconded. ***The motion to extend the meeting was approved unanimously.***

**B. Section 106 Consultation: JBER Runway 06 Clear Zone Vegetation Removal**

*Commissioner Lamoreaux* moved to take no exception to the finding of no effects on historic resources. *Commissioner Leman* seconded the motion. ***The motion was approved unanimously.***

**C. 2024 HPC Officers**

*Chair Klug* encourage Commissioners to email him to nominate candidates for the Commission Chair, Vice-Chair, or Secretary for 2024. The election of officers will be at the January meeting.

**VII. PERSONS TO BE HEARD** (*none*)

**VIII. OTHER BUSINESS / STAFF REPORTS**

*Ryan Yelle* presented a draft set of rules of procedure for the HPC on page 147 of the meeting packet. *Mr. Yelle* explained that each municipal commission maintains a set of procedural bylaws. Planning staff recommends the HPC to establish rules of procedure for consistency with other commissions and will bring revised draft rules of procedure for the Commission's consideration in early 2024.

**V. ADJOURNMENT**

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

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





**Municipality of Anchorage**  
**Anchorage Historic Preservation Commission**

***MEETING SUMMARY***

Thursday, January 25, 2024  
 5:30 p.m.

***Regular Meeting***

Hybrid Meeting – In-person and Virtual via Teams  
 Planning Conference Room 170, 4700 Elmore Road

**I. CALL TO ORDER**

The meeting was called to order at 5:33 p.m.

**A. Establishment of Quorum/Roll Call**

A quorum was present.

*Present:* Darrick Howard \*  
 Jeremy Karchut \*  
 Bryce Klug, *Chair*  
 Marc Lamoreaux \*  
 Connor Scher, *Vice-Chair* \*  
 Loren Leman, *Secretary* \*

*Excused:* Brandy Pennington

*Ex-Officio Members & Staff:*

Tom Davis, Senior Planner/Historic Preservation Officer, Planning Department  
 Maria Lewis, Architectural Historian/CLG Program Coordinator, Alaska State  
 Historic Preservation Office \*  
 Ryan Yelle, Long-Range Planning Division Manager, Planning Department

**B. Land Acknowledgement (*delivered*)**

**C. Introductions – Guests**

*Guests:* No guests attended.

**D. Disclosures (*none*)**

\* Attended remotely

## **II. APPROVAL OF AGENDA**

*Commissioner Leman* moved to approve the agenda with a change to move New Business item V.A. to come right after Old Business item IV.A. *Commissioner Lamoreaux* seconded.  
***The agenda as amended was approved unanimously.***

## **III. APPROVAL OF THE MINUTES (none)**

## **IV. UNFINISHED BUSINESS**

### **A. Election of 2024 HPC Officers**

*Chair Klug* asked if any Commissioners wished to nominate themselves or any others to serve as Chair, Vice-Chair, and Secretary (recorder) of the HPC for 2024. He reported that he and the other two existing officers are willing to continue serving in these positions in 2024.

*Commissioner Lamoreaux* moved to re-elect Bryce Klug as Chair, Connor Scher as Vice-Chair, and Loren Leman as Secretary (recorder) of the HPC. *Commissioner Karchut* seconded.

***The motion to re-elect the current officers to their positions was approved unanimously.***

### **B. Discussion of HPC Priorities in 2024**

The Commission continued its discussion of potential priorities for its activities in 2024, using the revised draft list of priorities provided on page 6 of the meeting packet. *Chair Klug* commented that there are a lot of items on the list, and the Commission may need to prioritize and review them on a month-to-month basis. *Commissioner Leman* commented that the Commission may not complete all the items this year but will at least advance them. *Commissioner Lamoreaux* commented that although the listed items are not what he would have prioritized personally, he can support the Commission's collective priorities.

*Commissioner Leman* moved to approve the revised list of priorities as presented. *Commissioner Karchut* seconded.

***The list of HPC priorities for 2024 as presented was approved unanimously.***

**C. Government Hill Wireless Station**

*Tom Davis* reported on the steps remaining to edit and submit a draft report and final report to SHPO by the end of March. He gave the status of the editing by staff, Chair Klug, and Commissioner Scher, as reflected in draft version that he recently emailed (separately from the meeting packet) to all Commissioners. The team met with leaders of Government Hill Community Council in early January and plans to appear at the general membership meeting of the Community Council in February to document the neighborhood's preferences for the future of the historic property in the final report. *Mr. Davis* asked that all Commissioners who review the report to document the date(s) and amount of time taken in reviewing the document, so that the Municipality can count their time toward the grant match requirements.

*Commissioner Scher* reported the neighborhood leaders' preference is to restore the buildings but relocate them to a local park nearby. Commissioners discussed suggestions from neighborhood leaders and others that the Municipality might be able to move the historic structures to the new location and then sell the original site and use the proceeds from the sale of the land to help finance the buildings' restoration. *Chair Klug* advised that before determining with the neighborhood the preferred option for future use and potential relocation of the building, it will be important for the Municipal Attorney to review the deed restriction to see what strategy the Municipality could use to avoid reverting the ownership back to the federal government. *Commissioner Scher* concurred, explaining that building relocation could create an issue with the historic integrity of location. *Commissioner Scher* and *Mr. Davis* reported the findings of the structural engineer's report that the Wireless Station is in very poor condition and at risk of collapse in the near term, and substantial work will be needed if it is to be restored.

*Maria Lewis* suggested that the Municipality submit the draft report and architectural drawings as-is for SHPO review and feedback, and then follow up with corrections and edits in the final submission. *Mr. Davis* agreed to submit a draft of the materials to Ms. Lewis by January 31 for SHPO review.

**D. Historic Preservation Plan (HPP) Subcommittee**

*Tom Davis* reported no change in status on his assignment to incorporate handwritten edit comments from former Planning staff regarding the 2018 public review draft HPP into a new tracked changes edit version of the HPP for Commissioners' consideration.

**E. Section 106 Project Consultation: Alaska Railroad MP 127.5 Bridge Replacement**

Commissioners commented that a historic resources survey needs to be conducted on a few more areas within the APE and certain areas re-surveyed before the HPC has enough information to concur with the project agency's proposed finding of no adverse effects. *Tom Davis* to convey those comments and comments received by email from Commissioner Scher to the project agency.

**F. Section 106 Consultation: 4<sup>th</sup> Avenue Signal and Lighting Upgrades**

*Tom Davis* reported that this is an initiation of consultation on a project in Downtown, with proposed methods of identifying historic resources. Commissioners agreed to review the information and email any comments regarding historic resources missed for staff to convey to the project agency.

*Commissioner Lamoreaux* moved to extend the meeting to 7:15 p.m. *Commissioner Scher* seconded. ***The motion to extend the meeting was approved unanimously.***

**G. Section 106 Consultation: JBER Runway 06 Clear Zone Vegetation Removal**

*Chair Klug* requested staff to convey to the project agency that Commissioners had no exception to the finding of no effects on historic resources.

**V. NEW BUSINESS**

**A. HPC Resolution: CLG Grant Project to Create a Local GIS Inventory and Register** (*Note: This item was moved on the agenda to follow Old Business item IV.A.*)

*Mr. Davis* presented draft HPC Resolution 2024-01 provided on page 127 in the meeting packet. He explained that, following the Commission's discussion at the December HPC meeting regarding this potential CLG Grant project, he and Ryan Yelle held consultations with SHPO staff including Maria Lewis, Jeff Weinberger, and Judy Bittner and the municipal GDIC (Geographic Data Information Center) manager, to determine the benefits, scope, and resource needs of such a project. SHPO encouraged the municipal staff to submit a CLG Grant proposal. Using the information learned in the consultations, the Planning Department submitted the grant application shown on page 128 of the packet by the submission deadline (January 22). *Mr. Davis* explained that SHPO also needs to receive a resolution of support from the HPC. He requested the Commission to consider and potentially approve draft HPC Resolution 2024-01.

Commissioners and staff discussed the scope, budget, required grant match, deadline for completion, issues such as data security and access to cultural resource site data, and the Commission's role in guiding the development of the inventory at decision points.

*Commissioner Leman* moved to approve and adopt draft HPC Resolution 2024-01, with a change to use today's date (December 21, 2023) as the adoption date. *Commissioner Lamoreaux* seconded.

***HPC Resolution 2024-01 was approved unanimously with the change to the adoption date.***

**B. Section 106 Consultation: Alaska DOT&PF Safer Seward Highway Project**

*Tom Davis* reported that this is an initiation of consultation for a project to improve 20 miles of the Seward Highway south of the Anchorage Bowl. *Commissioner Lamoreaux* made observations regarding the historic resources that the project agency has identified within the APE and anticipated the project agency will have those evaluated. Commissioners agreed to email any initial comments for staff to convey to the project agency.

**C. Section 106 Consultation: TSAIA (ANC) RON 2 Rehabilitation**

Commissioners agreed to email any comments for staff to convey to the project agency.

**D. Section 106 Consultation: Alaska DOT&PF 36<sup>th</sup> Avenue Interchange**

Commissioners agreed to email any comments for staff to convey to the project agency.

**VI. PERSONS TO BE HEARD** (*none*)

**VII. OTHER BUSINESS / STAFF REPORTS**

*Tom Davis* reported no change in status of the search for new Commissioners to fill the empty seats on the Commission. He indicated his intent to learn from the municipal Real Estate Department what its plans are for finishing its re-roofing and repainting of the Oscar Anderson House in 2024.

*Commissioner Scher* offered suggested reading, a book entitled *250 Ways to Start an Essay about Captain Cook*. The book discusses Captain Cook's visits to New Zealand from the Māori perspective. He found it thought-provoking with respect to the origin of place names around Anchorage.

**VIII. ADJOURNMENT**

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

***The motion was approved unanimously, and the meeting was adjourned at 7:12 p.m***

*This page intentionally left blank.*

Department of Transportation  
and Public Facilities

DESIGN & ENGINEERING SERVICES  
PRELIMINARY DESIGN & ENVIRONMENTAL

PO Box 196900  
Anchorage, Alaska 99519-6900  
Main: 907.269.0542  
Toll Free: 800.770.5263  
TDD: 907.269.0473



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

In Reply Refer To:

Anchorage Metropolitan Area Transportation Solutions (AMATS) 4<sup>th</sup> Avenue Signal and Lighting Upgrades  
CFHWY00555

No Adverse Effect

January 25, 2024

Tom Davis, Senior Planner  
Historic Preservation Officer/Senior Planner  
Municipality of Anchorage  
PO Box 196650  
Anchorage, Alaska 99519  
[Tom.Davis@anchorageak.gov](mailto:Tom.Davis@anchorageak.gov)

Dear Mr. Davis:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has assumed the responsibilities of the Federal Highway Administration (FHWA) under 23 U.S.C. 327, and is proposing to replace and upgrade lighting and signals in downtown Anchorage, Alaska under the 4<sup>th</sup> Avenue Signal and Lighting Upgrades, Project Number CFHWY00555. The project is located in downtown Anchorage, Alaska, within USGS Quadrangle Anchorage A-8, and within Sections 17 and 18 of Township 13 North, Range 3 West (Figure 1). The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

Consultation for this project is being conducted in accordance with the 2017 *First Amended Programmatic Agreement... for the Federal-Aid Highway Program in Alaska* (106 PA). The DOT&PF, acting as a Federal agency, finds no adverse effect on historic properties by the proposed project pursuant to 36 CFR 800.5(b), implementing regulations of Section 106 of the National Historic Preservation Act (NHPA). This submission provides documentation in support of this finding, as required at 36 CFR 800.11(e).

### Project Description

The project consists of installing pedestrian and roadway lighting along the 4<sup>th</sup> Avenue corridor between Cordova and Ingra Streets and modernizing the signal and lighting hardware and electrical load center infrastructure at the Gambell Street and Ingra Street intersections. Sidewalks and driveways that are impacted will be replaced. Other project activities will include signing, striping, drainage, paving, pedestrian amenities

*"Keep Alaska Moving through service and infrastructure."*

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated November 3, 2017 and executed by FHWA and DOT&PF.

consistent with the Americans with Disabilities Act (ADA), utility relocation, landscaping, and installation of roadside hardware.

### Area of Potential Effects (APE)

The proposed direct APE is identified as the area that will be directly impacted by construction activities, including the areas of the right-of-way (ROW) that will be subject to the actual construction work being proposed, and any Temporary Construction Easements (TCEs) and Temporary Construction Permits (TCPs). The proposed direct APE measures approximately 0.44 miles of ROW and includes all the intersections where traffic signals will be upgraded, stretching east to west along 4<sup>th</sup> Avenue from its intersection with Cordova Street extending just past its intersection with Ingra Street. To accommodate for the upgrades themselves and any areas of construction, staging, or possible pedestrian or vehicle traffic impacts during construction, the stretch along 4<sup>th</sup> Avenue also extends northward and/or southward at the various traffic intersections. At Denali Street, the direct APE stretches south one-half block; it stretches north one-half block at Hyder Street. At Eagle, Gambell, and Ingra Streets, the direct APE stretches north one-half block and south one-half block (Figure 2).

The indirect, or visual APE is identified as the area that could potentially be affected visually by the signal and lighting upgrades. The APE for visual effects is defined as the geographic area in which an undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a defining and/or qualifying characteristic of a historic property that makes it eligible for inclusion on the National Register of Historic Places (NRHP). The proposed indirect APE includes all the tax parcels that abut the direct APE (Figure 3). It encompasses an outward extension of the project's direct footprint to accommodate for any potential visual changes in the project's vicinity.

### Historic Property Identification Efforts

DOT&PF contracted Kinney Engineering, LLC, to provide services for the AMATS: 4th Avenue Signal and Lighting Project Number CFHWY00555 (Project). Kinney Engineering, LLC, subcontracted True North Sustainable Development Solutions, LLC, (TNSDS) to provide cultural resource management support for Section 106 compliance of the NHPA of 1966. TNSDS conducted a desktop and literature review and archival search, including data available at the Alaska Office of Historic and Archaeology (OHA) in the Integrated Business Suite/ Alaska Heritage Resources Survey (AHRs), on July 14, 2023.<sup>1</sup> The research identified eight AHRs sites, all of which are buildings, within or adjacent to the indirect APE (Figure 4 and Table 1). Only one resource has a determination of eligibility (DOE); ANC-01422, McKinley Tower Apartments, was determined eligible for inclusion in the NRHP under Criteria A and C in 2004 and was listed in 2008.

*Table 1. Cultural Resources within APE*

AHRS #	Site Name	Surveyed	Building Type	DOE Status
<b>ANC-00311</b>	Gus Seaburg House	Yes	Residential	None
<b>ANC-00312</b>	Hans Elvig House	Yes	Residential	None
<b>ANC-00334</b>	430 East 4 <sup>th</sup> Avenue	No	Residential	None
<b>ANC-00355</b>	Old Suomi Hall	No	Civic	None
<b>ANC-00406</b>	334 East 4 <sup>th</sup> Avenue	No	Residential	None

<sup>1</sup> The resulting report was distributed to consulting parties on November 28, 2023, titled *Desktop Review and Workplan for the AMATS: 4th Avenue Signal and Lighting Upgrades Design Service State/Federal Project Number CFHWY00555 Located in Anchorage, Alaska*.



AHRS #	Site Name	Surveyed	Building Type	DOE Status
ANC-01422	McKinley Tower Apartments	Yes	Residential	Eligible
ANC-02250	708 East 4 <sup>th</sup> Avenue, The Raven Bar	Yes	Commercial	None
ANC-02255	704 East 4 <sup>th</sup> Avenue	Yes	Commercial	None

In August 2023, TNSDS conducted a Phase I Cultural Survey that consisted of a historic buildings inventory within the direct and indirect APE and an archaeological survey within the direct APE.<sup>2</sup> The report contains the results of the historic buildings inventory with 29 DOEs for resources within the indirect APE, results of the archaeological survey, and recommendations pursuant to Section 106 of the NHPA of 1966 and its implementing regulations 36CFR§800.

Background research and the architectural survey identified a total of 31 buildings with an age of 45 years or more over 30 properties (one property consists of two buildings). The survey covered 30 properties in the indirect APE, including the McKinley Tower Apartments, and thus 29 properties were evaluated for eligibility for the NRHP (Figure 5). Of the eight AHRS sites within the indirect APE, only five were surveyed, and only four were evaluated for eligibility on the NRHP. The remaining three AHRS sites within the indirect APE, ANC-00334, ANC-00355, and ANC-00406, were not included in the architectural survey. ANC-00334 and ANC-00406 are no longer extant. The survey did not include ANC-00355 because the exact location of the resource is outside the indirect APE. Thus, this letter includes 29 DOEs, 25 of which are new additions to the AHRS.

#### **Determinations of Eligibility for the National Register of Historic Places (NRHP)**

TNSDS (2023) recommended that out of the 29 properties needing DOEs, four are eligible and 25 not eligible for the NRHP (Figure 6).

The 25 properties recommended not eligible for the NRHP are not associated with any significant events or trends in Anchorage or Alaskan history; are not known to be associated with any known significant persons, architects, or builders within the region; are not stylistically significant or do not retain sufficient architectural character-defining features to embody their type. TNSDS (2023: 53-114) provides a description, history, and NRHP evaluation.

DOT&PF finds 25 properties not eligible for inclusion in the NRHP, and 4 properties eligible for inclusion in the NRHP (Figure 7). DOT&PF has made the following determinations of eligibility on the 29 properties listed in Table 2.

<sup>2</sup> The results of this investigation are attached in the TNSDS (2023) report.

*Table 2. Determinations of Eligibility for Properties within the APE*

AHRS No.	Address	Historic Name	Current/ Other Name	Year	Architectural Style	DOT&PF Determination
<b>ANC-04813</b>	312 East 4 <sup>th</sup> Avenue	La Cabaña Mexican Restaurant & Cantina	La Cabaña Mexican Restaurant & Cantina	1973	Neo-Eclectic	Not Eligible
<b>ANC-04815</b>	330 East 4 <sup>th</sup> Avenue	Alaska Business College	Strive for Glory Church	1959	Commercial Vernacular	Not Eligible
<b>ANC-04816</b>	340 East 4 <sup>th</sup> Avenue (410 Denali Street)	IBM Office; Chapel of Love Wedding Chapel	-	1959	Commercial Vernacular	Not Eligible
<b>ANC-04820</b>	428 East 4 <sup>th</sup> Avenue	Anchorage Roofing Company; Alaska General Alarm, Inc.; Yellow House	-	1954	Cape Cod Minimal Traditional	Not Eligible
<b>ANC-04822</b>	434 East 4 <sup>th</sup> Avenue	Downtown Soup Kitchen	-	1947	Vernacular	Not Eligible
<b>ANC-04824</b>	443 East 4 <sup>th</sup> Avenue	B&C Auto Supply; Carquest	-	1954	Commercial Vernacular	Not Eligible
<b>ANC-00312</b>	444 East 4 <sup>th</sup> Avenue	Hans Elvig House	-	1938	Minimal Traditional	Not Eligible
<b>ANC-04826</b>	513 East 4 <sup>th</sup> Avenue	East Side Service; Nurse's Chevron Service; Performance Tune Auto; Performance Center, Inc.; Larry's Automotive; Road Ready, Inc.; Jim's Performance Center	-	1951	Commercial Vernacular	Not Eligible
<b>ANC-04827</b>	520 East 4 <sup>th</sup> Avenue	-	-	1951	Curtain Wall	Not Eligible
<b>ANC-04828</b>	525 East 4 <sup>th</sup> Avenue	Lewis Pump & Well Supply; C.R. Lewis Company	Henry House	1953	Commercial Vernacular	Not Eligible
<b>ANC-04829</b>	527 East 4 <sup>th</sup> Avenue	Lewis Building; Alaska Department of Health and Social Services Southcentral Regional Lab	Henry House Building 2	1961	Curtain Wall	Not Eligible
<b>ANC-04830</b>	530 East 4 <sup>th</sup> Avenue	Inlet Transfer	Hotel and Restaurant Employees Union	1958	Commercial Vernacular	Not Eligible
<b>ANC-04831</b>	538 East 4 <sup>th</sup> Avenue	Petzold Oil Burners	-	1958	Commercial Vernacular	Not Eligible
<b>ANC-</b>	545 East 4 <sup>th</sup> Avenue	Anchorage Sash & Door; Glass Sash & Door Supply	Henry House Building 1	1954	Commercial Vernacular	Not Eligible

AHRS No.	Address	Historic Name	Current/ Other Name	Year	Architectural Style	DOT&PF Determination
<b>04832</b>						
<b>ANC-04833</b>	556 East 4 <sup>th</sup> Avenue	Willie's; Arctic Service Station; B.L.C. service; Downtown Auto Repair	Anchorage Auto Detail	1963	Commercial Vernacular	Not Eligible
<b>ANC-04835</b>	641 East 4 <sup>th</sup> Avenue	Universal Motors; LaMay's Automotive; Ken's Western Wear & Work Clothes; Wells Alaska Motors	Locals Auto Repair	1955	Commercial Vernacular	Not Eligible
<b>ANC-02255</b>	704 East 4 <sup>th</sup> Avenue	Jay's Drive-In; Jan's Kentucky Fried Chicken; Eat Me Submarine; Malay's Sandwiches	Burger Jim's	1952	Commercial Vernacular	Not Eligible
<b>ANC-02250</b>	708 East 4 <sup>th</sup> Avenue	The Sabre Jet; Kitty's Playgirl Club; Ole's Pub	The Raven	1952-1953	Commercial Vernacular	Not Eligible
<b>ANC-04837</b>	832 East 4 <sup>th</sup> Avenue	Anchorage Transit System, Inc. Maintenance and Service Garage	Cooper Tires	1966	Curtain Wall	Not Eligible
<b>ANC-04838</b>	833 East 4 <sup>th</sup> Avenue	Hertz Truck Rental; RCA Motor Pool; Monroe Motors; Alaska Wildlife and Natural History Museum	PIP Printing	1965	Commercial Vernacular	Not Eligible
<b>ANC-04825</b>	445 East 5 <sup>th</sup> Avenue	-	-	1960-1961	Curtain Wall	Not Eligible
<b>ANC-04836</b>	821 East 5 <sup>th</sup> Avenue	Universal Motors; Nye Frontier Toyota; Kendall Toyota	Classic Collision	1973-1974	Commercial Vernacular	Not Eligible
<b>ANC-00311</b>	409 Eagle Street	-	Gus Seaburg House	Unclear (1916-1949)	Minimal Traditional	Not Eligible
<b>ANC-04819</b> <b>ANC-04821</b>	421 and 433 Eagle Street	Eagle Street Suites; International House; Anchor Arms	Anchor Arms	1963-1964	Dingbat	Not Eligible
<b>ANC-04823</b>	442 Gambell Street	Ed's Union 76; Clines Tesoro	Tesoro	1966	Curtain Wall	Not Eligible
<b>ANC-04814</b>	323 East 4 <sup>th</sup> Avenue	McKinley Tower Annex	Office of Children's Services	1969	International Style	Eligible, Criterion C
<b>ANC-</b>	407 Denali Street	Carpenters Hall	Carpenters Hall	1950	Art Moderne	Eligible,

AHRS No.	Address	Historic Name	Current/ Other Name	Year	Architectural Style	DOT&PF Determination
<b>04818</b>						Criterion C
<b>ANC-04817</b>	400 Gambell Street	Blomfield Building	-	1950	International Style	Eligible, Criterion C
<b>ANC-04834</b>	610 East 4 <sup>th</sup> Avenue	McSmith Enterprises	Fourth Avenue Boutique	1953	Commercial Vernacular	Eligible, Criterion B

Three properties (323 East 4<sup>th</sup> Avenue, 407 Denali Street, and 400 Gambell Street) are recommended eligible under Criterion C for their architectural significance, and one is recommended eligible under Criterion B for its association with a leading Alaskan Black civil rights activist (610 East 4<sup>th</sup> Avenue). The locations of these properties within the APE are shown in Figure 6 and details are summarized in Table 2. The four eligible properties (323 East 4<sup>th</sup> Avenue, 407 Denali Street, 400 Gambell Street, and 610 East 4<sup>th</sup> Avenue) are summarized as follows:

#### 323 East 4<sup>th</sup> Avenue

Constructed in 1969, was designed as an annex to the McKinley Tower and expands on the International Style of that building. Designed by prominent Anchorage architect Donald James Coolidge, the Annex embodies the International Style's character-defining features, including rectangular forms, a flat roof, lack of ornamentation, rectangular windows set in rectangular ribbons, smooth wall surfaces, and an asymmetrical façade. It retains sufficient integrity to convey the International Style; the building has only undergone minor alterations to its design and materials during renovation work in the early 2000s. The DOT&PF has determined that 323 East 4<sup>th</sup> Avenue is eligible for the National Register of Historic Places under Criterion C at the local level as an example of the International Style as constructed within Anchorage. A full evaluation, including a building description, history, NRHP evaluation, and integrity assessment are available in TNSDS (2023: 55-57).

#### 407 Denali Street

Also known as Carpenters Hall, was constructed in 1950 and designed by the prominent Alaskan architecture firm of Manley & Mayer. The firm designed many academic and school buildings across Alaska. The Carpenters Hall is an Art Moderne multi-purpose building. DOT&PF has determined that 407 Denali Street is eligible for inclusion on the NRHP under Criterion C as a pristine example of the Art Moderne architectural style as constructed in Anchorage. The building retains all the style's character-defining features, including horizontal massing, a flat roof with a ledge, an asymmetrical façade, a smooth concrete stucco exterior, and horizontal emphasis. The building retains the highest possible integrity. A full evaluation, including a building description, history, NRHP evaluation, and integrity assessment are available in TNSDS (2023: 104-106).

#### 400 Gambell Street

Historically known as the Blomfield Building, it was constructed in 1978 by prominent Anchorage area architect and real estate developer Charles Blomfield. The building is a large, rectangular, multi-story commercial office building that typifies the International Style. It retains all the primary character-defining characteristics of the style, including rectangular form, a flat roof, lack of ornamentation, rectangular windows set in ribbons, smooth wall surfaces, and an asymmetrical façade, as well as the secondary stylistic feature of obscured entrances. The building retains good integrity. DOT&PF has determined that the Blomfield Building

is eligible for the NRHP under Criterion C as an example of the International Style as well as an example of the work of the master, Charles Blomfield. A full evaluation, including a building description, history, NRHP evaluation, and integrity assessment are available in TNSDS (2023: 111-112).

### 610 East 4<sup>th</sup> Avenue

Is a rectangular, single-story Commercial Vernacular building retaining good integrity. Constructed by 1953 by Blanche and William McSmith, the building was historically known as McSmith Enterprises, McSmith TV & Appliances, and a variety of other commercial businesses, and is currently the Fourth Avenue Boutique. It was constructed as the main office for the McSmiths' many businesses, collectively known as McSmith Enterprises, which included Blanche McSmith's real estate office. Mrs. McSmith was the first Black real estate agent in Alaska. She was not only a prominent businesswoman but also a civil activist; she was a prominent equal rights speaker in the 1950s and 1960s. McSmith helped establish the Anchorage chapter of the NAACP and hosted their earliest meetings at the McSmith Enterprises building. She went on to become the first Black representative in the Alaska Senate. DOT&PF has determined that 610 East 4<sup>th</sup> Avenue, historically known as McSmith Enterprises, is eligible for the NRHP under Criterion B for its professional association with Blanche McSmith and her commercial and civil success in Alaska. No other buildings are associated with McSmith, and the building is associated with her productive life, both professional and civic. The building retains good integrity to convey its significance during its use as McSmith Enterprises. A full evaluation, including a building description, history, NRHP evaluation, and integrity assessment are available in TNSDS (2023: 88-90).

### **Historic Roads Consideration**

DOT&PF has applied the Section 106 PA Appendix J historic road considerations to 4<sup>th</sup> Ave. Under the 106 PA, eligibility determinations for roads are not required when a proposed project would have limited or no effects to them. Appendix J outlines these situations (Appendix J.I.) Provision J.I.D. states that a road does not require further review if all activities involving the road(s) are listed as a programmatic allowance, and all applicable conditions for the allowance are met.<sup>3</sup> This is the case for 4<sup>th</sup> Ave, and applicable cross streets. Tier 2 General Conditions are met, and the activities planned for 4<sup>th</sup> Ave also meet activity-specific conditions (e.g. 2.a, 2.c, 2.d, 2.g, 2.h and 2.l) as described in the Section 106 PA Appendix B. The DOT&PF also applied the Section 106 PA considerations to all cross streets (Cordova St., Denali St., Eagle St., Gambell St., Hyder St., and Ingra St.) within the APE, and has verified that the roads require no further review under the terms of the Section 106 PA for this project.

### **Findings**

While historic properties are present in the indirect APE, the project will have no effect on the characteristics that qualify the properties for inclusion in the National Register of Historic Places. Direct impacts of the project will be confined to the direct APE, which is restricted to the public ROW and TCP/TCEs. As currently planned, the project will install new pedestrian lighting, traffic signals and traffic lights as well as replace or improve any sidewalks that will be removed to facilitate the lighting upgrades. The upgraded traffic signals, lights, and sidewalks are not expected to physically impact the built environment, as the work involves the replacement of

---

<sup>3</sup> The Section 106 PA operates with two compliance paths—programmatic allowances for minor projects which undergo internal review with semi-annual reporting, and regular consultation for all other projects. Programmatic allowances are divided into two tiers, each with a list of qualifying activities. Tier 1 consists of limited activities that do not affect historic properties. Tier 2 allows slightly broader activities, but has General Conditions that must be met, as well as specific conditions for certain activities. Programmatic allowances are described in the Section 106 PA Appendix B.

[http://dot.alaska.gov/stwddes/desenviron/assets/pdf/resources/historic\\_2019/pa106\\_appendix\\_b.pdf](http://dot.alaska.gov/stwddes/desenviron/assets/pdf/resources/historic_2019/pa106_appendix_b.pdf)

already existing elements. Thus, the project will not adversely affect any historic properties in the visual APE. The project as a whole will have no adverse effect on historic properties. There are no historic properties within the direct APE. Within the indirect APE, there are five properties eligible for inclusion on the NRHP (Figure 7; Table 3).

*Table 3. NRHP Eligible Properties in the Indirect APE*

Address	Historic Name	Year	Criteria	Architectural Style	NRHP Status
337 East 4 <sup>th</sup> Avenue	McKinley Tower	1951	A; C	International Style	Listed
323 East 4 <sup>th</sup> Avenue	McKinley Tower Annex	1951/ 1969	C	International Style	Eligible, pending SHPO concurrence
407 Denali Street	Carpenters Hall	1950	C	Art Moderne	Eligible, pending SHPO concurrence
400 Gambell Street	Blomfield Building	1950	C	International Style	Eligible, pending SHPO concurrence
610 East 4 <sup>th</sup> Avenue	McSmith Enterprises	1953	B	Commercial Vernacular	Eligible, pending SHPO concurrence

337 East 4<sup>th</sup> Avenue, McKinley Tower (AHRS No. ANC-01422; NRHP No. 08000882) was determined eligible in 2004 and listed on the NRHP in 2008 under Criteria A and C. The buildings located at 323 East 4<sup>th</sup> Avenue, 407 Denali Street, and 400 Gambell Street, known as the McKinley Tower Annex, Carpenters Hall, and the Blomfield Building, respectively, are eligible for inclusion on the NRHP under Criterion C. The building at 610 East 4<sup>th</sup> Avenue, known as McSmith Enterprises, is eligible for inclusion on the NRHP under Criterion B for its professional association with Blanch McSmith.

The project will not adversely affect characteristics that qualify 337 East 4<sup>th</sup> Avenue (AHRS No. ANC-01422; NRHP No. 08000882), known as McKinley Tower, for inclusion in the NRHP. The property is eligible under Criterion C and Criterion A. The replacement of traffic lights and signals along East 4<sup>th</sup> Avenue will not adversely affect the building's ability to convey its significance as an example of International Style architecture or its association with the population increase in Alaska following the end of World War II. The DOT&PF finds no adverse effect to McKinley Tower.

The project will not adversely affect characteristics that qualify 323 East 4<sup>th</sup> Avenue, known as the McKinley Annex, for inclusion in the NRHP. The property is eligible under Criterion C. The replacement of traffic lights and signals along East 4<sup>th</sup> Avenue will not adversely affect the building's ability to convey its significance as an example of International Style architecture. The DOT&PF finds no adverse effect to the McKinley Tower Annex.

The project will not adversely affect characteristics that qualify 407 Denali Street, known as Carpenters Hall, for inclusion in the NRHP. The property is eligible under Criterion C. The replacement of traffic lights and signals along East 4<sup>th</sup> Avenue will not adversely affect the building's ability to convey its significance as an example of Art Moderne architecture. The DOT&PF finds no adverse effect to Carpenters Hall.

The project will not adversely affect characteristics that qualify 400 Gambell Street, known as the Blomfield Building, for inclusion in the NRHP. The property is eligible under Criterion C. The replacement of traffic lights and signals along East 4<sup>th</sup> Avenue will not adversely affect the building's ability to convey its significance as an example of International Style architecture or diminish its design as the work of a master. The DOT&PF finds no adverse effect to Blomfield Building.

The project will not adversely affect characteristics that qualify 610 East 4<sup>th</sup> Avenue, known as McSmith Enterprises, for inclusion in the NRHP. The property is eligible under Criterion B. The replacement of traffic lights and signals along East 4<sup>th</sup> Avenue will not adversely affect the building's ability to convey its association with businesswoman, activist, and civil servant Blanche McSmith. The DOT&PF finds no adverse effect to McSmith Enterprises.

Due to the presence of paved roadways and sidewalks throughout the direct APE, archaeological testing was not feasible. As such, TNSDS (2023: 117) recommended archaeological monitoring during ground-disturbing activities during construction to assess whether cultural resources pre-dating the Good Friday Earthquake are present and if there are intact archaeological deposits in the soil stratigraphy that better our understanding of the history and/or prehistory of Anchorage. DOT&PF agrees with this recommendation and commits to providing an archaeological monitor for the project. DOT&PF will develop a project-specific monitoring plan in accordance with Appendix F. *Archaeological Monitoring and Discovery Plan* of the 106 PA<sup>4</sup>.

### **Consultation Efforts**

Initiation letters were distributed on November 28, 2023, to the following consulting parties: the State Historic Preservation Officer (SHPO); Municipality of Anchorage; Cook Inlet Region, Inc. (CIRI); Cook Inlet Tribal Council; Chickaloon Moose Creek Native Association, Inc (CMCNA); Eklutna, Inc.; Native Village of Eklutna; Chickaloon Village Traditional Council (CVTC). Anchorage Community Development Authority; Anchorage Downtown Partnership; Downtown Community Council; Alaska Historical Society; Cook Inlet Historical Society; Library and Archives; Alaska Association for Historic Preservation (AAHP); EGAE, LLC; McKinley Tower Apartments; JBG Memorial, LLC; Office of Children's Services, Regional Offices; Southwest Regional Council of Carpenters; Carpenters Local 1281; Fourth & Gambell, LLC; Alpha Quest Inc.; and Fourth Avenue Boutique. The following parties commented with no objections to the project: SHPO, CVTC, and AAHP.

If you have questions or comments related to this proposed project, I can be reached at the address above, by telephone at 907-269-0527, or by e-mail at [mark.rollins@alaska.gov](mailto:mark.rollins@alaska.gov). Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

---

<sup>4</sup> Specifically, Appendix F- *I.A. On-Site Responsibilities*: 1. The Archaeological Monitor will follow provisions of a monitoring plan for the project developed in consultation with the DOT&PF, (and the FHWA for non-NEPA Assignment Program Projects), and the SHPO that is consistent with the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (48 FR 44734-44737), the Alaska Office of History and Archaeology's Standards and Guidelines for investigating and reporting archaeological and historic properties in Alaska (Historic Preservation Series Number 11), and Monitoring Guidelines (Historic Preservation Series Number 15).

Sincerely,

*Mark W. Rollins*

**Enclosures:**

Figure 1. Project Location

Figure 2. Direct APE

Figure 3. Direct and Indirect APE

Figure 4. AHRS Sites within Indirect APE

Figure 5. Individual Properties Inventoried within APE

Figure 6. Properties Recommended Eligible for NRHP within APE

Figure 7. Properties Recommended Eligible and Properties Listed on the NRHP within APE

Office of History and Archaeology Coversheet

*Cultural Resources Investigations with Recommendations for Issuing a Finding Pursuant to Section 106 of the National Historic Preservation Act of 1966 and its Implementing Regulations 36 CFR 800 for the AMATS: 4<sup>th</sup> Avenue Signal and Lighting Upgrades Design Service State/Federal Project Number CFHWY00555 Located in Anchorage, Alaska*

**References:**

True North Sustainable Development Solutions, LLC (TNSDS)

*2023 Cultural Resources Investigations with Recommendations for Issuing a Finding Pursuant to Section 106 of the National Historic Preservation Act of 1966 and its Implementing Regulations 36 CFR 800 for the AMATS: 4<sup>th</sup> Avenue Signal and Lighting Upgrades Design Service State/Federal Project Number CFHWY00555 Located in Anchorage, Alaska.* Prepared by TNSDS: Robert Meinhardt, Joan Bayles Burgett, Casey Woster, and Jonathan Coffey; for Kinney Engineering, LLC and Alaska Department of Transportation and Public Facilities, Anchorage, Alaska.

**Electronic cc w/ enclosures:**

Julia Hanson, P.E., DOT&PF Central Region, Project Manager

Brian Elliot, DOT&PF Central Region, Regional Environmental Manager

Matt Dietrick DOT&PF Statewide NEPA Manager

Holly McKinney, DOT&PF Statewide Cultural Resource Manager

Roy Dahlstrom, DOT&PF Central Region, Environmental Analyst



**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

**ARTICLE I – OFFICERS**

1. The Commission shall annually organize and elect a Chair, Vice-Chair, and Administrator at its first meeting in March.
2. The Chair shall preside over the meetings of the Commission and shall exercise all the powers usually incident to the office and shall be a voting member with full right to have their vote recorded in all deliberations of the Commission. The Chair or a designated appointee shall attend Anchorage Assembly and other Municipal Board or Commission meetings at which important Commission recommendations are presented and shall speak on behalf of the Commission.
3. The Vice-Chair shall assume the duties of the Chair in their absence or during business items from which the Chair is excused. In case the Chair and Vice-Chair are both absent or excused, the members present shall elect a Temporary Chair, who shall during the meeting or agenda item have full powers of the Chair.
4. The Administrator shall assist the Secretary in the preparation of the meeting record, and assist the Chair in compliance with these Rules of Procedure and the Robert's Rules of Order.
5. The Planning Director shall be the Secretary. In the Planning Director's absence, the Historic Preservation Officer shall act as Secretary. In case both are absent, another designated member of the Planning Department staff shall act as Secretary. The Secretary shall keep a record of all meetings of the Commission and shall keep such files as may be required.

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

**ARTICLE II – COMMITTEES**

1. The Commission may form standing committees and temporary (“ad hoc”) committees to address particular issues in more detail. Standing committees address ongoing activities of the Commission. Ad hoc committees address a specific situation and may be disbanded once the situation has been addressed. Committees shall be composed of two or more members of the Commission. The Commission may form a committee of the whole to discuss items that need further discussion in an informal setting before the Commission can take action. Committee meetings shall be publicly noticed.

**ARTICLE III – MEETINGS**

1. Regular meetings of the Commission shall be held on the third Thursday of the month at 5:30 p.m., unless notice of postponement is given each member at least twenty-four hours prior to that time. If the regular meeting shall occur on a holiday observed by the Municipality, the meeting shall be rescheduled at the discretion of the Chair or Secretary to a date that is not a Saturday, Sunday, or holiday observed by the Municipality. Should the Commission be unable to complete all the required business at a regular meeting, the Commission shall continue the meeting to a designated date.
2. Special meetings may be called by the Chair or Secretary, provided that at least twenty-four hour’s notice of special meeting is given each member at their established business or residence.
3. Meetings of the Commission shall be held at a designated place unless notice of another meeting place is given to each member at least twenty-four hours prior to the meeting and

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

a public posting is made at the regular meeting place informing the public of the change of meeting location.

4. All meetings of the Commission shall be open to the public, except that any question permitted by law may be discussed in an executive session, which is closed to the public, provided that no final action is taken on any question in that session.
5. A majority of the membership of the Commission shall constitute a quorum for the transaction of business. Action by the Commission shall require the favorable vote of a majority of the full membership of the Commission. Full membership means a majority of the nine authorized seats of the Commission, less the number of Commissioners excused for conflicts of interest.
6. Any member who has a substantial direct or indirect financial interest in any question being voted shall disclose their interest but shall not be excused from voting hereon except with the concurrence of the majority of the other members present, as provided in Article IV – Procedure for Disclosures.
7. Any member of the Commission anticipating an absence from a Commission meeting shall so advise the Commission Chair and Secretary prior to the meeting. Any member of the Commission anticipating an extended period of absence from Commission meetings shall so advise the Commission Chair and Secretary in advance. A member who misses three consecutive regular meetings without prior excuse shall automatically be recommended to the Mayor and Assembly for replacement.
8. In all matters not covered by these rules, Roberts Rules of Order, Revised, shall govern.

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

9. All recommendations by the Commission to the Anchorage Assembly, other Municipal Board or Commission, or the Administration shall be made by resolution. Resolutions shall be numbered consecutively within each year, according to the sequence of approval, shall be signed by the Chair and the Secretary. The minutes of the meeting at which the resolution is adopted shall show the vote of each member.
10. The agenda for each regular meeting of the Commission shall be prepared by the Secretary and shall be distributed to each member no later than 5 p.m. on the Friday prior to the meeting.
11. The order of business at all meetings of the Commission shall be as follows:
  1. Call to Order/Roll Call
  2. Land Acknowledgement
  3. Disclosures
  4. Approval of Agenda
  5. Approval of Minutes
  6. Special Order of Business/Executive Sessions (*as needed*)
  7. Unfinished Business
  8. New Business
  9. Persons to Be Heard
  10. HPC Committee Reports
  11. Staff Reports
  12. Commissioners' Comments and Questions
  13. Adjournment
12. The Land Acknowledgement shall be stated as follows:

*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.*

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

13. The deadline for adjournment of all meetings shall be as designated by a majority vote of the members present.

**ARTICLE IV - PROCEDURE FOR DISCLOSURES**

1. The Chair shall ask for disclosures.
2. The Commission member shall make a disclosure regarding one or more specific items on the agenda.<sup>1</sup>
3. For each agenda item that the member has made a disclosure, the Chair (or acting Chair) shall ask, and the member respond to, the following questions:<sup>2</sup>

*Does the member have a substantial financial interest or substantial private interest in the business item before the body and is that interest:<sup>3</sup>*

- *A substantial part of the present action of the commission on this item?*
- *One that varies directly and substantially with the outcome of the commission's action?*
- *Immediate and known or inconclusive (conjectural) and dependent on factors beyond the commission's action?*
- *Significant monetarily?*
- *Generally possessed by a large group, or only by the individual member? (If there is an interest, is it by a large group or by an individual? If you have a large interest, then specify that limited interest is of a general nature.)*

---

<sup>1</sup> If the Chair has a disclosure to make, the Chair first gives the other Commissioners the opportunity to make any disclosures. The Chair discloses last, after the Commission has addressed disclosures from other members. After making the disclosure, the Chair gives control of the meeting over to the Vice-Chair. The Vice-Chair becomes the acting Chair for the purpose of carrying out the disclosure procedure to determine if the Chair should participate in discussions and actions for that item. Once the Vice-Chair has completed the procedure to determine if the Chair has a conflict or not, the Vice-Chair returns control of the meeting to the Chair.

<sup>2</sup> In practice, as an alternative to step 3, upon listening to the disclosure by the member, if the Chair believes there is no direct conflict, the Chair may state that they think there is no direct conflict and unless there are any objections from other Commissioners can direct the member to participate in discussions of the agenda item, without asking the bulleted questions in 3 or undergoing a motion and vote.

<sup>3</sup> The Chair asks each bulleted question individually and has the member respond before moving on to the next bulleted question.

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

4. The Chair shall ask for a motion from another Commissioner to direct that the member participate in the business item.<sup>4</sup>

- Motion: *I move to direct \_\_\_\_\_ to participate in business item \_\_\_\_\_.*
- Second the motion.
- Commissioners (not including the member) vote, yes or no.

5. If the member has made a disclosure on more than one agenda item, the Chair shall repeat steps 3 and 4 for each additional agenda item for which the member has made a disclosure.

6. The Chair shall repeat the procedure for each Commissioner who makes a disclosure.

**ARTICLE V - PROCEDURE FOR PUBLIC HEARINGS**

1. The Chair shall ask for a staff report on the public hearing item.
2. After the staff presentation is completed on the public hearing item, the Chair shall ask for public testimony on the issue.
3. Persons who wish to testify shall adhere to the following time limits:
- Petitioners (including all his/her representatives) - 10 minutes. (Part of this time may be reserved for rebuttal.)
  - Representatives of groups (community councils, PTA's etc.) - 5 minutes.
  - Individuals - 3 minutes.
4. When a person's testimony is complete, they may be asked questions by the Commission.  
Persons shall only testify once on any issue unless questioned by the Commission.
5. After there is no further public testimony, the Chair shall declare the public hearing is closed.

---

<sup>4</sup> The motion in step 4 is always stated in the positive, to direct the member to participate. This motion enables the commission to vote on the matter. A "no" vote excuses the member from participating in the agenda item.

**MUNICIPALITY OF ANCHORAGE**  
**HISTORIC PRESERVATION COMMISSION**  
**RULES OF PROCEDURE**

---

**ARTICLE VI - CHANGE OF RULES**

1. The Rules of Procedure may be amended at any regular or special meeting of the Commission by a majority vote of the membership of the Commission.

Approved: **DATE**

---

Craig H. Lyon  
Secretary

---

Bryce Klug  
Chair

*This page intentionally left blank.*



## Annual Certified Local Government Report

The *Alaska Certified Local Government Historic Preservation Program State Guidelines* call for each Certified Local Government (CLG) to submit an annual report of its activities to the Alaska Office of History and Archaeology for the past calendar year (January 1- December 31). The purpose of the annual report is to provide information on the local government's historic preservation activities. This information helps the Office of History and Archaeology to evaluate local CLG programs and to be aware of the activities of the historic preservation commissions around the state. Please complete the following questions and provide any additional information in attachments. If you do not wish to use the form, please be sure all questions are addressed in your report.

Name of CLG: Municipality of Anchorage  
 Date of Report: **March 21, 2024 (draft)**  
 Prepared by: Tom Davis (Municipality of Anchorage HPO)

### A. LOCAL PRESERVATION ORDINANCES:

1. Have there been any new ordinances, amendments or proposed amendments made to the local historic preservation ordinance? If yes, please attach.

☐ Yes ☒ No

2. Have there been any changes or proposed changes regarding historic preservation to the local comprehensive plan? If yes, please attach.

☐ Yes ☒ No

### B. LOCAL HISTORIC PRESERVATION COMMISSION:

1. Please list the current members of the historic preservation commission noting the disciplines they fill (archaeologist, historian, architect/historical architect, Alaska Native, and general).

- *Darrick Howard (citizen at-large)*
- *Jeremy Karchut (archaeologist)*
- *Bryce Klug, Chair (architect)*
- *Marc Lamoreaux (Alaska Native culture advisor)*
- *Loren Leman (citizen at-large)*
- *Connor Scher, Vice-Chair (land use expertise)*

2. Have there been any new members appointed to your commission?

☒ Yes

☐ No

3. If yes, please attach a resume for any *new* professional members (archaeologist, historian, architectural historian or architect), and a short statement of occupation and expertise for any *new* non-professional members.

DRAFT

4. Are there any vacancies on the commission?

☒ Yes ☐ No

5. If yes, list the positions that are vacant noting duration and efforts to fill them.

*Three seats are open: Historian, Real Estate, and Building Construction expert.*

*The historian seat has been vacant for 5 months since it was vacated in mid-October. The HPO reached out to the Chair of the UAA Department of History to ask if the open seat could be advertised to their staff and other colleagues in the profession. An adjunct professor of history responded to the advertisement and has indicated interest in joining and is anticipated to apply soon.*

*The real estate seat has been vacant for 2 months. The Planning Department is preparing to send out information regarding this open seat to local real estate industry organizations and reach out to individual leaders in the real estate industry.*

*The building construction seat has been vacant for 18 months since it was vacated in October 2022. The Planning Department is preparing to send out information regarding this open seat to local real estate industry organizations and reach out to individual contacts in the building industry.*

6. Please provide us with the dates of commission meetings.

*Commission meetings were held on the following dates in 2023:*

- *January 26*
- *February 23*
- *May 25*
- *June 22*
- *August 24*
- *September 28*
- *October 26*
- *November 30*
- *December 21*

7. Please attach copies of your meeting minutes for the year.

☒ Attached ☐ Not Attached

8. Please list any CLG or historic preservation related training sessions or workshops attended by commission members and staff.

N/A

**C. SURVEY AND INVENTORY OF HISTORIC PROPERTIES:**

1. Has your CLG conducted any local surveys in the past year? *If you answer yes please complete questions 2-4.*

☐ Yes ☒ No

2. Please summarize the survey activity, including the number and types of surveys conducted and the total amount of acreage covered. *If you provide this information in an attachment please note below.*

3. How many historic properties were recorded and reported to the Alaska Heritage Resources Survey (AHRS)?

Please provide, in an attached document, a summary of the results of each survey conducted, including type of resources recorded, the number of new sites or structures recorded, the number of properties investigated during the survey, and the number of volunteers and property owners involved.

4. Do local government staff and non-staff researchers use the local cultural resources inventory?

☒ Yes ☐ No

5. If yes, please provide an estimate of how often and by which users your inventory is used.

*HPC members use the AHRS site periodically throughout the year. Former HPO staff, retired in July 2023, used the AHRS 1-2 times per year. The Municipality in 2023 began work to apply for a CLG Grant in 2024 to create a local survey inventory to supplement the AHRS.*

**D. PRESERVATION PLANNING ACTIVITIES:**

1. Are you currently working on writing or updating your local preservation plan?

☒ Yes

☐ No

2. If yes, please provide us with a brief summary of your progress writing or updating your local preservation plan.

*The Municipality has resumed work on completing its areawide Historic Preservation Plan, which has existed in public review draft form for several years. In 2023 it proposed and was awarded a \$97,000 CDBG Disaster Recovery grant to complete the Historic Preservation Plan in 2024-2025. The Municipality is preparing an open-bid RFP to solicit proposals from professional consultants in historic preservation planning to assist staff and Commissioners on this project.*

3. If you have an adopted preservation plan how are you implementing the plan's goals and objectives?

*The Anchorage Original Neighborhoods Historic Preservation Plan (ONHPP) is referenced as needed when new development projects and public infrastructure improvements (e.g., street improvements) are proposed. The recommendations of the ONHPP are being supported in the draft new South Addition Neighborhood Plan, which was developed in 2023 and will be scheduled for public hearings at PZC and the Assembly in second quarter of 2024. The Commission is prioritizing nominating an initial group of municipal historic buildings to the Local Landmark Register. The Municipality has applied for a grant to establish a local survey inventory of historic resources to improve the identification and tracking of historic resources.*

**E. NATIONAL REGISTER PROGRAM PARTICIPATION:**

1. Has your commission evaluated any properties for listing in the National Register of Historic Places in the past year? *If you answer yes, please complete questions 2-5.*

☐ Yes

☒ No

2. Please provide a list of names and locations of historic properties evaluated.

3. Please list the dates of public hearings or regularly scheduled meetings at which the public had the opportunity to comment on the nomination(s).
4. Please explain how the commission arranged for review of the nomination by a qualified historian, archaeologist, architect or historical architect if not represented on the commission.

**F. PROTECTION OF HISTORIC PROPERTIES:**

1. Does your commission or staff review local projects for impacts on cultural resources?

☐ Yes    ☒ No

2. If yes, how many local projects were reviewed in the past year?

Please provide a summary or list of the types of local projects reviewed that impacted or had the potential to impact historic properties.

3. Has your CLG participated in any Section 106 consultations?

Yes

4. If yes, what were the projects and did you participate, through consultation, in the development of Memorandums of Agreements or Programmatic Agreements, to resolve any adverse effects to historic resources within your community?

*The Municipality of Anchorage participated in consultation with at least the following projects in 2023. No consultation resulted in a MoA or PA to resolve adverse effects.*

- *Alaska Railroad MP 127.5 Bridge Replacement*
- *Mounting of Sign to JBER Building 11540*
- *4<sup>th</sup> Avenue Signal and Lighting Upgrades*
- *JBER Runway 06 Clear Zone Vegetation Removal*

**G. PUBLIC PRESERVATION EDUCATION PROJECTS:**

1. Has your CLG conducted any public education projects addressing historic preservation in the past year?

☐ Yes

☒ No

If yes, please list them.

**H. HISTORIC PRESERVATION GRANT ACTIVITIES:**

1. Did your CLG apply for and receive any CLG Historic Preservation Fund grants in the past year?

☒ Yes

☐ No

2. If yes, please provide a list of grants applied for and received.

*The Municipality was awarded a CLG Grant of \$24,000 with a \$16,000 match, to prepare a Historic Structure Report regarding the structural and architectural conditions of the Government Hill Wireless Station property, a municipally owned site on the National Historic Register. The project was initiated and a draft of the HSR report was prepared in 2023. The project has received an extension to be completed in the first quarter of 2024.*

3. Please list and briefly describe of other (non-CLG Historic Preservation Fund) preservation grants applied for and received.

*N/A*

**I. OTHER PRESERVATION ACTIVITIES:**

1. Please summarize any other local events, projects or achievements involving historic resources in the community.

*The Alaska Native Heritage Center submitted its proposal to be nominated to the Local Landmark Register. The Historic Preservation Commission recommended approval of the nomination in September. The proposed nomination will be forwarded to the municipal Assembly for final approval in 2024.*

*The Municipality of Anchorage Real Estate Department and Facilities Maintenance Department funded, and carried out the first phase of, a project to repaint and reroof the exterior of the municipally owned Oscar Anderson House Museum. The building was repainted in summer 2023, and the roofing is anticipated to be completed in 2024.*

**J. UPDATED CONTACT INFORMATION:**

1. Please provide us with the following contact information so we can insure our records are up to date:

**COMMISSION STAFF**

Name: Tom Davis  
Title: Senior Planner – Urban Designer; Historic Preservation Officer  
Address: Planning Department, Municipality of Anchorage  
P.O. Box 196650, Anchorage, AK 99519-6650  
Phone number: (907) 343-7916  
Email: tom.davis@anchorageak.gov

**COMMISSION CHAIR**

Name: Bryce Klug  
Phone number: (907) 258-7777  
Email: bklug@rimarchitects.com

**ADDITIONAL CLG/COMMISSION CONTACT**

Name: Ryan Yelle  
Title: Manager, Long-Range Planning Division, Planning Department  
Phone number: (907) 343-7935  
Email: ryan.yelle@anchorageak.gov



For clarification or more information about the annual report requirements, please contact Maria Lewis, CLG Program Coordinator at the Alaska Office of History and Archaeology at (907)269-8717 or [maria.lewis@alaska.gov](mailto:maria.lewis@alaska.gov). Annual reports can be mailed to the Office of History & Archaeology, 550 W 7<sup>th</sup> Ave Suite 1310, Anchorage, Alaska 99501-3565 or emailed to [maria.lewis@alaska.gov](mailto:maria.lewis@alaska.gov).

DRAFT

*This page intentionally left blank.*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

V.D.1.

February 8, 2024

MEMORANDUM FOR ALASKA DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF HISTORY AND ARCHAEOLOGY  
ATTENTION: MS. JUDITH BITTNER

FROM: 673 CES/CEI  
6326 Arctic Warrior Drive  
JBER AK 99506-3240

SUBJECT: Replacement project on JBER for Anchorage School District's Ursa Major  
Elementary School with Determination of Eligibility (Building 454, ANC-04812)

References: (a) *National Register of Historic Places Evaluation: Ursa Major Elementary School (ANC-04812)*, Joint Base Elmendorf-Richardson, 2023, Krauthoefer.  
(b) *Determination of Eligibility for the Mt Spurr Elementary School (ANC-04771) ...Located on Joint Base Elmendorf Richardson*, 2023, TNSDS.  
(c) *Multiple Property Documentation Form for Colorado's Mid-Century Schools, 1945-1970*, 2016, Christman.  
(d) *National Register of Historic Places: Themes and Historic Context for Air Force, Army, and Navy in the Cold War*, 2017, HQ ACC.  
(e) *Mid-Twentieth Century Architecture in Alaska Historic Context 1945-1968*, 2016 Ramirez et al.  
(f) *Cold War Historical Context 1951-1991, Fort Richardson, Alaska USARAK*, 2003, Waddell.

1. **Purpose and Need:** The Joint Base Elmendorf-Richardson (JBER) Conservation Element (673d CES/CEIEC) is coordinating consultation under Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) for the demolition and new construction of Ursa Major Elementary School (Building 454; ANC-04812). The purpose of this letter is to inform you of the undertaking, to evaluate the determination of eligibility for Building 454, to provide an assessment of effect, and to seek your concurrence.

2. **Project Description:** The proposed undertaking will demolish Ursa Major Elementary School - Building 454 - and replace it with a new elementary school at the same location (S14N02W32; 61.2513N, -149.6776W; Figure 1). After seismic surveys following the magnitude 7.1 earthquake of November 2018, it was determined that Ursa Major Elementary was unsafe to occupy and students were transferred to the other elementary schools on JBER. Anchorage School District (ASD) considered and rejected several remodel and rehabilitation projects based on time to complete and satisfaction of the project's purpose and need. Although the new building's planned orientation does not match the current building, much of the new







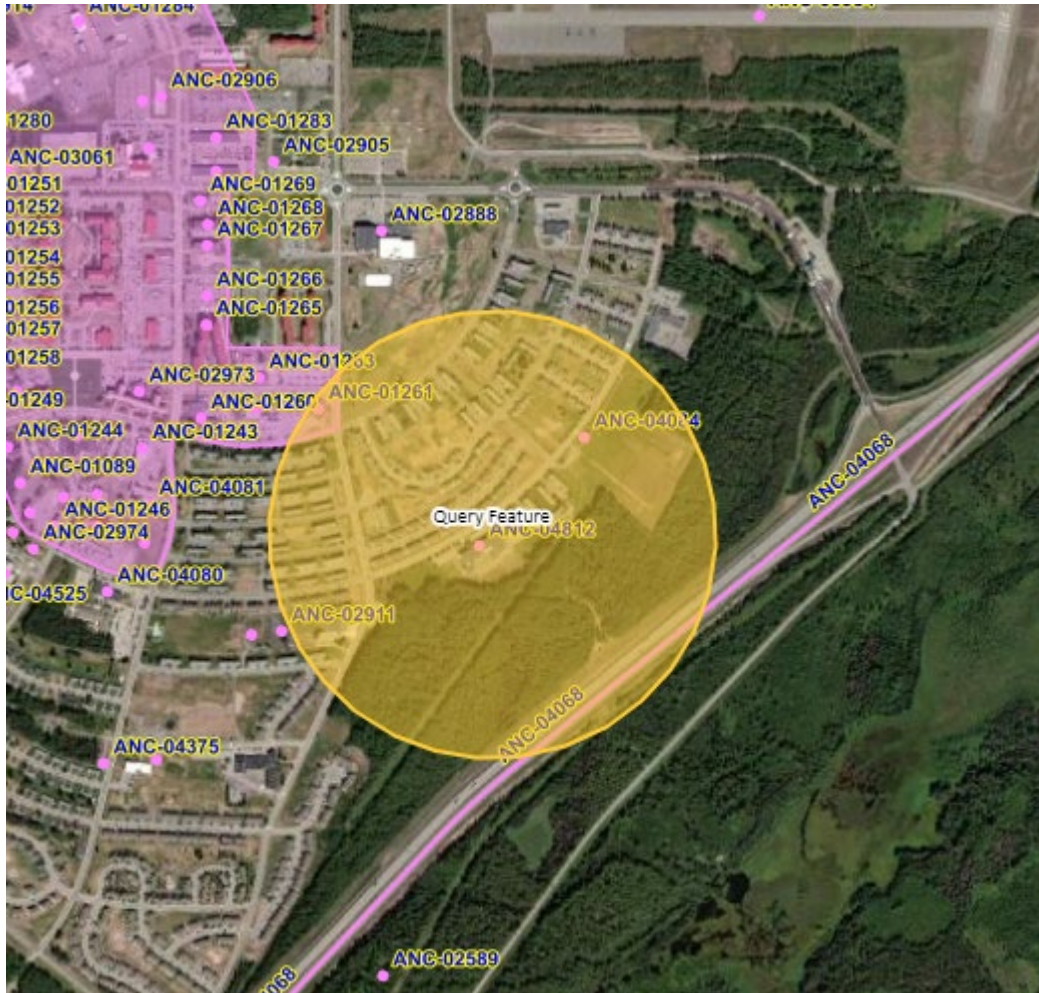
**Figure 3.** Proposed design and new footprint of Ursa Major Elementary School.

**3. Area of Potential Effect:** The direct area of potential effect (APE) includes the building, parking lots, playground areas, fields, track and rink (Figure 4). Visual and audible impacts will be temporary during construction and limited to the surrounding neighborhood. All materials will be stored on site and all haul routes will use existing road surfaces.



**Figure 4.** Ursa Major Elementary School direct and indirect area of potential effect.

**4. Historic Properties and the Area of Potential Effect:** There are five identified resources within 1km of Ursa Major Elementary School (Figure 4; Table 1). No properties that have been determined eligible for listing in the National Register of Historic Places are within the project area.



**Figure 5.** AHRS sites within one kilometer buffer of ANC-04812, Ursa Major Elementary

**Table 1.** Identified properties within one kilometer of Ursa Major Elementary School

AHRS No.	Description	NRHP eligibility	Affected by Undertaking
ANC-01261	Building 654 Fire Station	Not eligible (2009)	No
ANC-01338	Fort Richardson Historic District	Not eligible (2009)	No
ANC-04068	Glenn Highway	Exempt (2005)	No
ANC-04084	Building T-470 Ski Hut	Not eligible (2015)	No
ANC-04812	Ursa Major Elementary School	Pending	Yes

**5. Determination of Eligibility Evaluation:** The Anchorage School District (ASD) contracted with MCG Explore Design and Corvus Culture to support the fulfillment of the obligations of Section 106 of the NHPA. We are providing a copy of their report *National Register of Historic Places Evaluation: Ursa Major Elementary School (ANC-04812) Joint Base Elmendorf-Richardson* for your review.

Corvus Culture recommends that Ursa Major Elementary School (ANC-04812) be determined eligible under Criterion A for its association with Anchorage's post-WWII and Cold War buildup patterns, and Criterion C for architecture in the International Style. The report also argues that Ursa Major Elementary School has retained integrity sufficient to convey its significance.

JBER *does not concur* with this determination of eligibility for the following reasons:

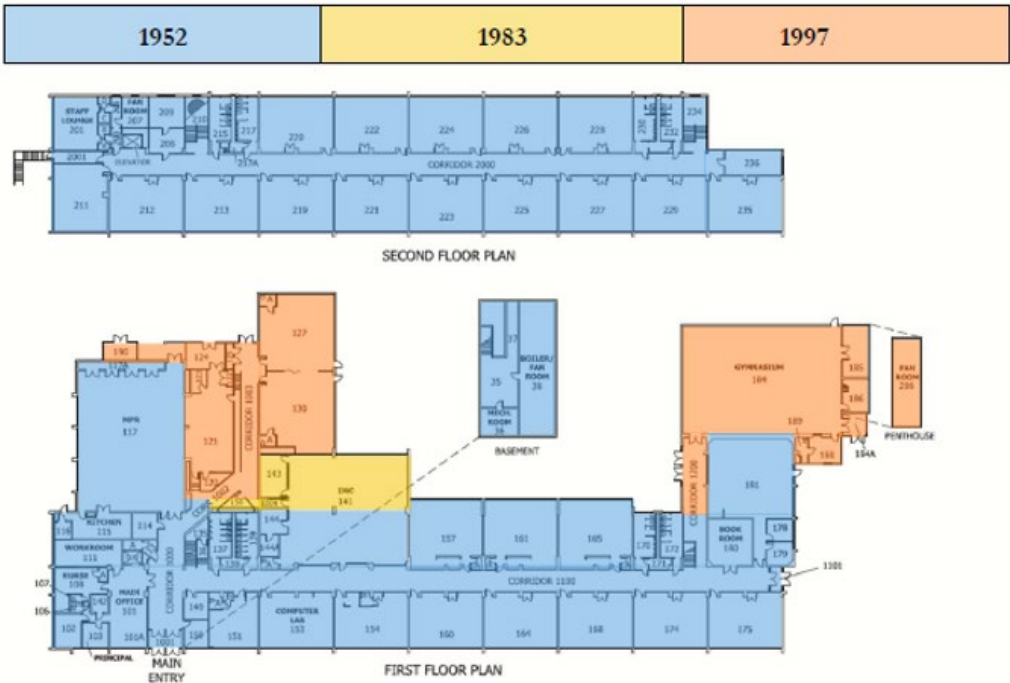
- Integrity:** Ursa Major Elementary School (Building 454, ANC-04812) does not retain enough aspects of integrity to convey significance under Criterion A for post-WWII and Cold War buildup patterns in Anchorage Alaska, or Criterion C for mid-century school architecture. Using the *Multiple Property Documentation Form for Colorado's Mid-Century Schools, 1945-1970* (Christman 2016:53) as the historic context to evaluate significance, schools should retain all seven aspects of integrity to be eligible for listing in the National Register of Historic Places. While the *location, setting, feeling, and association* are mostly retained, Ursa Major Elementary School has diminished integrity for *design, materials, and workmanship*. After 65 years of remodels, additions, and repairs, the school has substantially changed over time (Table 2, Figures 6-8).

**Table 2.** Integrity Assessment for Ursa Major Elementary School (ANC-04812)

Aspect of Integrity	Analysis	Assessment
<b>Location</b>	Ursa Major is in original location, and relationship to Fort Richardson as an elementary school for military families is still legible.	Retained
<b>Design</b>	Retains ribbon windows and massing, but additions diminish historic appearance. Design still conveys function.	Diminished
<b>Setting</b>	Adjacent contemporaneous housing has been demolished and replaced, and ski hill has shifted footprint, but the school is still within a neighborhood community on a military installation.	Retained
<b>Materials</b>	Repairs and remodels made without consideration of historic preservation. The fenestrations have the appearance of the original configuration, but the materials are not consistent with the original. Additions from 1983 and 1997 do not match design or materials.	Diminished
<b>Workmanship</b>	Almost no evidence of the craft, technique, or method of construction remains.	Diminished



Feeling	The ribbon windows and concrete pier structure convey the historic character of the property.	Retained
Association	The building still looks like an elementary school and this, combined with location and setting, provides a sense of its association with support for families living on a military installation.	Retained



**Figure 6.** Layout of Ursa Major Elementary with 1983 and 1997 additions highlighted (image provided by ASD 2023).



**Figures 7 & 8.** 1957 Aerial image with original neighborhood and ski hill configuration (left) and 2023 aerial image with newer housing construction and ski hill moved to the east (right).



- **Historic Context:** JBER does not believe that the *Multiple Property Documentation Form for Colorado's Mid-Century Schools, 1945-1970* (Christman 2016) is the appropriate historic context to use to evaluate significance of a military community, family, and support facility in Alaska. More appropriate frameworks to evaluate this property are the *National Register of Historic Places Themes and Historic Context for Air Force, Army, and Navy in the Cold War* prepared for the USAF Air Combat Command (2017) by Marsha Prior, Karen Van Citters, and Duane Peter and *Mid-Twentieth Century Architecture in Alaska Historic Context 1945-1968* (2016) prepared by Amy Ramirez, Jeanne Lambin, Robert L. Meinhardt, and Casey Woster. All three of these documents are attached for your convenience. The contexts and themes used to assess the historic significance of the Ursa Major Elementary School should help us understand a historic property as a unique, representative, or pivotal reflection of the history of a community, State, or the nation. While Ursa Major Elementary School might meet the criteria for evaluating Colorado public schools, that context does not reflect the unique history of military construction and support facilities in Alaska during the buildup of Fort Richardson after WWII and during the Cold War. Ursa Major Elementary School only served military families stationed and living on Fort Richardson and application of the military context is appropriate.

Per the Cold War Historic Context for the Air Force, Army, and Navy (Prior 2017:64), only those military resources directly related to the Cold War mission should be considered eligible for their association with the Cold War. “If a property was constructed or used to support standard base operations, it should not be considered eligible for the NRHP for its association with the Cold War because these properties are not directly related to the military missions of the Cold War. Such buildings and structures would be part of any campus or military installation regardless of era in which they were constructed.” If the building has significant architectural design features, it should be evaluated for the NRHP, but would not be eligible for its relationship to the Cold War. Troop and family support buildings include housing, medical, dining, public schools, banks, chapels, and libraries.

A proposed Fort Richardson Historic District (ANC-01338) was evaluated by the Army prior to the Joint Basing action using the Cold War Historical Context for Ft. Richardson (Waddell 2003). The district was found not eligible for listing in the National Register of Historic Places (2009), and at the time only two buildings were found individually eligible. Building 1 (ANC-01088), the Post Headquarters Building, is eligible under Criterion A for its role in post-1964 Earthquake recovery efforts, and Building 3 (ANC-01244), the Chapel, is eligible under Criterion C for design elements and the stained-glass windows. The other buildings that might have contributed to an historic district are being individually evaluated as need arises, and none have been found eligible under any criteria as of today.

- **Comparative Evaluation:** In the *NRHP Evaluation: Ursa Major Elementary School (ANC-04812), Joint Base Elmendorf-Richardson* (Krauthoefer 2023:7) the author mentions other elementary schools that were constructed in Anchorage and on Fort Richardson and Elmendorf Air Force Base but does not mention their eligibility for the

National Register. Of the 14 elementary schools built during the post-WWII buildup in Anchorage, seven have been evaluated for eligibility (Table 3).

**Table 3.** Comparative analysis of other evaluated Cold War era Elementary Schools

AHRS No.	Property	Significance	Eligibility
ANC-03008	Elsie Oberg Community Center	A – Community development: Chugiak. B – Elsie Oberg	Yes
ANC-03094	Building 4109 (Sunflower) JBER Education Center	“architecture”	Yes*
ANC-03702	Inlet View Elementary	A – Rapid growth of the South Addition	Yes
ANC-04240	Sand Lake Elementary	Post-WWII population increase	No
ANC-04584	Eagle River Elementary	Community development: Eagle River	No
ANC-04771	Mt Spurr Elementary (JBER)	Post-WWII population increase	No
ANC-04812	Ursa Major Elementary (JBER)	Post-WWII population increase	Pending

\* Eligibility assumed based on SHPO letter dated 13 July 2010 (attached). No statement of significance or integrity assessment included. This structure should be re-evaluated, but it is beyond the scope of this effort.

No buildings on Fort Richardson and no Anchorage-area Elementary schools have been found eligible for the National Register for Anchorage’s post-WWII and Cold War buildup patterns. If a multiple property historic district exists, none of the previously evaluated properties retain enough integrity to reflect the distinctive characteristics of the period.

Comparative analysis for International Style buildings was also absent from the evaluation for Ursa Major Elementary School. There are several buildings in Anchorage and on JBER that have been evaluated under Criterion C for architectural elements in the International Style (Table 4). It is possible that an historic district is significant even when the components lack individual distinction. However, it is JBER’s belief that Ursa Major Elementary School does not exhibit characteristics that exemplify the International Style or the methods of construction.

**Table 4.** Comparative analysis of Anchorage-area International Style buildings

AHRS No.	Property	Eligibility
ANC-00919	JBER Building 10547 (in Flightline HD) Dry Cleaning	Yes, contributing
ANC-01422	McKinley Tower Apartments	Yes
ANC-03466	3708 Jewel Lake Road	Not eligible
ANC-03472	Willis Harpel House 2	Not evaluated
ANC-03704	843 West 11 <sup>th</sup> Ave, Hohn Apartments	Not eligible
ANC-03705	Knik Arms Apartments	Yes
ANC-04185	Sundance Apartments Monclair	Not eligible
ANC-04210	Sundance Apartments	Not eligible
ANC-04211	Sundance Apartments	Not eligible
ANC-04213	3808 West 79 <sup>th</sup> Ave	Not eligible
ANC-04214	Sundance Apartments	Not eligible

ANC-04215	Sundance Apartments	Not eligible
ANC-04216	Sundance Apartments	Not eligible
ANC-04217	Sundance Apartments	Not eligible
ANC-04403	Duke's 8 <sup>th</sup> Avenue Hotel	Not eligible
ANC-04638	Enstar Natural Gas	Not evaluated
ANC-04658	JBER Water Treatment Plant	Yes (demolished)
ANC-04812	JBER Ursa Major Elementary School	Pending
ANC-04814	MacKay Building Annex, McKinley Tower Annex	Pending
ANC-04817	Blomfield Building	Pending

**6. Assessment of Effect and Recommendations:** Replacing Ursa Major Elementary School enables ASD to serve and educate the children of JBER without having to transport students off the installation. JBER recommends Ursa Major Elementary School (ANC-04812) *not eligible* for inclusion in the National Register of Historic Places because it does not meet the Criteria for Evaluation and lacks integrity to convey significance. It is our belief that this undertaking will result in *no historic properties affected*. We seek your concurrence with the determination of eligibility and assessment of effect. Should your office not concur, JBER will proceed in accordance with 36 CFR 800.6 and will continue consultation to resolve the adverse effect.

Notification and copies of the report and attachments will be sent to federally recognized Tribes (Native Village of Eklutna, Native Village of Tyonek, Knik Tribe, and the Chickaloon Village Traditional Council) and the Anchorage Historic Preservation Commission. If you have any questions, please contact Liz Ortiz CES/CEIEC, 907-384-2444 or elizabeth.ortiz.10@us.af.mil.

JEANNE L. DYE-PORTO, GS-14, DAF  
Chief, Installation Management

**5 Attachments:**

1. NR Evaluation Ursa Major Elementary
2. Prior et al 2017 Cold War Themes
3. Colorado MPDF
4. Mid-20th Architecture Alaska
5. SHPO letter dated 13 July 2010

*This page intentionally left blank.*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, JOINT BASE ELMENDORF-RICHARDSON  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

V.D.2.

February 5, 2024

MEMORANDUM FOR ALASKA DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF HISTORY AND ARCHAEOLOGY  
ATTENTION: MS. JUDITH E. BITTNER

FROM: 673 CES/CEI  
6326 Arctic Warrior Drive  
JBER AK 99506-3240

SUBJECT: Report Submittal and Request for Concurrence on 2022 Phase I (Identification) and Phase II (Evaluation) Archaeological Survey on Joint Base Elmendorf-Richardson

1. The Joint Base Elmendorf-Richardson (JBER) Environmental Section (673d CES/CEIEC) completed an archaeological survey of approximately 306.5 acres and evaluation of sites for the National Register of Historic Places (NRHP) in 2022. JBER is pleased to provide your office with a copy of *2022 Phase I (Identification) and Phase II (Evaluation) Archaeological Survey on Joint Base Elmendorf-Richardson, Alaska*. A digital copy is enclosed for your records. A printed copy is available upon request. Updated Alaska Heritage Resources Survey (AHRS) forms can be found on the enclosed CDs as Word documents. We are requesting your concurrence on several determinations of eligibility for the NRHP.

2. The work was completed in 2022 by Northern Land Use Research Alaska (NLURA) through a contract to Argonne National Laboratory under Section 110 of the National Historic Preservation Act (NHPA). The purpose of the study was to assist JBER in managing cultural resources under its jurisdiction. It describes the results of a Phase I pedestrian survey of 306.5 acres, condition of three previously reported sites, description of one new site, and determinations of eligibility for three previously reported sites. This project was developed under consultation protocols in the JBER Operations, Management, and Development Programmatic Agreement.

3. The enclosed report includes methods for investigating sites, recording data, and analyzing results (see report Section 3). NLURA developed an updated culture history (see report Section 4) and historic contexts for JBER in past reports. These contexts are actively implemented by JBER for assessing significance under the NHPA and are presented in the JBER Integrated Cultural Resource Management Plan (2023). A Work Plan with a research design was distributed for review and comment in June 2022 in accordance with Stipulation II.B.3.a of the Programmatic Agreement (executed July 2022).

4. The Phase I identification survey identified various isolated artifacts and areas of cultural interest, which were identified with field numbers in the NLURA report (Figure 1). This included *isolated artifacts* (e.g. 55-gallon drums, telegraph and power poles, wire, unidentified metal scrap, buckets, and aircraft parts). All isolated finds were associated with military activity

**LEGEND**

- ★ Artifact Location
- Line Feature
- - - Area Feature
- New Site Boundary
- ▤ 2022 Phase I Survey Area

**JBER SECTION 110 SUPPORT  
(CONTRACT NO. 2F-60189)**

Phase I Survey Area  
Detail View #2

0 400 800 ft  
0 100 200 m

NORTHERN LAND USE  
RESEARCH ALASKA, LLC

DOCUMENT PATH: C:\USERS\MICHELLE\WORKSPACE\ALASKA\_GIS\202201\_2012\_JBER\_SECTION110SUPPORT\_ALASKA\PROJECTFILES\SECTION110\_SUPPORT\_PROJECT\2F-60189.dwg

Date: 4/20/2023 By: MICHELLE

Two trails were recorded that were overgrown with alders. The first is an abandoned trail section (***FLN001***) that was 42.6 meters west and parallel to Vandenberg Avenue. It was 77.4 meters long and 4.2 meters wide. They were unable to determine its age or use. The second was an abandoned bulldozer trail (***FLN003***). It was 4.2 meters wide and 121.3 meters long. The edges of the trail indicate it was created with a bladed machine like a bulldozer. One fighting position was documented during the Phase I survey (***FPT017***). Its measurements were consistent with size of a one-person foxhole. Metal detector transects did not encounter artifacts. These resources were not evaluated for the NRHP.

**FAR004** consists of multiple push piles, wooden pallets, metal debris, concrete, and chain link fence. It is adjacent to an abandoned trail and 131 meters east of the Sixmile Munitions Storage Area. One 5-gallon can was dated to 1967, supporting the hypothesis that this a mid-twentieth century military storage or dump site.

**FAR005** includes 55-gallon drums, doors, and metal scrap. No datable material was found, although it is likely a mid-twentieth century military storage or dump site.

**FAR006** is the cleared area designated as the Combat Arms Training and Maintenance Area. It is actively used by the Air Force for pistol, rifle, and grenade launchers. Due to safety concerns, no features or training debris were documented.

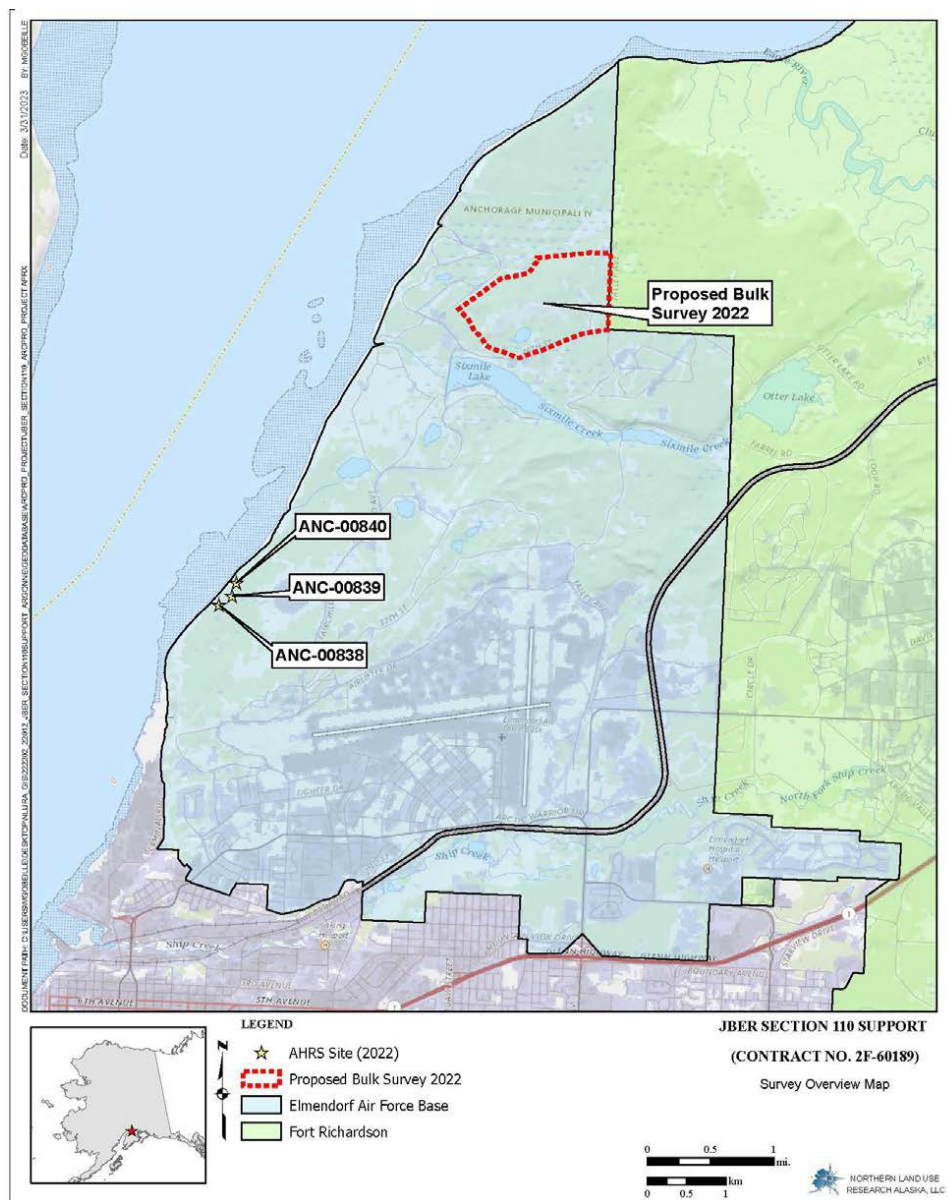
**ANC-01983** was demolished in 2005. It was described as a World War II wood structure used as a weapons training classroom. No evidence of the building or artifacts were encountered during this survey.

**ANC-03268** is a small cinder block building built in 1969. It is used by Explosives Ordnance Disposal as a blockhouse. It was documented previously in 2009 and 2018, when it was found not eligible for the NRHP. Blanchard and Hemmeter do not recommend any change to its status.

**ANC-04492** is within the boundaries of Harvey Smith's homestead filed in 1933 and patented in 1936. He sold the parcel to the military in 1941. It was first recorded by Grover (2019). Grover found the site not eligible for the NRHP but recommended additional work at the site. It includes four surface depressions. One is a rectangular wood-lined depression (8 feet square and 4 feet deep) with a narrow entrance tunnel. Artifacts were consistent with the period before 1940. There are also two smaller depressions. One is approx. 5.5 feet square and 2 feet deep. The second was about 5.25x4.25 foot oval that was 2.25 feet deep. The last is an irregularly shaped depression (11x15 feet and 1.5 feet deep). Artifacts were all iron shrapnel. This feature is most likely an impact crater associated with training at the EOD range. NLURA determined that the site is probably associated with the Harvey Smith homestead and recommend a Phase II evaluation.

**ANC-04659** is a newly discovered site within the boundaries of Rudolph Gilbertson's homestead claim. He applied for the parcel in 1931 and it was patented in 1937. He fought the purchase of his homestead by the military until 1943. He had cleared a large portion of the property and was listed as a grain farmer in the 1940 census. The site consists of one 12-foot diameter and 11.5-foot deep depression with a large push pile to the north. There is also a small irregular depression. Artifacts recorded during the metal detector survey all dated before 1940. There is no evidence of disturbance by military activities. NLURA recommends a Phase II evaluation.

This project included Phase II evaluation of three previously reported sites – ANC-00838, ANC-00839, and ANC-00840 (Figure 2). All three sites were near the Knik Arm bluff on JBER-Elmendorf. The field methods included subsurface testing and metal detector transects. The attached report provides additional information.



**Figure 2.** Phase II site evaluations (from Blanchard and Hemmeter 2023:Figure 14)

**ANC-00838** is a cabin ruin within the boundaries of the Urban Homestead. John and Edith Urban applied for their homestead in 1931 and it was patented in 1938. They lived in a one room log cabin with a bunkhouse for the children. They got water from a hand dug well and there was a vegetable garden. According to their son, who was interviewed by Daugherty and Saleeby (1998), some of the homestead structures were still standing in 1977. When it was first reported in 1996, the location of ANC-00838 was incorrectly recorded (McMahan and Holmes 1996). Today, the site consists of one depression and a deposit of historic debris. The depression is 12 feet 9 inches by 16 feet. All datable artifacts that were recovered dated to before 1930 and there was no military debris. Because the artifacts pre-dated the Urbans and the features were inconsistent with photographs of the Urban cabin and bunkhouse, NLURA believes this site is a non-homestead pre-WWII settlement. NLURA was unable to associate ANC-00838 with significant events (Criterion A) or important historical figures (Criterion B). They conclude that



ANC-00838 is individually eligible for the NRHP at the local level under Criterion D for its potential to provide information on Pre-WWII non-homestead settlements on JBER. The period of significance is 1914-1931.

*ANC-00839* is cabin remains and associated archaeological deposits within the boundaries of the George Rosenbohm homestead. Rosenbohm applied for the homestead patent in 1933 and it was sold to the military in 1943 (Daugherty and Saleeby 1998). Little information is available about Rosenbohm but according to the 1920 Federal Census, he moved to Alaska sometime after 1920. After selling the property, he moved to Sonoma, California and listed his occupation as a farmer (1950 U.S. Federal Census). ANC-00839 was visited by archaeologists four times in the past and, although it was recommended as potentially eligible, a formal evaluation was never completed. The site consists of cabin remains, cellar depressions, four small log structures, historic surface debris, irrigation ditches, a catchment basin, and a spring house (the last three were not relocated by NLURA). The cabin is L-shaped and measures 33 by 15 feet with a 13- by 14-foot cellar depression. The cabin footprint is distinguishable as a raised berm. Three of the small log buildings are each approximately 40 by 50 inches. There is a small (diameter 10 feet) 80 feet southeast of the cabin feature. Artifacts recovered across the site date between the 1910s and 1930s. One military associated artifact was also recovered. NLURA recommends that ANC-00838 is eligible for the NRHP for its association with homesteading in Alaska and pre-WWII homesteading on JBER (1914-1930s) (significant events, Criterion A). It is not associated important historical figures (Criterion B) nor does it possess architectural or artistic significance (Criterion C). They state that ANC-00838 is individually eligible for the NRHP at the local level under Criterion D for its potential to provide information on pre-WWII homesteads. The period of significance is 1933-1943.

*ANC-00840* is cabin remains within the boundaries of the George Rosenbohm homestead; however, NLURAs work indicates it is not associated with the homestead occupation. ANC-00840 was visited by archaeologists four times in the past and, although it was recommended as potentially eligible, a formal evaluation was never completed. The cabin is 12 by 12 feet with two courses peeled logs and roof remains. The artifacts recovered by NLURA in the immediate area of the cabin date to the 1970s. A small concentration of cans along the bluff edge (57 feet west) dated to the 1930s and 40s. No artifacts associated with military activity were recovered and there is no evidence that the site is disturbed. NLURA was unable to associate ANC-00840 with significant events (Criterion A) or important historical figures (Criterion B). The site does not embody characteristics of a type or period of construction (Criterion C). ANC-00840 does not have the potential to yield information important to understanding the past (Criterion D). The site is recommended as not eligible for the NRHP.

5. Table 1 summarizes the findings of the attached report and determinations of NRHP eligibility. JBER requests your concurrence on these determinations of eligibility.

*Table 1. Summary of Determinations of Eligibility*

AHRS or Field no.	Description	NRHP recommendation	Comments
ANC-00838	Cabin Ruin	D	Pre-WWII non-homestead
ANC-00839	Cabin Ruin (Rosenbohm Homestead)	A and D	Pre-WWII homestead
ANC-00840	Cabin Ruin	DNE*	1960s-1970s
ANC-01983	Building 73-402, Combat Arms Training Bldg	DNE*	Demolished
ANC-03268	Building 37718, Block House	DNE*	Military activity
ANC-04492	Smith homestead site	DNE*	Recommend Phase II
ANC-04659	Possible site of Gilbertson Homestead	none	Recommend Phase II
FLN001	Old trail section	none	Military activity
FLN003	Abandoned bulldozer trail	none	Military activity
FPT017	Possible fighting position	none	Military activity
FAR004	Push pile and military debris scatter	none	Military activity
FAR005	Military debris scatter on old trail	none	Military activity
FAR006	Combat Arms Training and Maintenance Area	none	Training range

\* DNE = determined not eligible for the NRHP

Copies of this letter will be sent to Federally Recognized Tribes (Native Village of Eklutna Traditional Council, Native Village of Tyonek, Knik Tribal Council, and the Chickaloon Village Traditional Council) and the Anchorage Historic Preservation Commission. If you have any questions, please contact Margan Grover at 907-384-3467 or [margan.grover@us.af.mil](mailto:margan.grover@us.af.mil) or Liz Ortiz at 907-384-2444 or [elizabeth.ortiz.10@us.af.mil](mailto:elizabeth.ortiz.10@us.af.mil).

JEANNE L. DYE-PORTO, GS-14, DAF  
Chief, Installation Management Flight

*Attachment: 2022 Phase I (Identification) and Phase II (Evaluation Archaeological Survey on Joint Base Elmendorf-Richardson.*



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Transportation  
and Public Facilities

DESIGN & ENGINEERING SERVICES  
PRELIMINARY DESIGN &  
ENVIRONMENTAL

PO Box 196900  
Anchorage, Alaska 99519-6900  
Main: 907.269.0542  
Toll Free: 800.770.5263  
TDD: 907.269.0473

In Reply Refer To:

Glenn Highway at Hiland Road Interchange Improvements  
TBD/CFHWY00917  
No Historic Properties Affected  
March 11, 2024

Tom Davis, Senior Planner  
Municipality of Anchorage  
PO Box 196650  
Anchorage, Alaska 99519

Dear Mr. Davis,

The Alaska Department of Transportation and Public Facilities (DOT&PF) has assumed the responsibilities of the Federal Highway Administration (FHWA) under 23 U.S.C. 327, and is proposing to reconstruct the interchange of the Glenn Highway at Hiland Road, in S14N002W |14, 23, in the Anchorage B-7 SW quadrangle (Figure 1). The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

Consultation for this project is being conducted in accordance with the 2017 *First Amended Programmatic Agreement... for the Federal-Aid Highway Program in Alaska*. The DOT&PF, acting as a Federal agency, finds that no historic properties would be affected by the proposed project pursuant to 36 CFR 800.4(d)(1), implementing regulations of Section 106 of the National Historic Preservation Act. This submission provides documentation in support of this finding, as required at 36 CFR 800.11(d).

The project proposes to relocate and expand southbound on and off ramps and merge lanes, lengthen the turning lane into Eagle River High School, and construct an undercrossing for the multi-use trail. Project activities would include:

- Resurfacing, regrading, or reconfiguring the existing bridge and access ramps
- Improving or relocating non-motorized facilities
- Construction of new retaining walls
- Drainage improvements
- Americans with Disabilities Act (ADA) improvements
- Upgrading, replacing, or installing new roadside hardware
- Installing new lighting
- Vegetation clearing
- Utility relocations

The study area will include the area in the footprint illustrated in Figure 2. Much of this route is constructed on fill from previous highway construction projects.

DOWL conducted an archaeological survey of the project area and identified no buried or surface historic properties in the project area (Rapoza and Kennedy 2024). DOT&PF conducted a desktop survey prior to the initiation of consultation letter and found no historic properties in the proposed project area of potential effect. The Glenn Highway Hiland Road Interchange is exempt from consideration for eligibility under the ACHP's Section 106 Exemption Regarding Effects to the Interstate Highway System published in the Federal Register on March 10, 2005. Hiland Road in its current form as constructed in 1988 and realigned in 2003 is not of age for consideration of eligibility.

Because there are no known historic properties in the project APE, DOT&PF therefore has determined that a finding of no historic properties affected is appropriate.

Initiation of consultation was submitted to consulting parties on February 22, 2023. Consultation was initiated with the State Historic Preservation Officer, Joint Base Elmendorf Richardson, the Bureau of Land Management, the Municipality of Anchorage, the Native Village of Eklutna, Eklutna Inc., Knik Tribe, Knikatu Inc., Chickaloon Village Tribal Council, Cook Inlet Region

Inc., Eagle River Community Council and the Alaska Association for Historic Preservation. No responses with concerns or issues were received.

If you wish to comment on this finding, I can be reached at the address above, by telephone at 907-269-0534, or by e-mail at [erik.hilsinger@alaska.gov](mailto:erik.hilsinger@alaska.gov).

Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

Sincerely,

A handwritten signature in cursive script that reads "Erik D Hilsinger".

Erik D. Hilsinger, MA  
Cultural Resources Specialist  
Central Region, DOT&PF

Enclosures:

Figure 1: Location and Vicinity  
Figure 2: Project Area of Potential Effect

Electronic cc w/ enclosures:

Galen Jones, P.E., DOT&PF Central Region, Project Manager  
Roy Dahlstrom, Environmental Analyst, DOT&PF Central Region  
Brian Elliott, DOT&PF Central Region, Regional Environmental Manager  
Matt Dietrick, DOT&PF Statewide NEPA Manager  
Holly McKinney, DOT&PF Statewide Cultural Resources Manager (Acting)

*This page intentionally left blank.*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 673D AIR BASE WING  
JOINT BASE ELMENDORF-RICHARDSON, ALASKA

V.D.4.

12 March 2024

MEMORANDUM FOR ALASKA DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF HISTORY AND ARCHAEOLOGY  
ATTENTION: MS. JUDITH E. BITTNER

FROM: 673 CES/CEI  
6326 Arctic Warrior Drive  
JBER AK 99506-3240

SUBJECT: Muldoon Gate Guard Booth Canopy Construction

1. **Purpose and Need:** The Joint Base Elmendorf-Richardson (JBER) Conservation Element (673d CES/CEIEC) is coordinating consultation under Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) for the new construction of a canopy shelter over the Muldoon Gate entrance infrastructure. The purpose of this letter is to notify your office of this undertaking and request your concurrence on an assessment of effect.

2. **Project Description:** The proposed undertaking will construct a new steel-framed canopy spanning all lanes of Provider Dr over the existing guard booths at the Muldoon Gate (S13N03W11; 61.2315N, -149.7486W; Figure 1). The canopy will match the shelters at the Government Hill, Boniface, and Richardson gates, and will serve to protect the Security Forces personnel during the performance of their duties (Figure 2).



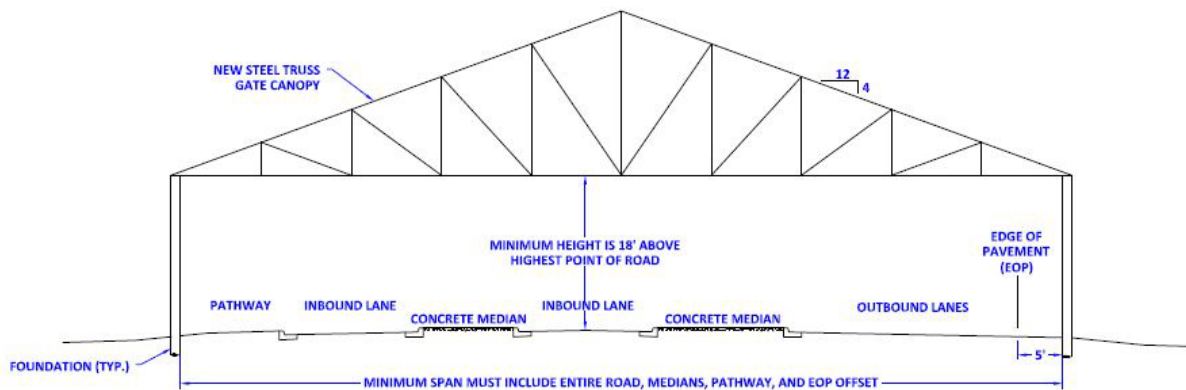
**Figure 1.** Project location north of Tikahtnu Commons Shopping Center. Muldoon Gate starred.





**Figure 2.** Boniface Gate canopy over guard shack.

The canopy will be minimum height of 18' at the center of the roadway, approximately 40' height at the apex, and the footprint will be approximately 50x100' (Figures 3 and 4). The foundation will be steel-driven pile not to exceed 40 feet in depth.



**Figure 3.** Representative rendering of gate canopy at Muldoon.

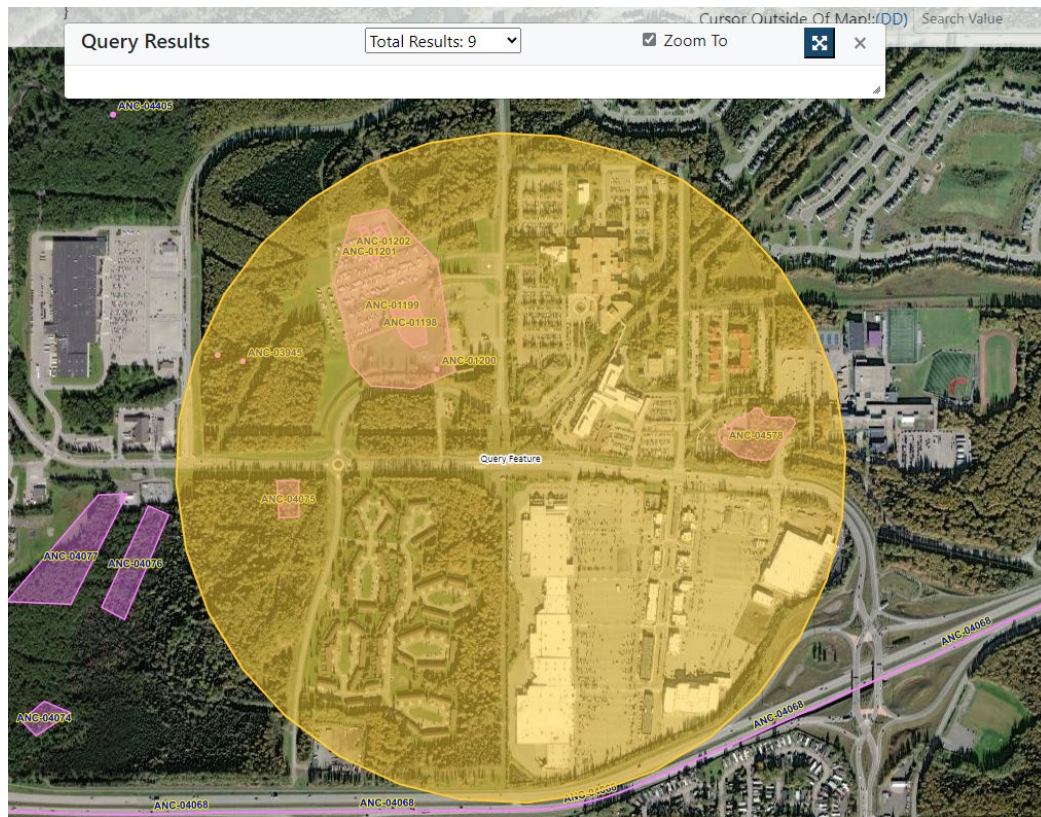


**Figure 4.** Approximate location and size of proposed gate canopy.



**3. Area of Potential Effect:** The direct area of potential effect (APE) includes the canopy structure, parking lots, roadway and gate access. Visual and audible impacts will be temporary during construction and limited to the surrounding area. All materials will be stored on site and all haul routes will use existing road surfaces.

**4. Historic Properties and the Area of Potential Effect:** There are ten identified resources within 1km of the Muldoon Gate (Table 1). Three properties have been determined not eligible for listing in the National Register of Historic Places, and all four of the properties contributing to one historic district have been previously demolished and will not be affected. Two concrete foundations have not been evaluated for National Register eligibility, but they will not be affected by this undertaking. One property, the Glenn Highway, is exempt from further review per the Interstate Exemption.



**Figure 5.** AHRS sites within one kilometer buffer of the Muldoon Gate

**Table 1.** Identified properties within one kilometer of project area.

AHRS no. ANC-	Description	NRHP eligibility	Affected by undertaking?
3945	ANC-03945 (concrete foundation)	tbd	No
3946	ANC-03946 (concrete foundation)	tbd	No
4068	Glenn Highway	Exempt	No
4075	Ground Defense Site Number 1	No	No

4076	Ground Defense Site Number 2	No	No
4578	Surface Depressions	No	No
1199	Old Hospital Complex Historic District	Demo'd	No
1198	Old Hospital, Building 4905	Demo'd	No
1200	Heating Facility, Building 4913	Demo'd	No
1201	Medical Clinic, Building 5887	Demo'd	No
1202	Marine Reserve Center, Building 5893	Demo'd	No

**5. Assessment of Effect and Recommendations:** Constructing the canopy shelter at the Muldoon Gate will reduce safety hazards encountered by the Security Forces personnel. Buildup of snow and ice will be reduced, and the addition of the rain shelter will create a safer working environment for the gate guards, and safer entrance infrastructure for the installation. This undertaking will result in ***no historic properties affected***. In accordance with the *Programmatic Agreement Among 673d Air Base Wing, The Alaska State Historic Preservation Officer, and The Advisory Council on Historic Preservation Regarding the Operation, Maintenance, and Development Activities at Joint Base Elmendorf-Richardson and Associated Training Lands, Alaska* this project is likely eligible for streamlined review, but because the project includes ground disturbance, and there are unevaluated properties in the project area that are beyond the scope of this project to evaluate, we are following Stipulation II.C.2(a) and sending notification and request for review of this undertaking, and we seek concurrence with this assessment of effect.

Notification will be sent to federally recognized Tribes (Native Village of Eklutna, Knik Tribe, and the Chickaloon Village Traditional Council) and the Anchorage Historic Preservation Commission. If you have any questions, please contact Liz Ortiz CES/CEIEC, 907-384-2444 or [elizabeth.ortiz.10@us.af.mil](mailto:elizabeth.ortiz.10@us.af.mil).

JEANNE L. DYE-PORTO, GS-14, DAF  
Chief, Installation Management



**Municipality of Anchorage**  
**Planning Department**  
**Memorandum**



VIII.

---

**Date:** March 21, 2024  
**To:** Historic Preservation Commission  
**From:** Tom Davis, AICP, Historic Preservation Officer  
**Subject:** HPC Priorities for 2024 as Approved on January 25, with a Proposed Addition

Following is the list of HPC priority activities for 2024 that the Commission approved on January 25. It also includes, in **yellow highlights**, an addition that Chair Bryce Klug proposed in December but was missing from the January draft version that the Commission reviewed and approved. Priorities are listed according to the categories in the State's *Annual Certified Local Government Report*. Certified Local Government (CLG) requirements are underlined.

**A. LOCAL PRESERVATION ORDINANCES**

1. Amend the LLO to clarify nominations criteria and approval process, per HPC Resolution 2023-01 regarding the ANHS nomination.

**B. LOCAL HISTORIC PRESERVATION COMMISSION**

1. Establish HPC rules of procedure, consulting with the HPC enabling ordinance.
2. Participate in training opportunities including NAPC Forum 2024 (7-31 to 8-4).

**C. SURVEY AND INVENTORY OF HISTORIC PROPERTIES**

1. Establish an MOA inventory of historic resources, compatible with the AHRs.

**D. PRESERVATION PLANNING ACTIVITIES**

1. Complete the local Historic Preservation Plan (HPP).

**E. NATIONAL REGISTER PROGRAM PARTICIPATION**

1. Prepare to review nominations to the National Register by establishing procedures and amending the MOA historic preservation ordinance if necessary.
2. Review any proposed nominations to the National Register.

**F. PROTECTION OF HISTORIC PROPERTIES**

1. Participate in Section 106 consultations as requested.
2. Get final approval of the nomination of ANHS to the Local Landmark Register.
3. Nominate municipal properties on the National Register and Alaska Native cultural resources on public lands to the Local Landmark Register.
4. Support the municipal Real Estate and Facilities Maintenance Departments' effort to repaint and reroof the Oscar Anderson House Museum.

*(Continued on next page)*

## **PUBLIC PRESERVATION EDUCATION PROJECTS**

1. Submit an annual report of HPC activities and accomplishments to the Assembly.
2. Give out local historic preservation awards for Historic Preservation Month.
3. Promote the Local Landmark Register as sites get added to the Register, and promote the sites on the Register, such as on an accessible social media platform.
4. Invite an expert from the National Alliance for Historic Preservation's *Commission Assistance and Mentoring Program (CAMP)* to provide training and advice to the Commission, as well as to community leaders and businesspeople. *(Note: Chair Bryce Klug proposed adding this as a priority during the December HPC meeting. It was missing from the draft list that the Commission reviewed and approved in January.)*

## **G. HISTORIC PRESERVATION GRANT ACTIVITIES**

1. Complete the Government Hill Wireless Station assessment report.
2. Propose a rehabilitation plan for the Wireless Station.
3. Propose to supplement the HPP project funding for specific tasks creating the HPP.
4. Propose to hire GIS contractors to carry out inventory activity C.1. above.

## **H. OTHER PRESERVATION ACTIVITIES**