

HB

72

Testimony of Russell Cahill  
State Historic Preservation Officer  
H.B. 72  
February 14, 1977

House Bill 72 is good legislation. It complements and implements existing heritage and cultural laws which have evolved since the Alaska Legislative Council, Legislative Affairs Agency, issued its important study in January, 1970: Historic Preservation In Alaska. It fills a needed gap in the legislation which has followed since that time.

To date only seven municipalities--Anchorage, Eagle, Ketchikan, Klukwan, Nome, Skagway and Sitka, on their own initiative, have created a local framework for historical districts. H.B. 72 would make this a reality for every municipality in Alaska; a very positive forward step.

This is pragmatic legislation because it provides a method of funding through State loans. The National Trust for Historic Preservation has stated that preservation in Alaska and Hawaii is a virtual impossibility without substantial public subsidy. This critical consideration is recognized in H.B. 72.

In addition to the obvious merits of preserving our historic past and unique cultural roots as stated in Section 1 (Intent) there are some pragmatic considerations which are becoming more and more evident. We have learned much of the necessity to slow down depletion of energy and nonrenewable resources. Saving and recycling old neighborhoods is an important conservation measure. Utilization of historic buildings, structures and districts is not only wise conservation, eliminating waste and unnecessary duplication, but it will enhance pride of ownership, and broaden, rather than diminish the tax base. Historic District planners now give early attention not only to the aesthetic, historic and social values but to the beneficial economic components. Usually they find that restoration, and certainly stabilization, are not only less expensive, but are more viable than destruction and rebuilding. In a recent statement on Pioneer Square in Seattle, it was pointed out that historic preservation there, in an area so blighted that it was first considered for mass demolition, "has benefitted all the citizens of Seattle. It is sound economics. . . instead of being a wasting liability to the City and a tax write-off for a few landholders, is now a real benefit to the economy. New stores and businesses spring up overnight, all creating jobs and paying taxes. Tourists, once warned to avoid this district, come to Seattle just to see it." Indeed, soon this will be the interpretation center for tourists coming to restored Skagway and the Klondike Gold Rush National Park.

The great recent increase in public interest in historic preservation has probably been motivated more by the economic and conservation sense than by the esoteric. It is important, too, to realize that of 12,000 historic properties now on the National Register--1,000 are historic districts. Yet, of the 65 National Register properties in Alaska only Eagle, Hope and Skagway are municipal historic districts.

With passage of House Bill 72, Alaska would have a State program for municipal historic districts equaled by only a few states.

# Municipality of Anchorage



POUCH 6-650  
ANCHORAGE, ALASKA 99502  
(907) 274-2525

GEORGE M. SULLIVAN,  
MAYOR

March 7, 1977

PLANNING DEPARTMENT

Senator Joseph L. Orsini  
M/S 3100, Pouch V  
Juneau, Alaska 99811

Dear Senator,

The Historical Landmarks Preservation Commission, created in November 1975, was asked to assist the Municipality in the identification of buildings, sites, objects and structures associated with the history and pre-history of Anchorage. Our Commission concurs wholeheartedly with House Bill #72 and urges its adoption.

House Bill #72 is a most purposeful piece of legislation. First, it recognizes that there are historic districts within Alaska's cities and that such districts are extraordinary in sense of the historic fabric of a community. Second, it provides financial incentives through the Revolving Fund Loan concept which would be of great assistance to Anchorage and other communities across the State. The definition of a historical district as conceived in House Bill Number 72 (i.e., structures of "the early territorial period before 1920") would definitely encompass areas of the Municipality of Anchorage, including sections within and outside the townsite of which dates from 1915.

In addition, we also ask your support for Senate Bill #10 which will provide funding for the purpose of cataloging the photograph collection and developing a guide on location and providing access to Alaska photographs.

As these bills come before you for action, please give them your most serious consideration.

Sincerely,

Katharine C. Crittenden, Chairwoman  
Historical Landmarks Preservation Commission

KCC/mw

cc: George M. Sullivan, Mayor  
Michael Carberry  
Mr. Russ Cahill



LEE SHARP said C & B of Juneau  
supports CS HB 72

Restoration of hist bldg get new bldg tax break, tear down  
& ~~re~~ rebuild → no tax break

\$ 3/4 of available in matching fed loan

what are rights of property owners in hist. districts

authority, is the same as it is now

## I N D E X

1. CSHB 72
2. Fiscal Note
3. Letter from Municipality of Anchorage,  
Mayor George Sullivan, Supporting HB 72
4. Letter from the Anchorage Historical Land-  
marks Preservation Commission, supporting  
HB 72
5. Notice of proposed changes in the regulations  
of Department of Natural Resources regarding  
National Register of Historic Places
6. Petition opposing HB 72

FISCAL NOTE

7

I. REQUEST H.B. 72  
 Bill/Resolution No. \_\_\_\_\_  
 Title Historical Districts  
 Requested by Mike Miller Date 2/24/77

II. FISCAL DETAIL  
 Agency Affected Division of Parks  
 Program Category Affected Natural Resources Management and Environmental Conservation  
 Budget Request Unit(s) Affected Statewide Programs (Parks and Recreation)

EXPENDITURES (Thousands of Dollars)

	FY 77	FY 78	FY 79	FY 80	FY 81	FY 82
100 PERSONAL SERVICES		-0-				
200 TRAVEL		1.8 additional per year				
300 CONTRACTUAL		-0-				
400 COMMODITIES		-0-				
500 EQUIPMENT		-0-				
600 LAND & STRUCTURES		-0-				
700 GRANTS, CLAIMS, ETC.		-0-				
<b>TOTAL</b>		<b>1.8</b>				

FUNDING (Thousands of Dollars)

GENERAL FUND		1.8				
FEDERAL FUNDS						
OTHER (Specify)						

POSITIONS

FULL TIME						
PART TIME						
TEMPORARY						

III. ANALYSIS (See Fiscal Note Preparation Instructions, Section III)

Travel expenses for additional work by State Historic Sites Advisory Committee. One additional meeting per year.

IV. DATE 2/24/77 PREPARED BY Russell W. Cahill  
 AGENCY Division of Parks  
 PHONE 274-4676  
 Original: Legislative Finance  
 cc: Budget and Management  
 Prime Sponsor (First Legislator Named)

Municipality  
of  
Anchorage



POUCH 6 650  
ANCHORAGE, ALASKA 99502  
(907) 274 2525

GEORGE M. SULLIVAN,  
MAYOR

OFFICE OF THE MAYOR

January 28, 1977

The Honorable Lisa Rudd,  
Chairwoman of House Community  
and Regional Affairs Committee  
The House of Representatives  
Pouch V  
Juneau, Alaska 99811

Regarding House Bill No. 72: Historical Districts

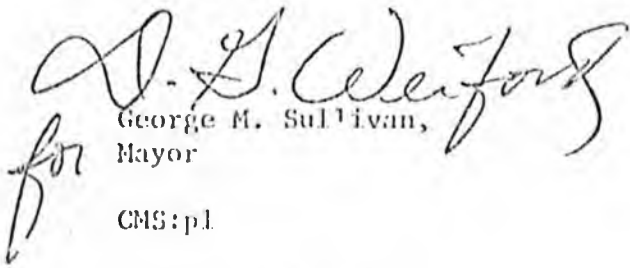
Dear Representative Rudd:

It was recently brought to our attention that along with others you are sponsoring the subject bill on establishment of Historical Districts. I have also been informed that the Anchorage Historical Landmarks Preservation Commission has reviewed the bill and endorses it.

Our community is under tremendous pressure for development in areas where some of our older buildings are located. We are very much interested in trying to preserve these landmarks of our past. Just last week, the Municipality entered into a contract with an historic preservation specialist, Mr. Michael Carberry, to conduct a survey of our older structures. Your bill should help us considerably in attempting to establish an historic district encompassing these treasures of our past.

The Municipal Administration endorses the proposed bill and would like to support any efforts you are making to get it approved by the legislature.

Sincerely,

*for*  
  
George M. Sullivan,  
Mayor

CMS:pl

cc: Samuel Coxson  
Katharine Crittenden

Enclosures:10



Municipality  
of  
Anchorage



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GEORGE M. SULLIVAN,  
MAYOR

PLANNING DEPARTMENT

HISTORICAL LANDMARKS PRESERVATION COMMISSION

January 28, 1977

The Honorable Lisa Rudd,  
Chairwoman of House Community  
and Regional Affairs Committee  
The House of Representatives  
Pouch V  
Juneau, Alaska 99811

Regarding House Bill No. 72: Historical Districts

Dear Representative Rudd:

*Lisa!*

The Municipality of Anchorage Historical Landmarks Preservation Commission is pleased to announce that in their regular meeting of January 25, 1977 House Bill Number 72 pertaining to creation of Historical Districts was formally and unanimously endorsed.

As you may be aware, our community is currently struggling to preserve some of our older landmarks and attempting to establish a district. These efforts are being conducted under dynamic circumstances where development pressures are forcing the replacement of older homes and buildings by high rise structures on a daily basis.

It is gratifying to the Commission that our State legislators are cognizant of our situation. We deeply appreciate your support. Your proposed Bill will aid us immeasurably in our activities in Anchorage.

As a result of your efforts, the lives of countless future residents and visitors of Alaska should be enriched through experiencing the fascinating historical and cultural foundations of our community.

Sincerely,

*Katharine C. Crittenden*

Katharine C. Crittenden, Chairwoman  
Historical Landmarks Preservation Commission

KC:pl

cc:Mayor Sullivan/Samuel Coxson

Enc:10



NOTICE OF PROPOSED CHANGES IN THE REGULATIONS

OF THE DEPARTMENT OF NATURAL RESOURCES

5

Notice is hereby given that the Department of Natural Resources, Division of Parks, under authority vested by AS 41.20.020, proposes to adopt regulations in Title 11, the Alaska Administrative Code, and implement requirements of 36 CFR 60.12 by adding Chapter 16.200-300.

The National Historic Preservation Act of 1966 directed the Secretary of the Interior in cooperation with the various states to expand and maintain a National Register of Historic Places in which are listed districts, sites, buildings, structures, and objects important in local, state, and national history. By letter of January 24, 1967, the Governor of Alaska directed state participation in this program. Entry in the National Register does not affect a property's ownership or owner's rights, but does provide recognition of historical significance, basic eligibility for federal grants, and certain tax incentives, and insures that any federally funded or licensed action which may affect property listed in the National Register is reviewed for its impact on the historical values. The properties are nominated to the National Register by the states directly for private and non-federal properties, and by federal agencies for properties on federal lands. 36 CFR 60 requires state historic preservation officers to notify property owners at least once in writing when the state intends to nominate their property to the National Register of Historic Places and to afford owners reasonable opportunities to review nominations prior to presentation of the nomination to state review boards.

*What are the property owners' rights to app and not be included?*

The Department of Natural Resources proposes to adopt regulations as part of the Alaska Administrative Code, 11 AAC 16.200-300, which will establish procedures for notifying property owners that the state intends to nominate their property to the National Register.

These regulations will provide that: (1) a property owner will be notified in writing as soon as it has been determined that his property may be a candidate for the National Register and request permission to visit the site under study; (2) a statement of all intended nominations will be sent to the Clearinghouse, Office of the Governor, for circulation to concerned public agencies; (3) no later than thirty days prior to the date it is anticipated the nomination will be presented to the state review board, the completed nomination will be forwarded to the property owner by certified mail and that an accompanying letter will request the owner's comments as to the historical significance of the property proposed for nomination; (4) responses to request for comments described in (2) and (3) be presented to the state review board prior to the time relevant nominations are considered; (5) property owners will be notified by certified mail of the action the state review board takes with respect to their properties; and (6) in the case of historic districts with multiple ownerships nominated to the National Register of Historic Places, the requirements of (1), (3), and (5) above for notice to individual property owners may be met by published notice and at least one public information meeting held within or immediately adjacent to the proposed historic district.

Notice is also given that any person interested may present written statements or arguments relevant to the action proposed to the Division of Parks, 619 Warehouse Avenue, Suite 210, Anchorage, Alaska 99501, before 4:30 p.m. on May 19, 1977.

Copies of the proposed regulations may be obtained by writing to the Division of Parks, 610 Warehouse Avenue, Suite 210, Anchorage, Alaska 99501.

The Division of Parks, upon its own motion or at the instance of any interested person, may thereafter adopt proposals substantially as described above without further notice or may decide to take no action on them.

DATE: April 14, 1977

*Russell W. Cahill*

COMMUNITY AND REGIONAL AFFAIRS COMMITTEE

LISA RUDD, CHAIRMAN

HOUSE OF REPRESENTATIVES

JUNEAU, ALASKA.

\* WE, THE UNDERSIGNED, OPPOSE HB72. IT WOULD ALLOW ANY PROPERTY TO BE INCLUDED WITHIN AN HISTORIC DISTRICT ONLY BECAUSE OF ITS PROXIMITY TO STRUCTURES SELECTED AS HISTORIC. THIS DESIGNATION COULD EVENTUALLY HAVE AN ADVERSE EFFECT UPON DEVELOPMENT OF THE NON-HISTORIC PROPERTY. NO APPOINTIVE BODIES SHOULD HAVE THE RIGHT TO TAKE BINDING ACTION AFFECTING PRIVATE PROPERTY WITHOUT STRICT ADHERENCE TO PROFESSIONALLY ACCEPTED STANDARDS FOR ESTABLISHING HISTORIC SIGNIFICANCE. POSSIBLY UNQUALIFIED PERSONS COULD, IN THEIR ZEAL, ADVERSELY AFFECT THE RIGHTS OF OTHERS. WE URGE NO ACTION BE TAKEN ON HB72.

\* SEE ATTACHED LIST OF SIGNATURES.

WE THE UNDERSIGNED give our permission to have our names appear on the attached telegraphic message to the Alaska State Legislature re House Bill No. 72.

	NAME	Date	NAME	Date
	Harland W. Davis	10/28/77	John S. Lewis	2/11/77
2	J. Douglas Williams	2/10/77	William F. O'Brien	2-11-77
3	Wm. E. Hickey	2/10/77	Patricia Littlefield	2/11/77
4	John M. Stern, Jr.	2/11/77	Ray White	2-11-77
5	Stephen H. Smith	2/11/77	Robin S. Carpenter	
6	T. M. Galling		Kelby J. Hanson	
7	Dennis O'Brien	2-11-77	Paul J. Nangle	
8	Raymond A. Nesbitt	2-11-77		
9	Jeff G. Adams	2/11/77		
10	Janet C. Goetz	2/11/77		
11	Paul H. Campbell	2/11/77		
12	Richard W. Adams	2/11/77		
13	William H. ...			
14	William H. ...			
15	William H. ...			
16	Elizabeth ...	2/11/77		
17	Dale ...			
18	Robert ...	2/11/77		
19	Harold ...			
20	Franklin C. ...	2/11/77		
21	John ...	2-11-77		
22	William ...	2/11/77		
23	John ...	2/11/77		
24	John ...	2/11/77		
25	Arthur ...	2/11/77		

HARLAND W. DAVIS  
 ATTORNEY AT LAW  
 610 WEST 2ND AVENUE, SUITE 100  
 ANCHORAGE, ALASKA 99501  
 277-0111 • 274-4251

WE THE UNDERSIGNED give our permission to have our names appear on the attached telegraphic message to the Alaska State Legislature re House Bill No.72.

<u>NAME</u>	<u>Date</u>	<u>NAME</u>	<u>Date</u>
1. HARLAND W. DAVIS	10 FEB. '77	26. JOHN S. SWISS	
2. J. DOUGLAS WILLIAMS	11	27. MORRIS S. BOLINGER	
3. Alma E. Hines		28. PATRICIA A. HIEBERT	
4. JOHN M. SMITH JR.		29. A. G. HIEBERT	
5. ELAINE G. SWISS		30. RODERIC S. CARPENTER	
6. F.M. SWALLING		31. ROLPH S. HANSON	
7. DENNIS O'BRIEN		32. PAUL J. NANGLE	
8. RAYMOND A. NESBETT		33.	
9. JESS G. ADAMS		34.	
10. JANET C. GOETZ		35.	
11. NOLA H. CAMPBELL		36.	
12. RICHARD W. ADAMS		37.	
13. D. H. CUDDY		38.	
14. PATRICIA A. HOUSTON		39.	
15. GLYDE C. HOUSTON		40.	
16. ELIZABETH JOHNSON		41.	
17. MYRTLE STALNAKER		42.	
18. ALLEN L. JEWELL		43.	
19. GEORGIA M. BOLINGER		44.	
20. FRANKLIN G. LANDSTROM.		45.	
21. JEAN M. DONATELLO		46.	
22. EVELYN E. MARTIN		47.	
23. JOHN C. GOETZ		48.	
24. BETTY M. CARPENTER		49.	
25. ESTHER BYRNES		50.	