

LEG. FINANCE - BILLS 1983 - 1984 1841  
HB 151 cont. - CSHB 151 1841

MARCH 7, 1982  
JUNEAU, ALASKA

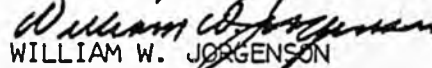
HILTON WOLFE  
STAFF ASSISTANT TO THE DIRECTOR  
STATE DIVISION OF PARKS  
POUCH M  
JUNEAU, AK 99811

DEAR MR. WOLFE:

ATTACHED IS THE INVENTORY OF FURNITURE, PAINTINGS AND ANTIQUES  
AS REQUIRED UNDER THE TERMS OF THE CONTRACT BETWEEN YOUR AGENCY  
AND THE ALASKA HISTORICAL SOCIETY.

I WAS UNABLE TO COMPLY WITH THE COMPLETION DATE OF FEBRUARY 19,  
1982, AS SAID CONTRACT WAS NOT DELIVERED TO ME UNTIL FEBRUARY  
25, 1982. I SPENT PARTS OF FEBRUARY 20TH, 21ST AND 27TH INVEN-  
TORYING THE HOUSE OF WICKERSHAM. MANY HOURS WERE REQUIRED TO  
RESEARCH AUCTION PRICE LISTS OF CALENDAR YEAR 1981 IN ORDER TO  
ARRIVE AT "FAIR VALUE" FIGURES. IT WAS MOST DIFFICUT TO ARRIVE  
AT "FAIR VALUE" PRICES WHEN DEALING WITH ITEMS CONNECTED WITH  
SUCH A WELL-KNOWN NAME AS WICKERSHAM.

SINCERELY,

  
WILLIAM W. JORGENSON

ITEMS LISTED COLUMNS "3", "4", "5", AND "6" IN CONTRACT WICK-742-4

ICON FROM RUSSIAN AMERICA	\$ 1,500.00
COPPER TEAKETTLE USED BY THE RUSSIAN-AMERICAN GOVERNOR AT KODIAK	750.00
CALENDARS (2) VERY CRUDE-TWO PIECES OF WOOD WITH LEATHER HINGES	500.00
GOLD NUGGET CANE	500.00
GOLD PAN--GOLD SCALES--USED BY JACK ALLMAN	250.00
HAND CARVED SPOONS FROM QUARTERS AND HALF DOLLARS (7)	700.00
PORTRAIT OF JUDGE WICKERSHAM--1912--BY MRS. DAVIS	1,000.00
PAINTING--RUSTY HURLEIN "CABIN ON THE YUKON"	2,500.00
PAINTING--JUDGE KEHOE--"FISHERMAN IN FIGHTING WHITE WATER"	500.00
PAINTING--FRANCES PAUL--"TLINGIT CEREMONIAL HAT"	100.00
SOUVENIR SILVER SPOON COLLECTION (100+)	2,500.00
PAINTING--GRACE WICKERSHAM--"BLUE MOUNTAINS"	100.00
MELODIAN--	500.00
CLOCKS, MANTLE TYPE (2)	500.00
SILVER - GLASS (ON SEPARATE LISTS)	5,075.00
FURNITURE - (ON SEPARATE LIST)	11,825.00
MISCELLANEOUS ITEMS OF NOTE - (ON SEPARATE LIST)	<u>26,485.00</u>
TOTAL	\$ 55,285.00

SILVER & GLASS

BREAKFAST SET, SILVER PLATE, CONSISTING OF: CREAMER- SUGAR BOWL--SYRUP SERVER--COVERED BUTTERDISH WITH KNIFE- AND SPOONER	150.00
BOWL, SILVERPLATE, FOOTED (CENTERPIECE?)	50.00
CREAM & SUGAR BOWL, SILVER PLATE, SAME PATTERN AS ABOVE	50.00
COMPOTE, WITH HANDLE, SILVER PLATE	75.00
TOOTHPICK HOLDER, SILVER PLATE, SOUVENIR TYPE MARKED "BEST WISHES"	25.00
NAPKIN RING, SILVER PLATE	25.00
NAPKIN RING, PEWTER, WITH SQUIRREL MOUNTED ONE SIDE	10.00
CREAMER & SUGAR, CRYSTAL WITH SILVER OVERLAY NICELY REPAIRED HANDLE WITH IVORY INLAY	250.00
MUG, CHILDS OR SOUVENIR, VERY HEAVY, SILVER PLATE	25.00
CANDELABRA (MATCHING PAIR), SILVER PLATE, TWO BRANCHES EACH HOLDING TOTAL 3 CANDLES	50.00
DISH, VEGETABLE SERVER, SILVER PLATE, WITH COVER (COVER MAY BE USED AS SEPARATE DISH)	75.00
COFFEE POT, SILVER PLATE	75.00
TRAY, 14 INCH, GRAPE PATTERN, SILVER PLATE	100.00
TRAY, SILVER PLATE	250.00
ICE BUCKET, SILVER PLATE, WITH 12" TRAY	150.00
TEAPOT, PORCELAIN & PEWTER, ENGLISH "STRATFOR ON TRENT"	150.00
COFFEEPOT, SILVER PLATE	50.00
CASTER SET, SILVER PLATE, WITH FIVE DISPENSING CONTAINERS OF EXCELLENT GLASS	250.00
COMPOTE, SILVER PLATE	100.00
CANDLE HOLDERS, STERLING, AMERICAN CONTEMPORARY POOR CONDITION	50.00
COMPOTE, SILVERPLATE	75.00
FLATWARE SERVICE, GORHAM STERLING, "CHANTILLY" CONSISTING OF 8 DINNER FORKS--8 SALAD FORKS-- 8 DINNER KNIVES--8 TEASPOONS--4 CREAM SOUP-- 7 COCKTAIL FORKS--GRAVY LADLE	1,800.00

SILVER & GLASS (CONTINUED)

DISH, CUTGLASS, CANDY, 6 INCH (POOR CONDITION)	50.00
DISH, CUTGLASS, CANDY, 5 INCH	40.00
PICKLE SERVER, BLUE SANDWICH TYPE GLASS IN METAL HOLDER (GLASS IMPERFECT FROM INTERNAL STRESS MARKS)	250.00
CRUET, CUTGLASS--CLEAR WITH RUBY OVERLAY	100.00
BOWL, WHITE SATIN GLASS WITH CRANBERRY OVERLAY "ART GLASS"	450.00
CREAM AND SUGAR, SATIN GLASS	100.00
WEDGEWOOD PITCHER, EARLY TYPE, BLUE	<u>250.00</u>
	5,075.00

PRELIMINARY INVENTORY OF FURNITURE AT WICKERSHAM HOUSE 2-2082

1	TABLE, DINING, WALNUT, "DUNCAN PHYFE, WITH 1 HOST CHAIR AND SEVEN STRAIGHT DINING CHAIRS	1,000.00
1	TABLE, SIDE OR CONSOLE, OAK, NICELY HAND CARVED LEGS (MRS. ALLMAN SAID WEDDING PRESENT (FIRST MARRIAGE) AND HAD COME "AROUND THE HORN".	500.00
1	TABLE, "LIBRARY", OAK, MISSION OAK STYLE	250.00
1	CHEST, "CHINA TRADE", RED, LEATHER COVERED	750.00
2	CHEST, "CHINA TRADE" CAMPHOR WOOD	1,000.00
2	TABLES, MISSION OAK, SIDE OR BED	100.00
<del>1</del>	<del>MELODEON, WALNUT CASE</del>	<del>500.00</del>
1	TABLE, SIDE, "LYRE BASE" OAK	250.00
1	DESK, "SAILING CAPTAIN" SMALL FOR USE ON SHIP	500.00
2	SOFA, OVERSTUFFED, CIRCA 1920	1,000.00
4	CHAIRS, OVERSTUFFED, COMPANION TO ABOVE	1,000.00
2	TABLE, SIDE, CAST IRON FANCY BASE, OAK TOP	250.00
1	TABLE, OAK, LAMP	75.00
1	CHINA CABINET, OAK, CURVED FRONT	500.00
1	DESK, DOUBLE, OAK, OFFICE TYPE CIRCA 1890	1,000.00
2	CHAIRS, OAK, CIRCA 1890	500.00
1	DRESSER, BEDROOM, PARTLY REFINISHED, CIRCA 1900	250.00
1	ROCKER, OAK, CIRCA 1900	200.00
2	CHAIR, OFFICE, OAK, CIRCA 1900	200.00
3 PC	BEDROOM SET, CIRCA 1890, CONSISTING OF DOUBLE BED, DRESSER, AND COMMÔDE	1,500.00
1	TABLE, DINING, EXPANDABLE APARTMENT TYPE, OAK	500.00
1	LAMP, FLOOR, WROUGHT IRON, W/TIFFANY TYPE SHADES	500.00

~~12,325.00~~

~~500~~

11,825.00

MISCELLANEOUS ITEMS OF NOTE

UNBRELLA STAND, COPPER, WITH A "LION HEAD W/RING IN MOUTH" BRASS HANDLE	350.00
TRAYS (TOTAL OF 3) SAMOVAR, RUSSIAN MFR, EACH WITH ONE END. ROUNDED, BRASS	300.00
TRAY, SAMOVAR, KEYHOLE TYPE, BRASS, RUSSIAN MFR	150.00
TRAYS, SERVING, BRASS, (TOTAL OF 3), RUSSIAN MFR ASSORTED SIZES	150.00
SAMOVAR, BRASS, RUSSIAN MFR, 20" HIGH, COMPLETE WITH CROWN AND EXTENSION TUBE	900.00
SAMOVAR, BRASS, RUSSIAN, COMPLETE WITH CROWN AND TEAPOT PLATE (HAS 5 AWARD STAMPS IMPRESSED ON FRONT)	750.00
TRAY, SERVING, BRASS, RUSSIAN MFR, APPROX 10" X 24"	150.00
SERVER, COFFEE OR OTHER HOT BEVERAGE, BRASS, ORIGIN UNKNOWN SIDE HANDLE,	150.00
CANDLE HOLDER, SOUVENIR TYPE, MKD "KETCHIKAN"	25.00
CANDLEHOLDERS (A PAIR) COPPER, EACH WILL HOLD TWO CANDLES	25.00
TEAGLASSES IN HOLDER, RUSSIAN SILVER, LARGE, FROM KODIAK	500.00
TEAGLASSES IN HOLDER, RUSSIAN, MODERN MFR	25.00
TEAGLASS IN HOLDER, BRASS, RUSSIAN, FROM KODIAK	250.00
TEAGLASS IN HOLDER, ORIGIN UNKNOWN	10.00
BOWL, BRASS, RUSSIAN MFR, 14" W X 9" H	100.00
CENSER, RUSSIAN ORTHODOX, GIFT FROM FATHER ANDRE KASHEVEROFF	500.00
ICONS (USED BY TRAVELERS) APPROXIMATELY 3 X 3, FROM KODIAK	500.00
BOWL, BRASS, WITH ROLLED RIM, RUSSIAN MFR, 12" W X 10" H	150.00
PRAYERRUG, FROM NEAR EAST,	500.00
PHONOGRAPH, EDISON CYLINDER	250.00
RADIO, PHILCO, CATHEDRAL TYPE, CIRCA 1930	100.00
FRAMED BIT OF ENGLISH TAPESTRY	50.00
PAINTING, OIL, PORTRAIT OF BILL MCPHEE (EARLY FAIRBANKS MAN)	100.00
SALT & PEPPER SET, CRYSTAL WITH SILVER OVERLAY	50.00
SALT & PEPPER SET, IVORY, FROM KING ISLAND, MINIATURE BARREL STYLE, CIRCA 1900	250.00

MISCELLANEOUS ITEMS OF NOTE PAGE 2

SALT & PEPPER SET, IVORY, WITH CARVED ANIMALS ON SIDE, CIRCA 1900, FROM NOME	250.00
BEDSIDE CLOCK, LADIES, (FINE WATCH MOUNTED IN HOLDER)	100.00
LUSTERWARE PITCHER, OLD & LOVELY	500.00
ASSORTED CHINA & PORCELAIN (TOO NUMEROUS TO LIST) SOUVENIR PLATES SUCH AS MCKINLEY CAMPAIGN, WEDGEWOOD ITEMS, ET CETERA	3,000.00
PIANO, SQUARE GRAND, CHICKERING, REPORTED TO HAVE COME FROM SITKA	5,000.00
ORIENTAL RUGS, IN USE, POOR CONDITION	1,000.00
MEMORABILIA OF WICKERSHAM, AGAIN TOO NUMEROUS TO LIST (AWARDS--PERSONAL ITEMS ET CETERA)	10,000.00
	<hr/>
	26,485.00

**POMTIER, DUVERNAY & HORAN**  
REAL ESTATE APPRAISERS — VALUATION CONSULTANTS

**J. A. DUVERNAY, A.S.A.**  
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**HOWARD POMTIER**  
Willoughby Avenue  
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Juneau, Alaska 99802  
(907) 586-3685

February 22, 1982

State of Alaska  
Department of Natural Resources  
Division of Parks  
Pouch M  
Juneau, Alaska

Attention: Mr. Hilton Wolfe

Subject: Market Value Estimate  
House of Wickersham  
213 Seventh Street  
Juneau, Alaska

Dear Mr. Wolfe:

Pursuant to our recent conversation, I am submitting to you a preliminary market value estimate of the above referenced property. This preliminary value will be expressed in a range within which my final opinion of value should fall.

For your information, I have inspected the subject property with Ruth Allman who I believe to be a representative of the owner. Also, I have conducted an extensive investigation of the real estate market to ascertain details of sale properties that may be considered comparable to the subject. In this regard, special emphasis was given to sales of older homes that were built around the turn of the century (1900's).

It should be again noted that the subject has special historic significance in that it was the home of Judge Thomas Wickersham, famous Alaskan jurist, statesman and explorer. Being virtually one-of-a-kind, the available market was of little use in determining whether or not its historical significance would be reflected in the market. The experience our firm has had in Skagway, a city with many historical buildings, indicate that the market does not necessarily pay a premium for historical properties.

ATTACHMENT 7

To: State of Alaska  
Department of Natural Resources

Re: Market Value Estimate  
House of Wickersham

- 2 -

In summary, the subject property is being valued based primarily on the Market Data or Sales Analysis Approach. This is basically an analysis of comparable sale properties. The Cost and Income Approaches will be processed but discounted for various reasons. This will be explained in more detail in the appraisal report which will follow within a week.

It is therefore my preliminary opinion that the current market value of the land and building known as the House of Wickersham, is in the range of \$180,000.00 to \$200,000.00, as of current date.

Should you require any additional information before the report is completed, please call.

Respectfully Submitted,  
POMTIER, DUVERNAY AND HORAN

  
J. A. Duvernay, A.S.A.

JAD:vld

APPRaisal REPORT  
OF  
HOUSE OF WICKERSHAM  
213 SEVENTH STREET  
JUNEAU, ALASKA  
FOR  
STATE OF ALASKA  
DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF PARKS  
DATE OF VALUE: MARCH 1, 1982

FILE NO. 82-35

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### ADDENDA

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Title Report

Assumptions & Limiting Conditions

POMTIER, DUVERNAY & HORAN

REAL ESTATE APPRAISERS - VALUATION CONSULTANTS

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March 1, 1982

State of Alaska  
Department of Natural Resources  
Division of Parks  
Pouch M  
Juneau, Alaska 99811

ATTENTION: Mr. Hilton Wolfe

SUBJECT: Appraisal of House of Wickersham  
213 Seventh Street  
Juneau, Alaska  
Wick-742-3

Dear Mr. Wolfe:

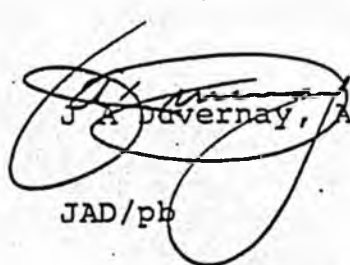
As requested, I have personally inspected the above referenced property for the purpose of estimating the Market Value as of March 1, 1982.

Based upon my investigation and analysis, it is my opinion that the Market Value of the subject property, as of the date of value, is:

TWO HUNDRED THOUSAND DOLLARS  
(\$200,000.00)

Following herein will be found some descriptive data upon which my opinion of value is partially predicated.

Respectfully submitted,  
POMTIER, DUVERNAY & HORAN

  
J. A. Duvernay, ASA

JAD/pb

## INTRODUCTION

Every definition of an appraisal since the mid-1930's has referred to it as either an 'estimate' or an 'opinion' of value. Nowhere in recent appraisal texts or literature has any writer or authority defined an appraisal as representing a fixed price or an arbitrary value. An appraisal is an estimate of value, usually in writing, of an adequately described parcel of real estate, for Market Value, or value as defined by the appraiser, as of a specified date in time.

To carry this further, an appraisal is an opinion, a function, or a judgement tool prepared by the appraiser and presented to the decision-makers for their consideration and ultimate action. Whenever an appraisal is made, some action results: a sale is made or it is not, a loan approved or turned down, a lawsuit improved or diminished, or an assessed value appeal supported or overturned. An appraisal of real estate always leads to an action decision, and it is important to understand that a negative response or conclusion not to act may be just as meaningful as a positive one. Not making a loan, a sale, or going ahead with a lawsuit, can often have as many ramifications as deciding to do one of these things. Thus it is extremely vital to realize that an appraisal, a valuation study, is just the first step in what may be a long and involved chain reaction.

An appraisal report is typically ordered when there is some question, disagreement or problem surrounding a parcel of real estate, causing the persons involved to seek a qualified third party opinion. A value estimate is typically requested to present an estimate of Market Value (ie, the highest price estimated in terms of money) based on development or utilization of the property to its Highest and Best Use, and also to provide an estimate of the degree of risk involved in the ownership and management of the property. Like all other

INTRODUCTION: cont'd

investments, real estate has a high degree of risk, depending upon the quality of management, the degree of liquidity or non-liquidity, and unexpected outside influences. At any given moment in time, before or after the date of this report, the economic conditions affecting this property, intrinsic or extrinsic, may change significantly, and the present owner or developer, or subsequent owners, developers or mortgagees, will all analyze their interpretation of its value measured against the risks involved and come to conclusions as to what positive or negative action they should take. This appraisal therefore offers only an opinion of the present worth or Market Value of the subject property, as of a specified date in time, limited by the specific conditions and contingencies noted in the report and the risks of the market.

An appraisal of real estate does not fix or set its price, or value; it is an opinion that may be used by borrower or lender, by a buyer or a seller, or by a judge or jury, but it is just that and no more: an impartial opinion of value.

The assumption of this appraisal report is that the property, as of the valuation date, was under prudent and competent control and management, and that all efforts were being concentrated on developing it to its full potential and highest possible value. If, for any reason, should subsequent events, be they worldwide, national, regional, local, or caused or created by management, in any way affect or change the value of the subject property, the Appraisers assume no responsibility for their effect on value.

CERTIFICATION OF APPRAISAL

The undersigned does hereby certify as follows:

I have inspected the property.

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

This appraisal report sets forth all of the limiting conditions, imposed by the terms of my assignment or by the undersigned, affecting the analyses, opinions and conclusions contained in this report.

This appraisal report has been made in conformity with and is subject to the requirements of the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

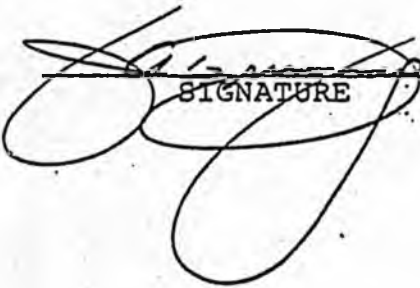
Involved in the appraisal of the subject property is J. A. Duvernay, and it is his conclusions and opinions concerning real estate that are set forth in this appraisal report.

The real estate which is the subject of this appraisal report was valued as of March 1, 1982.

Opinion of Value: \$ 200,000.00

3-7-82

DATE

  
SIGNATURE

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY APPRAISED: House of Wickersham

LOCATION: 213 Seventh Street  
Juneau, Alaska

LEGAL DESCRIPTION: Lot 8 and Portion of  
Lots 6 & 7, Block 28  
Townsite of Juneau

APPRAISAL DATE: March 1, 1982

APPRAISAL PROCESS: Market value, fee simple  
interest, land & improvements.

LAND AREA: 9,562 square feet, more or less

IMPROVEMENTS: A three story wood frame  
and siding residence with  
basement, originally  
constructed around 1899. There  
is about 3,610 square feet  
of gross area above the base-  
ment.

DATE INSPECTED: February 9, 1982

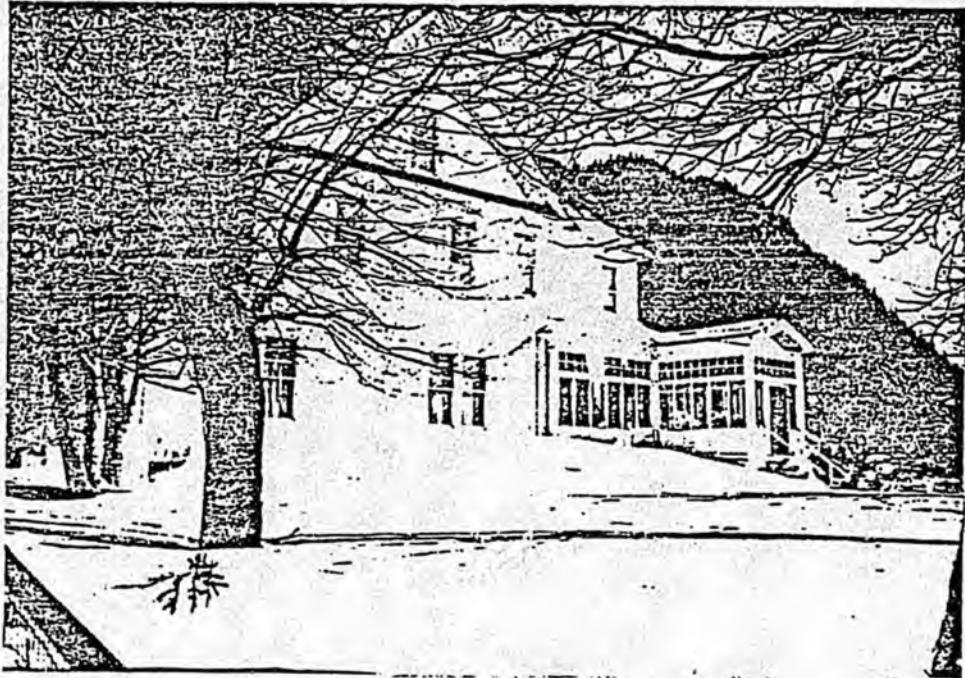
ZONING: RMM, medium density multi-  
family residential

TOPOGRAPHY: Mostly level with a down-  
slope at the rear of the lot

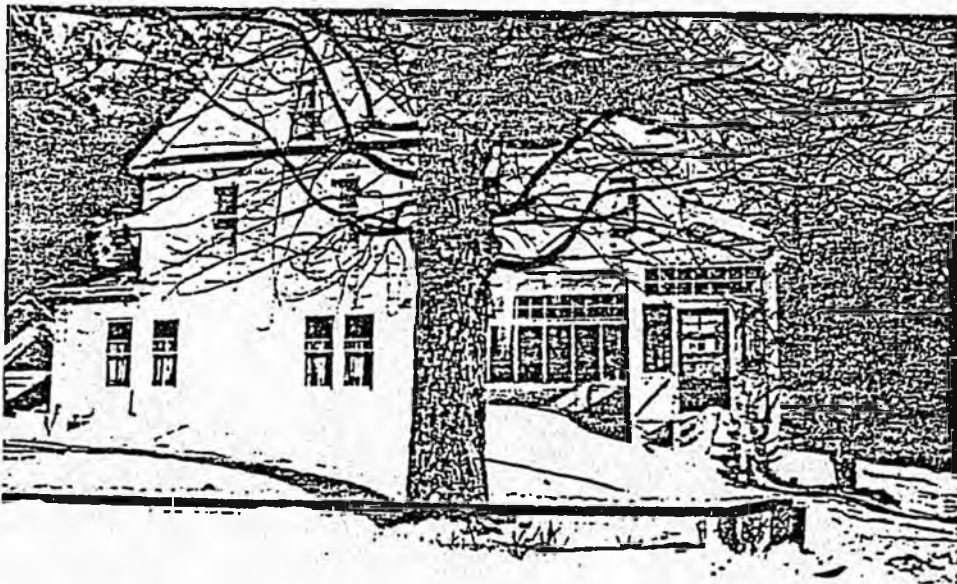
HIGHEST & BEST USE: Existing use considering  
the historical nature of the  
property.

VALUATION: Land Value: \$80,000.00  
Market Approach: \$200,000.00  
Cost Approach: \$181,000.00  
Income Approach: \$139,000.00  
Final Opinion of Value:  
\$200,000.00

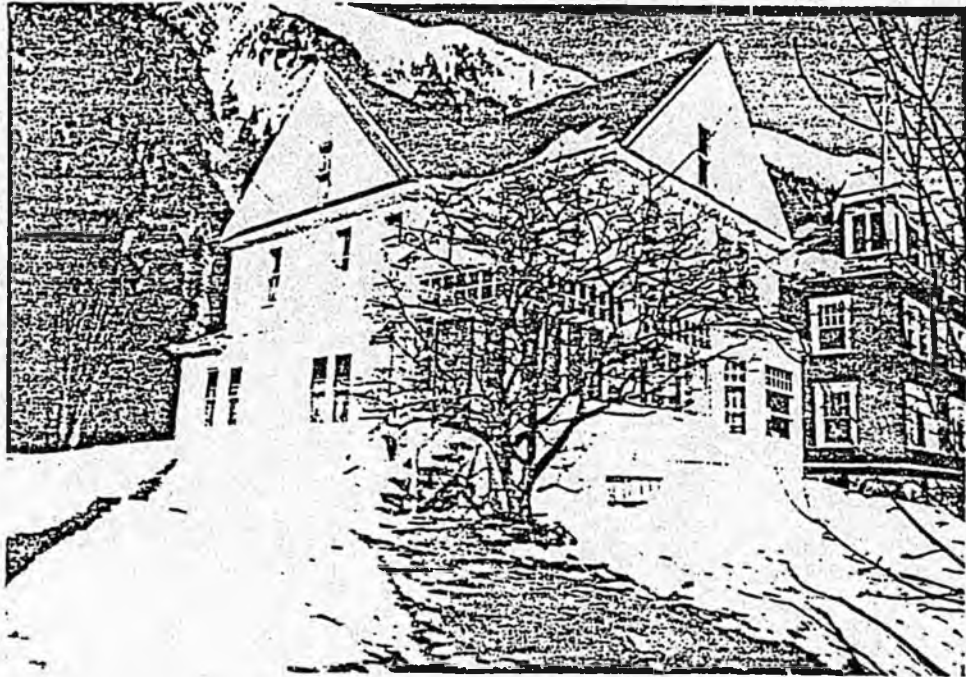
PHOTOGRAPHS



View of side yard along 7th Street.



Side entrance on west side of subject.



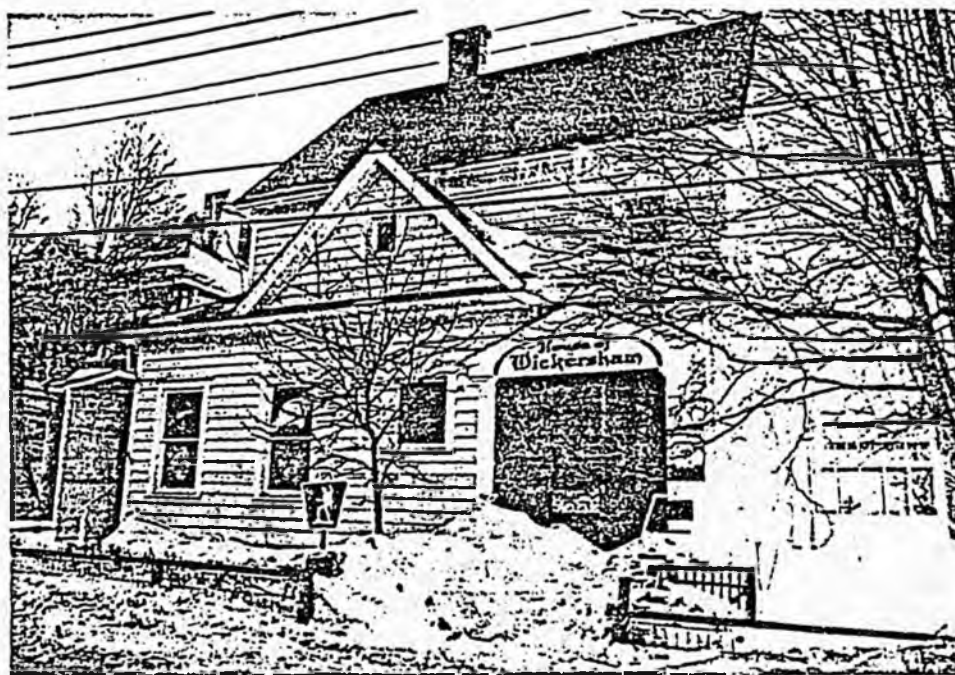
View along southerly side of subject.



View from subject looking over town and  
down Gastineau Channel.



Looking east along 7th Street and  
the intersection with Seward Street.



Front entrance to subject.

PURPOSE OF APPRAISAL:

The State of Alaska, Department of Natural Resources, Division of Parks, is interested in purchasing the House of Wickersham in order to preserve its historical nature and integrity. In this regard, I have been contracted to arrive at an opinion of its Market Value as of March 1, 1982.

DEFINITION OF MARKET VALUE:

The term Market Value as used herein is defined as:

"The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

CITY DATA:

Juneau is located in Southeastern Alaska, 600 air miles Southeast of Anchorage, the state's largest community, and about 1,000 miles northwest of Seattle, Washington

The City and Borough of Juneau became the first unified home-rule municipality in Alaska in 1970--and encompasses an area of 3,108 square miles (almost 2 million acres). Thirty percent of this area is a part of the famous Juneau Icecap which spawns numerous spectacular glaciers, and is a natural phenomenon of international interest.

Much of the area is mountainous, with the peaks along the Canadian Border (less than 35 air miles from downtown Juneau) reaching over 8,500 feet in elevation. The waters of Lynn Canal and Stephens Passage constitute a segment of the famed Inland Passage, and account for over 20% of the area within the City and Borough. The terrain is heavily forested with Sitka Spruce and Western Hemlock dominant species at the lower elevations.

Land physically suitable for development consists primarily of glacial and stream-cut valleys, and the gentler slopes of mountains open to the water. Residential and commercial development is largely confined to these valleys and to the coastal lands bordering Gastineau Channel, a body of water separating Douglas Island from the mainland.

Transportation modes linking Juneau to other areas of

CITY DATA: cont'd

Alaska and to the coterminous states include air and sea; with jet service several times daily to Anchorage, Seattle, and intermediate points. Several air taxi services provide frequent service to Haines, Skagway, Hoonah and the many smaller villages of Southeastern Alaska. The Alaska Marine Highway, a fleet of state-operated ships, provides daily service, and connects Juneau by sea with Skagway, Haines, Sitka, Petersburg, Wrangell, Ketchikan, Prince Rupert, B.C., and Seattle. Juneau's deepwater port is served by a barge line, and is a popular stop for the many cruise ships which ply the Inland Passage during the summer months.

Within the City and Borough, the major population areas are linked by the Egan Expressway, a four lane divided highway which connects the Juneau International Airport and the suburban neighborhoods of the area to downtown Juneau. The two lane Glacier Highway continues north to Echo Cove at Berners Bay, some 40 miles from the central city.

The Juneau area population has grown over 60% since the 1970 census with an estimated population of 21,650 as of July 1981. Almost half of the population lives in the original Juneau-Douglas urban areas, while the remainder reside in the suburban Lemon Creek and Mendenhall Valleys, and in the more rural North Douglas, Auke Bay and Lynn Canal areas.

CITY DATA: cont'd

The Juneau area offers a wide variety of excellent recreational opportunities including skating (both ice and roller), hiking, hunting, fishing, boating, camping, picnicing, tennis, basketball and skiing.

A private enclosed tennis and racquet ball club has opened in the Mendenhall Valley. The City and Borough has also developed the Eaglecrest Ski area on Douglas Island and the National Forest Service maintains an impressive interpretive center at the site of the Mendenhall Glacier.

Municipal police protection is provided on a nonareawide basis. Juneau and Douglas are served by a single municipal police department. The outlying rural areas are served by the Alaska State Troopers. Fire protection is organized and funded by service areas, but operates under the direction of one fire chief. Fire stations and personnel include:

Juneau	- 12 fulltime firefighters, 36 volunteers
Glacier	- 8 fulltime firefighters, 40 volunteers
Douglas	- 25 volunteers
Auke Bay	- 25 volunteers
Lynn Canal	- 15 volunteers

Fire protection is rated 5 and 6 in the Juneau and Douglas areas respectively, and 9 and 10 in other areas of the City and Borough.

Traditionally, Juneau has been the major governmental, transportation, educational and trade center of northern Southeast Alaska. As its population (and consequently its

CITY DATA: cont'd

wholesale, retail and service base) has expanded, the people of the northern Panhandle area have become less dependent on Seattle, and Juneau has become more of a regional center. The jet service available at the Juneau Airport, expansion of the facilities and programs of the University of Alaska/Juneau, and the activities associated with Sealaska, Tlingit-Haida Central Council, and other Juneau-based corporations bode well for the continued development of the community as a true regional center.

Electricity, telephone services and solid waste disposal are available in all urbanized areas of the City and Borough. Electrical generation capacity from the Snettisham Hydroelectric facility far exceeds present demand, (large residential and commercial) and additional capacity is planned for 1985. Fuel oil and other petroleum products are currently available in adequate supply. Local oil storage capacity is 121,000 barrels.

The City and Borough operates sewage collection and treatment and water supply and distribution utilities on a nonareawide basis. The areas of the former cities of Juneau and Douglas, including West Juneau, are supplied by an integrated water system. Other areas of the City and Borough are largely supplied by private community water systems. Sewer systems have been constructed in the Mendenhall Valley, Auke Bay, Juneau and Douglas areas.

CITY DATA: cont'd

Local Improvement Districts are created to extend the sewer lines to new developments. Known as L.I.D.'s.

Public libraries are maintained at three locations: Juneau, Douglas and the Glacier Valley area. Cultural events such as lectures and concerts are generally performed in the local high school auditorium. Other cultural attractions include the Marie Drake Planetarium, the Alaska State Museum, Juneau-Douglas Little Theatre, and several motion picture theaters.

The availability of land for industrial or other economic development activities is generally good, although considerable site development would be required in some locations. Approximately 140 acres are zoned for industrial use in the Juneau Service Area, of which 70% is currently vacant. There are tracts totalling almost 2,000 acres zoned industrial north of the city center including large blocks of land near the International Airport.

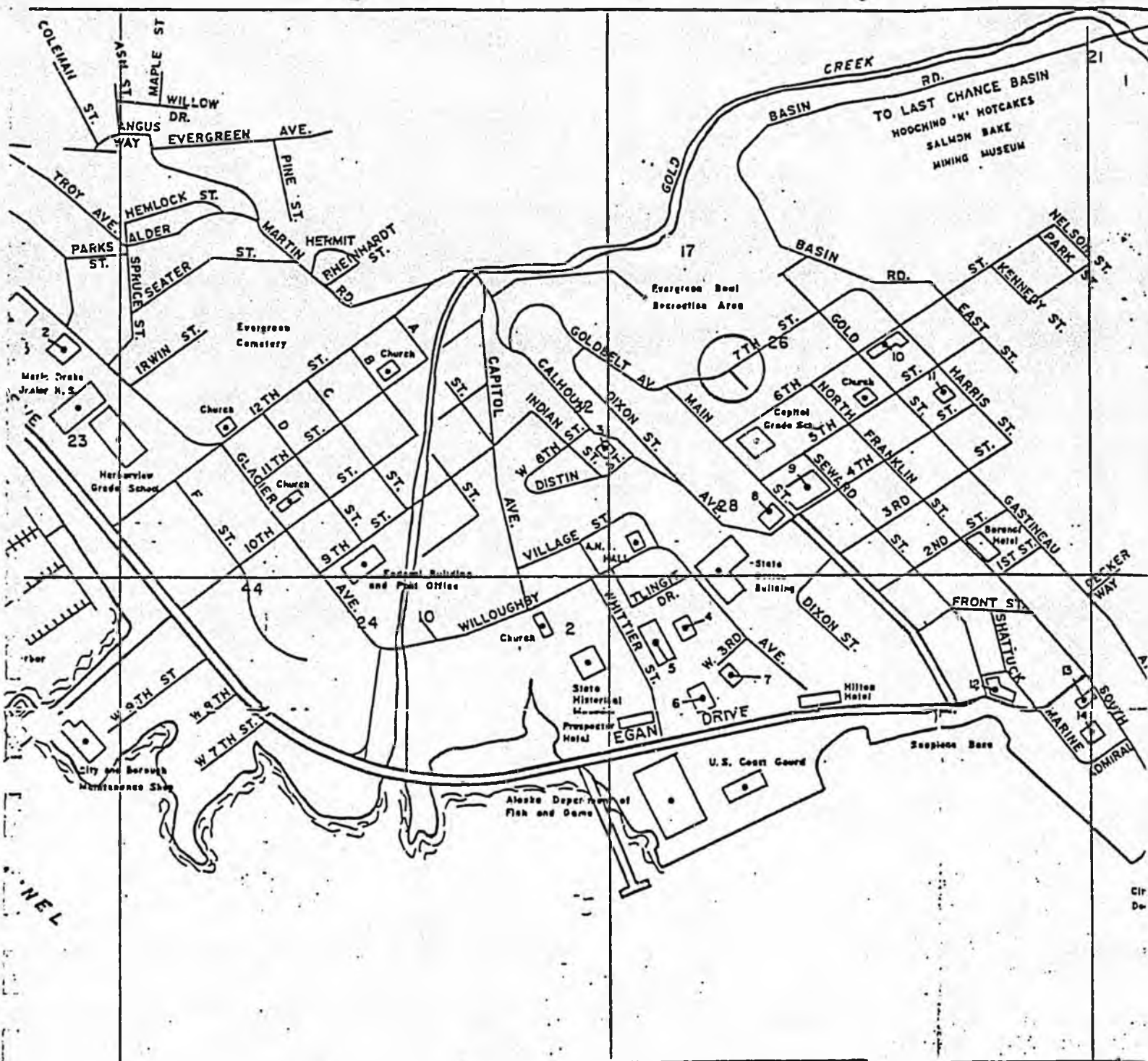
NEIGHBORHOOD DATA:

The subject property is located along "Chicken Ridge", only three blocks from the downtown Juneau area. The neighborhood name dates back to the early 1900s when the ridge above Juneau was a popular hunting spot for the miners who lived below on the flats and water-front at the base of Mt. Juneau and Mt. Roberts..

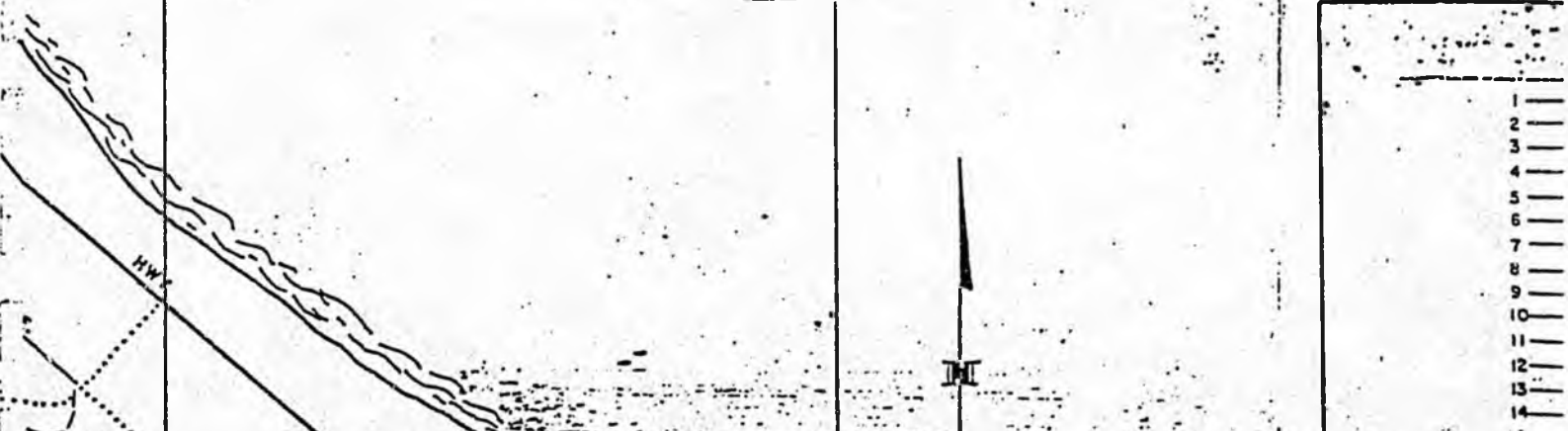
The neighborhood was developed during the early 1900's with larger houses that reportedly were built by executives of the mine or other influential personalities of the time. Many of these large homes have been converted into apartments or rooming houses. In recent years the area has become extremely desirable due to its close proximity to the State employment centers and downtown Juneau. The State Capital Building, new State Office Building and legislative offices are all within walking distance.

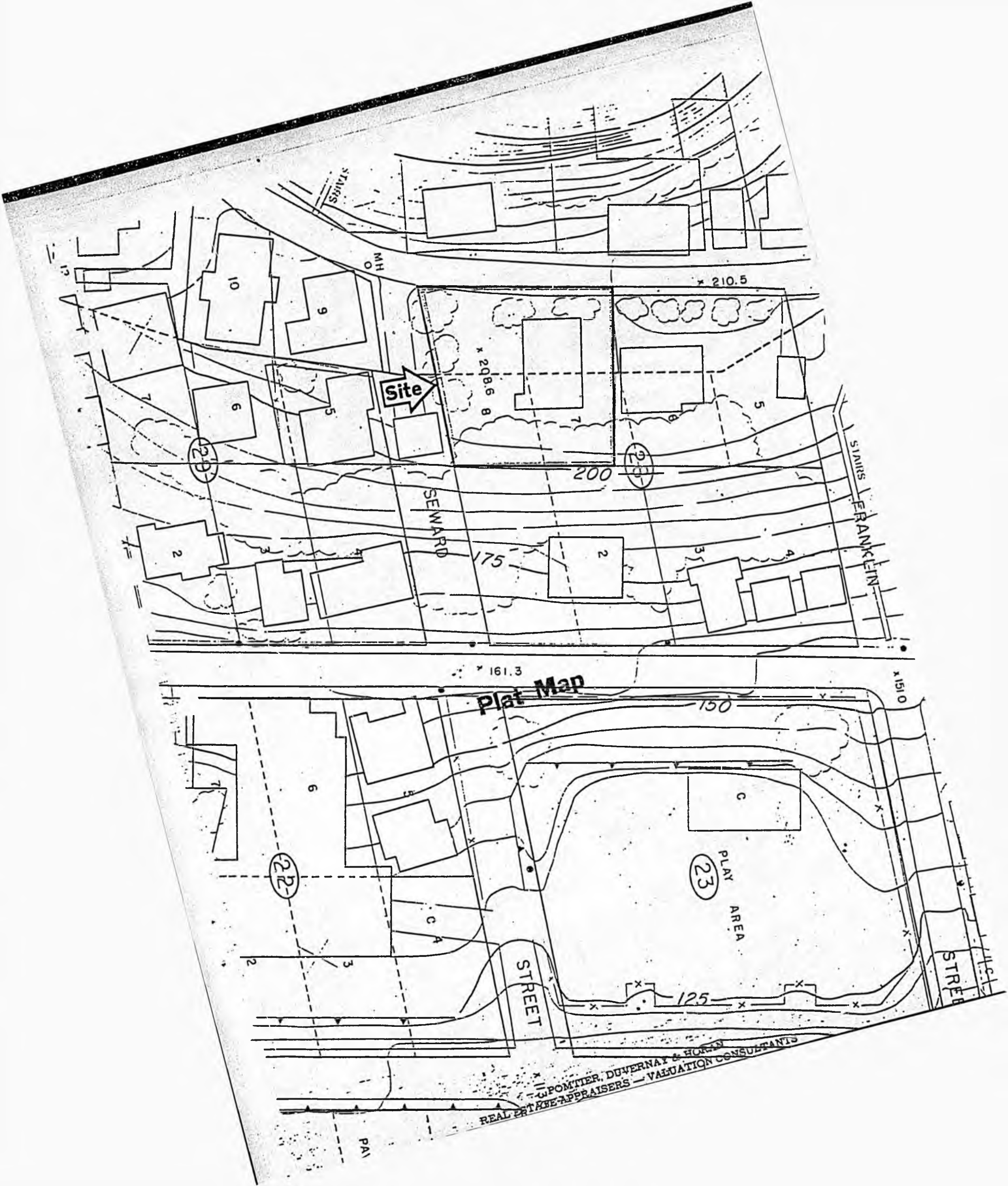
Access to the area is principally from Main Street which extends up from Egan Drive to 7th Street at the top of "Chicken Ridge". Properties on the downhill side of 7th Street enjoy a spectacular view of town and down Gastineau Channel.

The neighborhood has enjoyed an improving trend throughout most of its life. .Evan today due to its location, view, etc., many of the older homes in this area are being remodelled and modernized. This trend is expected to continue for some time in the future.



## Neighborhood Map





Site

Plat Map

23

PLAY AREA

POMTIER, DUVERNAY & HORN  
REAL ESTATE APPRAISERS - VALUATION CONSULTANTS

STAIRS

MH

SEWARD

STAIRS  
FRANKLIN

STREET

12

10

9

6

5

2

4

2

3

4

175

200

210.5

208.6 B

229

228

161.3

150

1510

125

PAI

SITE ANALYSIS:

ADDRESS:

213 Seward Street  
Juneau, Alaska.

LOCATION:

Southeasterly corner of 7th Street and Seward Street,  
in the Chicken Ridge area above downtown Juneau.

LEGAL DESCRIPTION:

Lot 8 and part of Lots 6 and 7, Block 28, Townsite of  
Juneau, and part of U.S. Mineral Survey 926, Juneau  
Recording District, First Judicial District, State of  
Alaska, described as follows:

BEGIN at the south corner of said Lot 8, run thence  
North 44° 00' West on the southwest line of said Lot 8  
and extension thereof, 100.00 feet; thence North 57°  
52' east 108.00 feet; thence South 32° 08' East, 97.86  
feet to the southeast line of said Lot 7 at a point  
12.56 feet from the east corner; thence South 56° 52'  
west, 87.44 feet to the point of beginning.

OWNER:

According to the records at the Assessor's Office, City  
and Borough of Juneau, the assessed owner is Robert and  
Lorraine V. Giersdorf.

ASSESSOR'S PARCEL NO.

1-A-181-028-7&8

ASSESSED VALUE - TAXES:

Year:	1981	Tax Rate:	\$7.74 per \$1,000
Land	\$27,300.00	Estimated Taxes:	\$962.86
Improvements	97,100.00		
Total	\$124,400.00		

SITE ANALYSIS: cont'd

ZONING:

The property is zoned RMM, medium density multiple family residential. This zoning is designed to provide adequate and appropriately located areas for the development of medium density multi-family uses and other compatible nonresidential uses. A copy of the RMM Zoning Regulations is included in the Addenda for additional details.

UTILITIES:

All normal utilities, including water, sewer, electrical and telephone are available to the site.

SIZE AND SHAPE:

The subject is an irregular shaped site with about 108 feet fronting 7th Street, the north line and 100 feet fronting Seward Street, the west boundary. The east line measures 97.86 feet and the south line 87.44 feet. Total area in the site approximates 9,562 square feet, more or less.

ACCESS:

Primary access to the subject is from 7th Street which forms the site's north boundary. This is a narrow paved street maintained by the City and Borough of Juneau. This is a through street running along the top of Chicken Ridge. Seward Street extends partially along the site's

SITE ANALYSIS: cont'd

ACCESS: cont'd

west boundary. This road terminates at a parking barrier about 70 feet south of 7th Street. Below the barrier and down the hillside the roadway does not exist. There is a public stairway with the road right of way in this area leading down to 6th Street.

TOPOGRAPHY:

The site is for the most part a level parcel. It begins to slope down near the south boundary.

VIEW:

There is an excellent view of the downtown area and Gastineau Channel from the subject property.

DESCRIPTION OF IMPROVEMENTS:

The subject improvements are described in detail in the Condition Survey Report dated November 1981-January 1982, prepared by Robert A. Mitchell, A.J.A., Historical Architect, Alaska Division of Parks. I refer you to this report for a detail description of the improvements. Following however, is a brief improvement description:

The subject improvements consist of a three story wood frame and siding residence constructed over a partial basement. Construction dates back to 1899 and it was remodelled during 1912. There have been obvious additions or modifications through the years.

SITE ANALYSIS: cont'd

DESCRIPTION OF IMPROVEMENTS: cont'd

General construction details include concrete and stone masonry wall, wood frame and wood siding exterior, single payne windows, asphalt shingle roof. Although there has been some new electrical service, most of the wiring is Z-wire knob-and-tube type, with screw-in fuses. Plumbing is a combination of original wrought iron and some later galvanized iron pipe, with some recent copper replacement. Hot water is from an oil fired 30-gallon hot water heater. The building is heated by cast-iron water radiators in two zones, heated by an oil-fired furnace.

The house has been operated as an historical tourist attraction being the house of the late Judge Wickersham. It has been operated by the Judge's niece, Ruth Allman as historical interpreter. Mrs. Allman's living quarters are on the second floor together with a rental apartment. There is also a rental unit on the third floor. A brief interior description of the house by floor follows:

Basement: Concrete floor, unfinished walls and ceiling, houses the furnace room, laundry and storage.

First Floor: Large entry, parlor, dining room, kitchen, bathroom, living room and porch areas. Mostly finished wood floors, lath and plaster walls and ceiling. There is a large "sun porch" at the southwest corner of the house.

SITE ANALYSIS: cont'd

DESCRIPTION OF IMPROVEMENTS: cont'd

Second Floor:

Mrs. Allman's apartment consists of a large bedroom, closet, bath and small kitchen facility. There is a bathroom, separate guest room and another efficiency apartment located in the original library. Again, the floors are mostly finished wood with lath and plaster walls and ceiling.

Third Floor:

This is a one bedroom apartment with a living room, bath and kitchen.

Condition:

The property appears to be in average+ condition considering its age and in comparison with other older large homes in the area.

INCOME INFORMATION:

For some time the house has been open to the public in the form of a limited tour (first floor only) by Mrs. Allman. Other than the income for the tours, there are two rental units. The two room apartment which was at one time the library is rented for \$200 per month. The tenant also serves as caretaker and helper in consideration of this low rent.

The third floor apartment is rented for \$300 per month. This also appears low in light of the downtown rental market. Utilities are included in the rent.

The total gross receipts for 1980 from the tours (including entrance fees, books sold, etc.), was \$35,777. A summary of the operating cost is contained in Mr. Mitchell's Condition Survey Report already mentioned.

HIGHEST AND BEST USE:

According to the 1975 Edition of "Real Estate Appraiser Terminology", published by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers, Highest and Best Use is defined as:

"That reasonable and probable use that will support the highest present value as defined as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value."

I have assumed that the existing use represents the highest and best use of the property.

DATE INSPECTED:

The property was inspected on February 9, 1982, in the presence of Ruth Allman, owner representative and Mr. Hilton Wolfe, State of Alaska, Division of Parks.

APPRAISAL ANALYSIS:

APPROACH TO VALUE:

The task in this assignment is to arrive at a market value estimate of the House of Wickersham, a large old turn of the century house with special historical significance. I have considered the Market Data or Sale Analysis Approach to be the most relevant approach in valuing the subject property. Although both a Cost Approach and Income Approach will be processed separately; I have discounted these approaches for reasons discussed later in this report.

ESTIMATE OF LAND VALUE:

To assist me in arriving at an estimated land value for the subject site, a search of the market was done to obtain information on vacant lot sales in the Juneau area. Comparable land sales near the downtown area are scarce. Following is a summary of the sales considered:

<u>SALE-NO</u>	<u>SIZE</u>	<u>DATE</u>	<u>LEGAL DESC</u>	<u>PRICE</u>	<u>UNIT PRICE</u>
L1	4,893SF	12-79	Lot 6, Blk 119 Townsite	\$25,500	\$5.21/SF
L2	2,500SF	'78	Pt Lot 5, Blk 107 Townsite	\$15,000	\$6.00/SF
L3	7,893SF	12-79	Lot 10, Blk 1 Seatter	\$30,000	\$3.83/SF
L4	10,684SF	4-79	N 1/2 Lot 2 Highlands	\$23,750	\$2.22/SF
L5	11,528SF	7-78	Lots 2,3,4 Seatter	\$19,000	\$1.65/SF

APPRAISAL ANALYSIS: cont'd

The above sales took place during the late 1970's and require adjustment for time. They are all located within the City limits and for the most part are view sites. After adjusting the sales for time, a range of about \$3.00 per square foot to nearly \$10.50 per square foot is indicated. Three of the sales, Nos. 1, 2 & 3 indicate a close range, \$5.50 to \$10.50 per square foot. After making the necessary adjustments for size, topography, location, etc., it is my opinion the present day land value of the subject approximate \$80,000.00 or about \$8.40 per square foot.

COST SUMMATION APPROACH:

In this method of valuation, an estimate is first made of the current reproduction costs, new, of the improvements. This amount is then adjusted to reflect depreciation from physical deterioration and obsolescence. Land value is then added to produce an estimate of value.

Cost of Reproduction, new, of the improvements has been estimated by using the Marshall Valuation Service. This publication is a national index of construction costs that are constantly updated to keep up with the changes in cost of labor and materials. In addition, available construction data obtained from local builders in the Juneau area was considered. All data obtained was correlated into an estimate of New- Reproduction Cost, which is summarized as follows:

COST SUMMATION APPROACH: cont'd

New Replacement Cost:

Residence	3,610 S.F.	x	\$50.20	=	\$181,220
Porches	400 S.F.	x	\$20.50	=	8,200
Basement	575 S.F.	x	\$15.00		8,625
Fencing, landscaping, etc.					<u>3,500</u>
Total New Replacement Cost					\$201,545
Less Depreciation from all causes say 50% or					<u>\$100,772</u>
Depreciated Value of Improvements					\$100,773
Add Estimated land value					<u>\$ 80,000</u>
Indicated value by Cost Approach					\$181,000

MARKET DATA APPROACH:

Traditionally, an appraisal procedure in which the Market Value estimate is predicated upon prices paid in actual market transactions and current listings. This is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- (1) the availability of comparable sales data;
- (2) the degree of comparability or extent of adjustment necessary for time differences; and
- (3) the absence of non-typical conditions affecting the sales price.

My investigation of the "market" in the Juneau area disclosed several sales of large old residential properties, some of which are income producing properties with rental units. These sales were all inspected and analyzed and compared to the subject. On the following page is a Comparative Analysis Chart with a comparative analysis of the six different sales to the subject property. The sales represent the most similar and proximate properties found in my investigation. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing

MARKET DATA APPROACH:

the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.



MARKET DATA APPROACH: cont'd

As can be seen from the Comparative Analysis Chart, the sales when adjusted indicate a value range of \$170,500 to \$215,500. This is converted into a price per square foot of living area of \$47.23 per square foot to \$59.60 per square foot.

Considering the unique character of the subject property, the sales search was extended back to 1975 and to include relevant data which required little adjustments but for time.

Comparables No. 1, 2, 3 and 4 are all located above the downtown area along or near Chicken Ridge. No. 1, the oldest sale considered, is a comparable large older home on two lots located next door to the subject. This property has been extensively remodelled since its purchase in 1975. This sale was felt to be most comparable to the subject but for time and condition.

No. 2 is a smaller 2 1/2 story house on a single view lot over looking the Willoughby area. No. 3 is a smaller old home fronting 6th Street just below the subject property. No. 4 is a large home that has been converted into a 4-plex. It is located on a single view lot just down 7th Street from the subject.

Comparables 5 and 6 are located on commercial lots in the "flats" below Chicken Ridge and State Hill. These sites

MARKET DATA APPROACH: cont'd

are located very close to the downtown area and were purchased for their commercial potential. No. 5 has been completely remodelled into a dental office. No. 6 is also being slowly converted to offices.

It is my opinion after analyzing the comparable market data, that the subject property has a present day market value of \$200,000. This indicates a price per square foot of gross living area of \$55.40 which compares favorably to the sales data.

INCOME APPROACH:

This approach is a method of estimating value by analyzing the gross income and expenses to arrive at a net income. Through use of proper rates and procedures, the net income is then processed or capitalized into an estimate of value. In effect, it is a matter of estimating the present value of future benefits logically expected to be received in the future from the property.

As mentioned elsewhere in this report, the existing rents from the two tenants appear low in light of current rentals near the downtown area. Also, Mrs. Allman's apartment could be considered a third rental and a fourth could be obtained on the first floor if it were not used for the tours. A brief summary of some comparable nearby rentals follows: -

<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>RENT</u>	<u>RENT S.F</u>
420 East Street	2 BR - 1 BA, 900 SF	\$450	\$.50
420 East Street	1 BR - 1 BA, 528 SF	\$350	\$.66
433 4th Street	1 BR - 1 BA, 546 SF	\$400	\$.73
"	2 BR - 1 BA, 700 SF.	\$550	\$.79
"	Eff - 1 BA, 371 SF	\$300	\$.81

These rentals are all located within walking distance to town and the subject property. In all cases, the tenant pays his own heat and electricity. Also, they are all in old residential buildings.

INCOME APPROACH: cont'd

Based on an analysis of the rental data it is my opinion that economic rent for the subject would be as follows:

First Floor Apt	\$775
Second Floor Apt 1	\$400
Second Floor Apt 2	\$450
Third Floor Apt	\$450
Total	<u>\$2,075</u>

The estimated gross annual income of \$24,900 can be processed as follows:

Gross Annual Income	\$ 24,900
Less Vacancy & Credit Loss Say 3% or	<u>750</u>
Effective Gross Income	\$ 24,150

Less Expenses:

Management (3%)	\$ 725
Taxes (est at 12 mills)	1,500
Insurance (est)	2,500
Water/sewer	1,000
Miscellaneous repairs, reserves, etc.	2,000
Total Expenses (28% of E.G.I.)	<u>\$ 6,725</u>

Estimated Annual Net Income \$ 17,425

Assuming an overall Capitalization Rate of 12.5%, the Net Income can be processed as follows:

$$17,425 \div .125 = \$139,400$$

Indicated Value by Income Approach say \$139,000.00

CORRELATION AND FINAL ESTIMATED OF VALUE:

The value indication from the three (3) approaches to value considered are as follows:

MARKET DATA APPROACH	\$200,000.00
COST APPROACH	\$181,000.00
INCOME APPROACH	\$139,000.00

The lowest value was indicated by the Income Approach. This value was given least weight considering the subject is not a true income producing property. Also, only about one-half of the land area would be required for the existing improvements and projected economic rent.

The Cost Approach indicates the next highest value and was also given little consideration as depreciation is somewhat difficult with such older buildings.

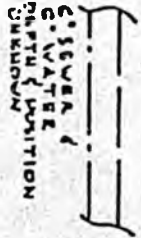
The Market Data Approach indicates the highest value and was given most weight and consideration. This approach indicates what the "market" is paying for similar whole properties. The opinion of value by this approach was reasonably well supported by an analysis of six comparable sales.

Therefore, it is my opinion, after analyzing all factors influencing value, that the Fair Market Value for the subject property, as of March 1, 1982 is:

TWO HUNDRED THOUSAND DOLLARS

(\$200,000.00)

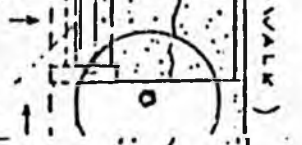
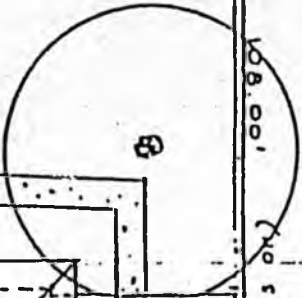
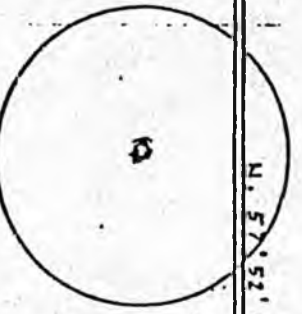
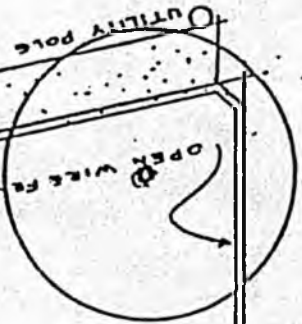
ADDENDA



SEVENTH ST.  
(AUTUM. PAVING 8ND3)

CURB

N. 57.52' E. 108.00' (NO SIDEWALK)

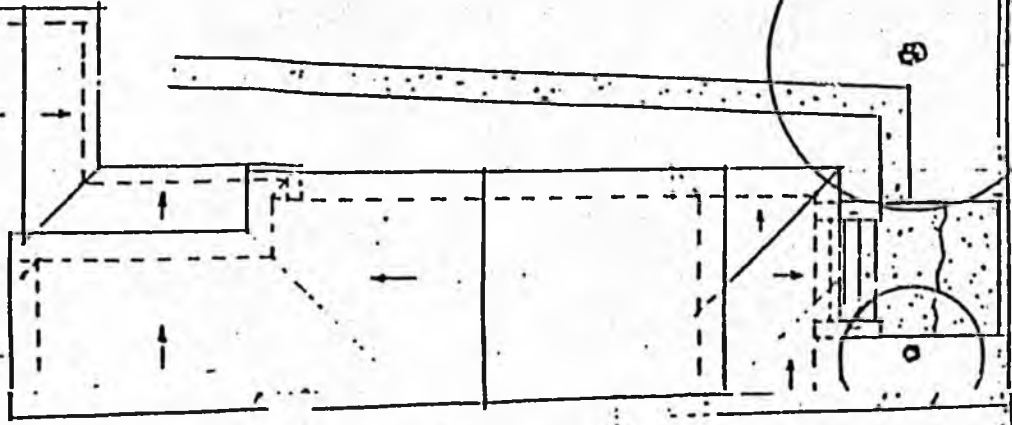
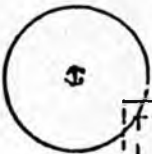


20'

SEWARD ST.  
(AUTUM. PAVING 8ND3)

CONCR. CURB  
N. 44.00' W.

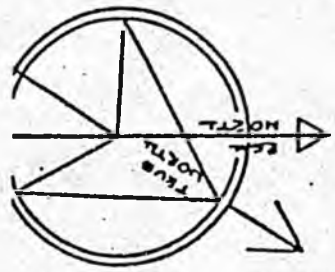
(LOT 2)



LOW WOODEN FENCE - WATERMETER  
S. 57.52' W. 87.44'

STEEL GATE: RATTOLK / STAIRS  
UTILITY POLE

PARKING BARRIED

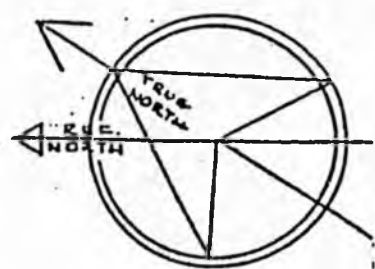
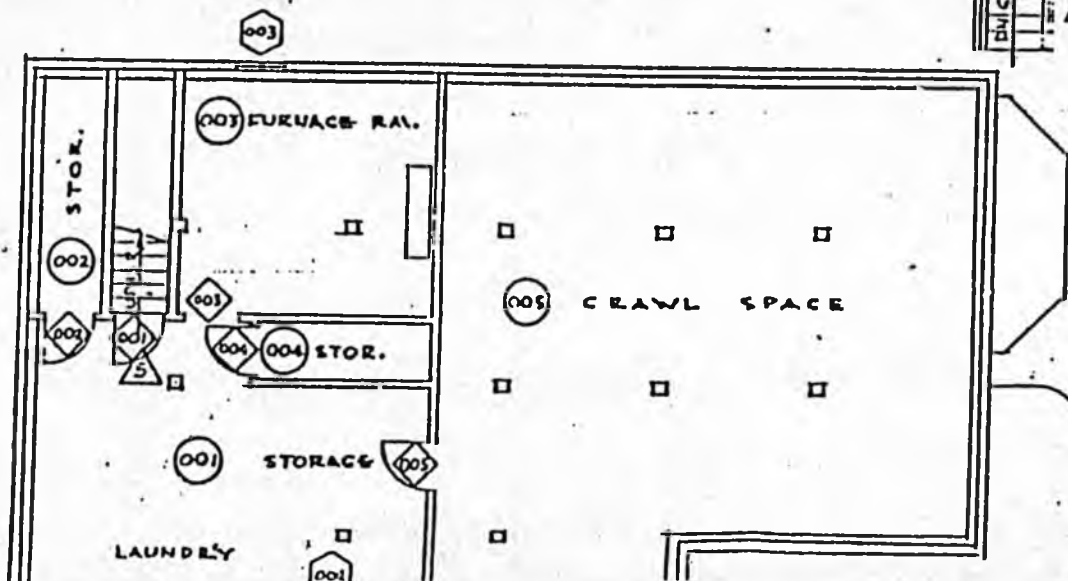
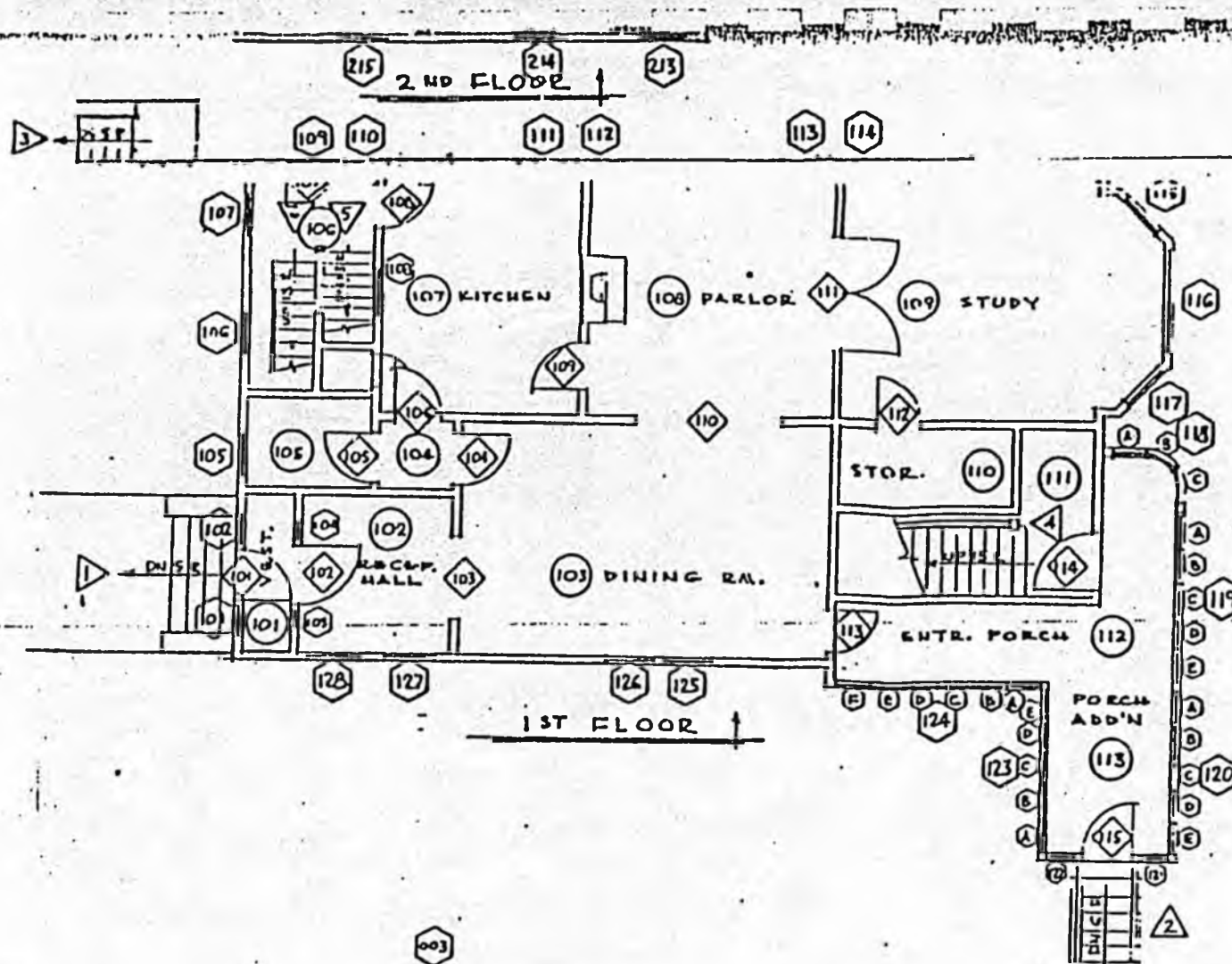


SITE PLAN

WICKERSMAN HOUSE - QUENAU

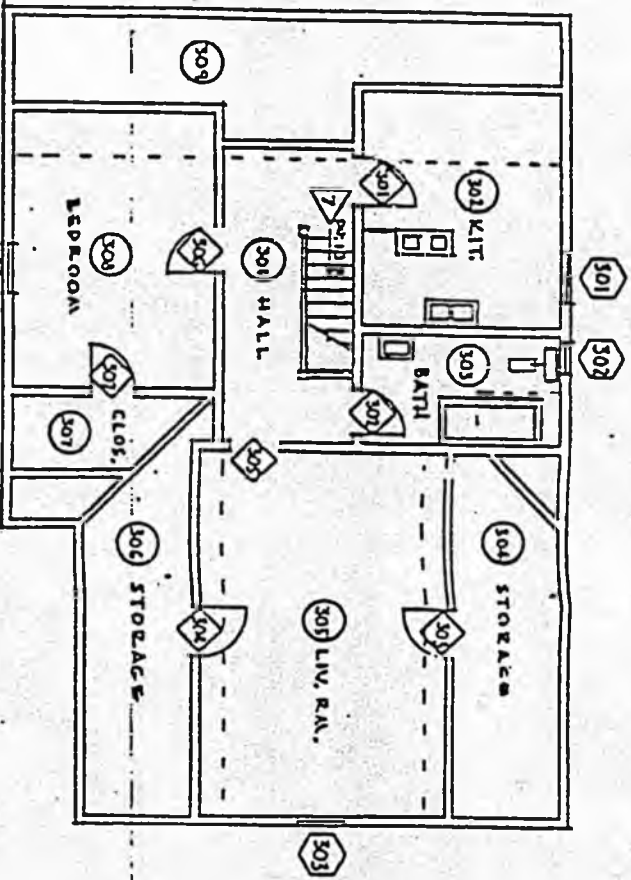
D.A. WITCHELL, A.I.T. 2/17/61



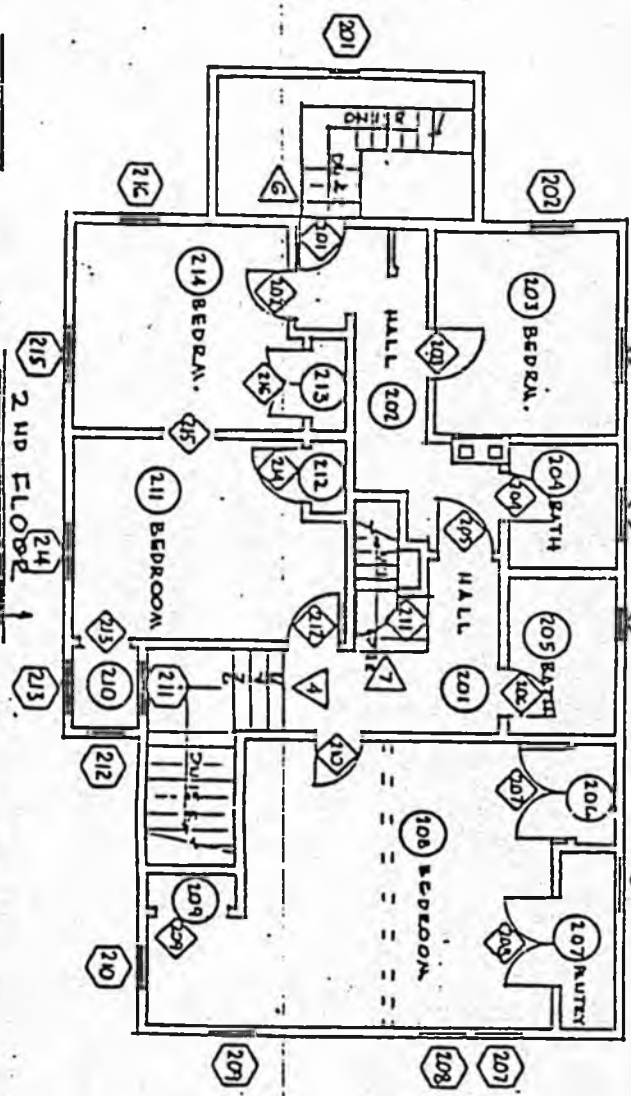


**FLOOR PLANS**  
 (PRESENT CONFIGURATION)  
 VICKERSHAM HOUSE - JONKOP AI





3<sup>RD</sup> FLOOR



2<sup>ND</sup> FLOOR

U E I C L T S

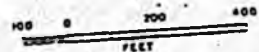
FLOOR-TO-CELLULAR	CELLULAR	FLOOR-TO-CELLULAR
THIRD	± 7'-0 1/2"	± 10'-0 1/2"
SECOND	± 9'-1 1/2"	± 11'-2 1/2"
FIRST	± 10'-0 1/2"	± 8'-1"
BASEMENT	± 7'-5"	

Subject Site

Comparable Sales Map

N E A U

C H A N N E L

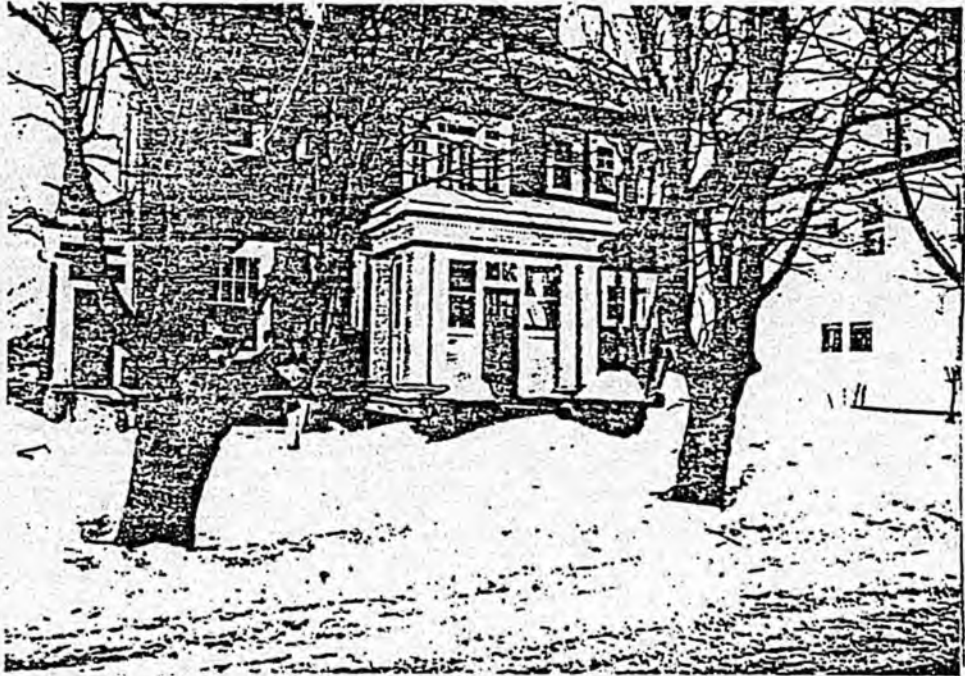


THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A CONSORTIUM  
PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
UNDER THE PROVISIONS OF SECTION 101 OF THE HOUSING ACT OF 1954, AS AMENDED

POMTIER, DUVERNAY & HOKAN  
REAL ESTATE APPRAISERS — VALUATION CONSULTANTS

THE PREPARATION OF THIS MAP  
PLANNING GRANT

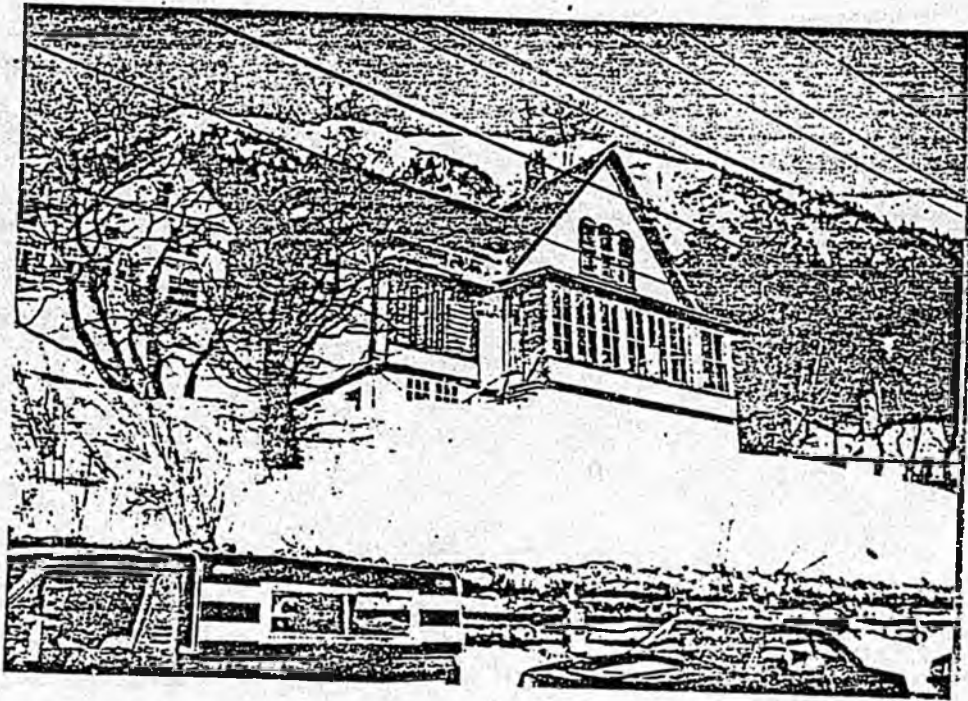
PHOTOS OF COMPARABLE SALES



Comparable No. 1  
227 - 7th Street



Comparable No. 2  
126 - 7th Street



Comparable No. 3  
202 - 6th Street



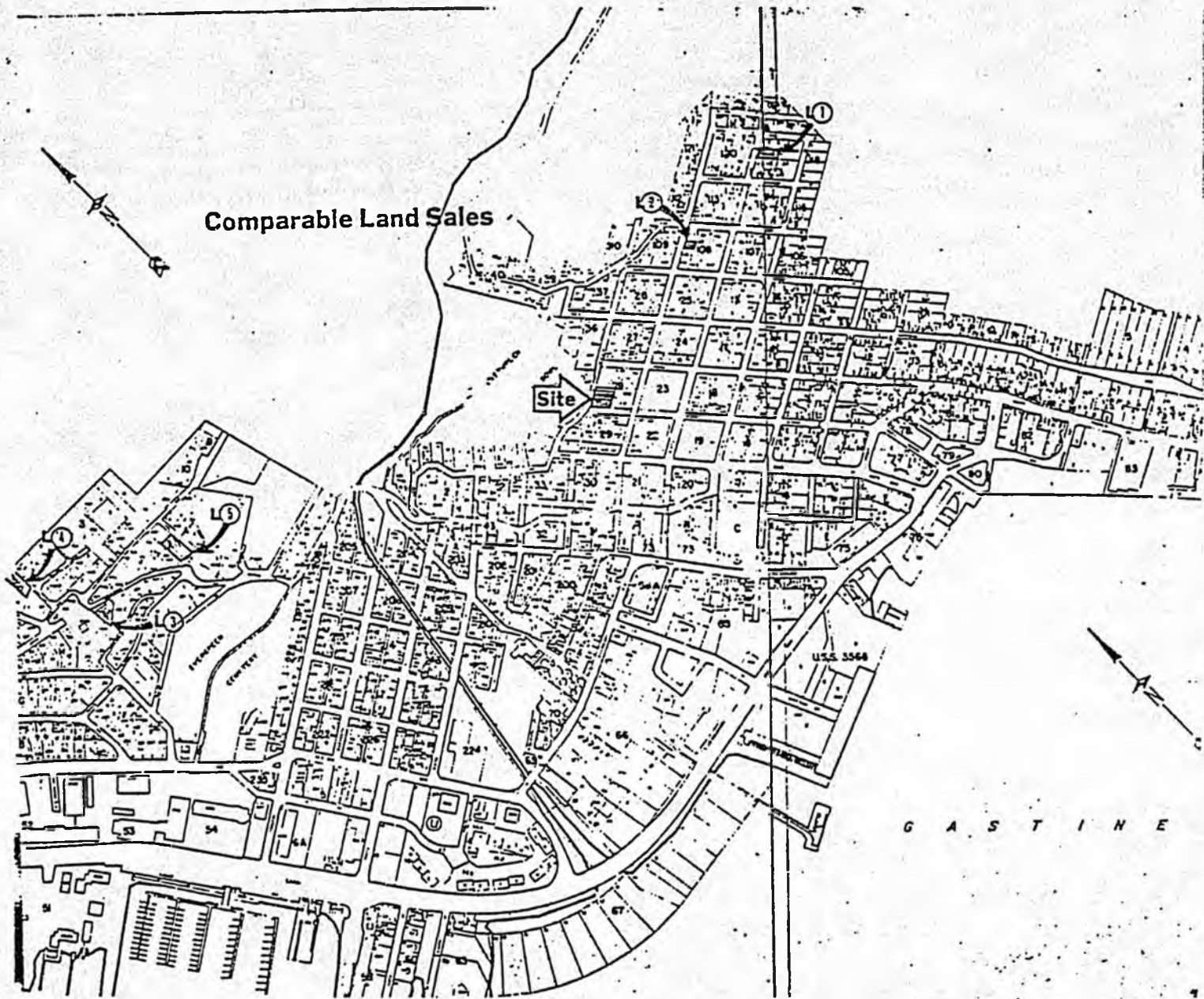
Comparable No. 4  
317 - 7th Street



Comparable No. 5  
418 - 4th Street



Comparable No. 6  
433 - 4th Street



Comparable Land Sales

Site

GASTINE

## ZONING REGULATIONS

(e) Off-street Parking Requirements. Off-street parking requirements are:

(1) As provided in Section 49.25.500.

(f) Sight-obscuring Structures or Planting.

(1) Maximum height of a sight-obscuring fence or planting located in a front yard area shall not exceed four feet.

(2) Corner lots shall have no sight-obscuring plantings or structures or other obstructions over three feet in height within twenty feet from the corner on the intersection; and further provided, where intersecting roads are at a different grade, no sight-obscuring plantings or structures are permitted which interfere with sight clearance of oncoming traffic. (Serial No. 77-53 §§ 8, 9, 1977; Serial No. 77-24 § 2 (part), 1977; Serial No. 74-47 §§ 11, 12, 1974; Serial No. 74-04 § 6, 1974; GJB § 49.25.405).

49.25.406 RMM (MEDIUM DENSITY) MULTIFAMILY RESIDENTIAL DISTRICT. Purpose: This zone is designed to provide adequate and appropriately located areas for the development of medium density multiple-family uses and other compatible nonresidential uses.

(a) Principal Uses Permitted. Principal uses permitted are:

(1) Single-family and duplex dwellings;

(2) Multifamily dwellings;

(3) Public and semipublic parks, playgrounds, swimming pools, other recreational uses, all of a noncommercial nature;

(4) Private docks, private moorage, private boathouse;

(5) Boardinghouse or roominghouse;

(6) Churches and other places of worship, including parish houses and Sunday school buildings;

(7) Libraries, museums and art galleries;

(8) Private and semipublic uses, such as: clubs, lodges, convents, social and community buildings;

(9) Orphanages and charitable institutions; .

(10) A professional office limited to four persons;

## ZONING REGULATIONS

(11) Hotels not catering to transient guests and not carrying on merchandising except that which is incidental to the operation of the hotel and for convenience of guests and where there is no exterior display of merchandise;

(12) Schools, public, parochial and private, includes colleges and universities.

(b) Accessory Uses Permitted. Accessory uses permitted are:

(1) Accessory uses customarily incidental to the principal use on the lot;

(2) Signs as provided in Section 49.25.501.

(c) Conditional Uses Permitted. The following uses may be allowed as provided in Section 49.25.600:

(1) Hospital, sanitarium, home for the aged, nursing home, convalescent home;

(2) Public utility and community facilities, such as water and sewage treatment plants, water towers and reservoirs, electrical substations, and power-generating plants, fire and police stations, all without shops, garages or storage yards;

(3) Governmental and municipal uses;

(4) Radio and television stations, transmitters and towers;

(5) Nursery schools, day nurseries, private kindergartens, and child care centers;

(6) Parking lots, commercial;

(7) Mobile home parks;

(8) A professional office or medical-dental clinics which are occupied by five or more persons;

(9) Marina;

(10) Motels (may include bar and/or restaurant), travel trailer parks and other tourist facilities;

(11) Business offices;

(12) Other uses similar to the above mentioned;

(13) Movie theaters, excluding drive-in theaters;

(14) Athletic clubs.

## ZONING REGULATIONS

(d) Dimensional Standards. Dimensional standards are:

- (1) Minimum lot size . . . . . 4,800 sq. ft.  
No multifamily dwelling may locate on an existing lot of record of less than 4,800 sq. ft.;
- (2) Minimum lot area per dwelling unit . . . . . 2,400 sq. ft.  
for first dwelling unit;  
600 sq. ft. for each additional dwelling unit;
- (3) Minimum width of a lot at front building line . . . . 40 ft.;
- (4) Minimum lot depth . . . . . 90 ft.;
- (5) Maximum lot coverage . . . . . 60%;
- (6) Maximum building height . . . . . 60 ft.;
- (7) Minimum front yard setback . . . . . 15 ft.;
- (8) Minimum rear yard setback . . . . . 10 ft.;
- (9) Minimum side yard setback . . . . . 5 ft.  
for one story, 6 feet for two stories, 7 feet for three stories, and two additional feet of side yard for each story over three.

(e) Open Space Standard. One thousand five hundred square feet of open lot area (exclusive of vehicular driveways, maneuvering areas or parking spaces) must be provided with residential developments up to and including twenty-five living units; and twenty square feet of additional such area must be provided for each additional dwelling unit of one or more bedrooms.

(f) Off-street Parking Requirements. Off-street parking requirements are:

- (1) As provided in Section 49.25.500.

(g) Sight-obscuring Structures or Planting.

- (1) The maximum height of a sight-obscuring fence or planting located in a front yard area shall not exceed four feet.
- (2) Corner lots shall have no sight-obscuring plantings or other obstructions over three feet in height within twenty feet from the corner on the intersection; and further provided, where intersecting roads are at a different grade, no

## ZONING REGULATIONS

sight-obscuring plantings or structures are permitted which interfere with sight clearance of oncoming traffic. (Serial No. 77-24 § 2 (part), 1977; Serial No. 74-04 § 5, 1974; Serial No. 71-55 § 1, 1971; GJB § 49.25.406).

49.25.407 RO (HIGH RISE RESIDENTIAL-OFFICE) DISTRICT: Purpose: This is a high density multifamily residential district which also permits limited retail, office, and other uses in no more than ten percent of the gross floor area of multifamily structures.

(a) Principal Uses Permitted. Principal uses permitted are:

- (1) Single-family and duplex dwellings;
- (2) Multifamily dwellings;
- (3) Public and semipublic parks, playgrounds, swimming

461-1

(Juneau 6-2-77)



Transamerica  
Title Insurance Company



ANCHORAGE 99501  
510 L Street  
Suite 100  
(907) 277-1461



FAIRBANKS 99701  
36 College Road  
Box 158  
(907) 452-2193



JUNEAU 99801  
311 Seward Street  
(907) 586-1215

RE: GIERSDORF

DEPARTMENT OF NATURAL RESOURCES

POUCH M

JUNEAU, ALASKA 99811

ORDER NO. 12526

COMMITMENT FOR TITLE INSURANCE

ATTN: HILTON WOLFE

ISSUED BY

### Transamerica Title Insurance Company

Transamerica Title Insurance Company, a California corporation herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the exceptions and conditions and stipulations shown herein, the Exclusions from Coverage, the Schedule B exceptions, and the conditions and stipulations of the policy or policies requested. (See reverse side of this cover and inside of back cover for printed Exclusions from Coverage and Schedule B exceptions contained in various policy forms.)

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsements and is subject to the Conditions and Stipulations on the back cover.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 90 days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Transamerica Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Transamerica Title Insurance Company

*Hannah Christman*  
AUTHORIZED SIGNATURE

By

By



President

Secretary

SCHEDULE A

1. Effective Date: DECEMBER 21, 1981 AT 8:00 A.M.

Order Number: 12526

2. Policy or Policies to be issued:

	Amount		Premium
(a-2)	(\$1,000.00	) Owner's/Purchaser's Policy (Standard) tentative	\$ 150.00

Proposed Insured: DEPARTMENT OF NATURAL RESOURCES

(b-1)	(\$	) Loan Policy (ALTA Loan Policy - 1970)	\$
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(b-2)	(\$	) Loan Policy (Alaska Standard)	\$
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\$

Proposed Insured:

(c-1)	(\$	) Leasehold Policy (Alaska Standard)	\$
-------	-----	--------------------------------------	----

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is

FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:

ROBERT GIERSDORF AND LORRAINE V. GIERSDORF, TENANTS BY THE ENTIRETY

5. The land referred to in this Commitment is described as follows:

LOT 8 AND PART OF LOTS 6 AND 7, BLOCK 28, TOWNSITE OF JUNEAU, AND PART OF U.S. MINERAL SURVEY 926, JUNEAU RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH CORNER OF SAID LOT 8, RUN THENCE NORTH 44°00' WEST ON THE SOUTHWEST LINE OF SAID LOT 8 AND EXTENSION THEREOF, 100.00 FEET; THENCE NORTH 57°52' EAST 108.00 FEET; THENCE SOUTH 32°08' EAST, 97.86 FEET TO THE SOUTHEAST LINE OF SAID LOT 7 AT A POINT 12.56 FEET FROM THE EAST CORNER; THENCE SOUTH 56°52' WEST, 87.44 FEET TO THE POINT OF BEGINNING

SCHEDULE B

II. Schedule B of the policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

B. GENERAL TAXES FOR 1982, A LIEN NOT YET DUE AND PAYABLE

1. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE U.S. PATENT

2. RIGHTS OF THE PUBLIC AND GOVERNMENTAL BODIES IN AND TO THAT PORTION OF THE ABOVE PROPERTY LYING WITHIN THE LIMITS OF THE STREET

3. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF

TRUSTOR: ROBERT GIERSDORF AND LORRAINE V. GIERSDORF, HUSBAND AND WIFE

TRUSTEE: TITLE INSURANCE AGENCY

BENEFICIARY: NATIONAL BANK OF ALASKA

AMOUNT: \$15,000.00

DATED: JULY 11, 1977

RECORDED: JULY 29, 1977 IN BOOK 133 AT PAGE 802

4. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF

TRUSTOR: ROBERT GIERSDORF AND LORRAINE V. GIERSDORF, HUSBAND AND WIFE

TRUSTEE: TRANSAMERICA TITLE INSURANCE COMPANY

BENEFICIARY: RUTH C. ALLMAN

AMOUNT: \$89,825.86

DATED: MAY 9, 1974

RECORDED: JUNE 20, 1974 IN BOOK 112 AT PAGE 434

NOTE: SUBORDINATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF.

BY AGREEMENT DATED: DECEMBER 6, 1977

RECORDED: JUNE 24, 1979 IN BOOK 153 AT PAGE 356

THE ABOVE DEED OF TRUST WAS MADE SUBORDINATE TO THAT DEED OF TRUST SHOWN HEREIN AT PARAGRAPH 4

NOTE: THE OWNERS COVERAGE SHOWN HEREIN IS TENTATIVE AND WILL BE AMENDED WHEN THE SALES PRICE HAS BEEN DETERMINED

### COMMITMENT CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument
2. If the proposed insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act or reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed insured and such parties included under the definition of insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith, (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

### ASSUMPTIONS AND LIMITING CONDITIONS

Except where expressly stated to the contrary, the following Assumptions and Limiting Conditions are governing upon this appraisal:

- 1) No legal questions are considered in this analysis such as title, encumbrances, etc. The property is considered as if free and clear.
- 2) All dimensions and legal descriptions are assumed to be correct as found through available records or on-the-ground inspections, or the survey furnished us.
- 3) All information as found in data furnished is deemed to be reliable. If any errors are found, the right is reserved to modify the conclusions reached.
- 4) Where the value of the improvements is shown separately, the value of each is segregated as only an aid to better estimating the value of the whole; and the value shown for either may, or may not, be its correct Fair Market Value.
- 5) Only the real property, land and/or building have been valued by the appraisers. No attempt has been made to value the personal property located with the Subject property (unless specifically requested).
- 6) While various "approaches to value" and various mathematical calculations have been used in estimating value, these are but aids to the formulations of the opinion of value expressed by the appraiser in this report. In these calculations, certain arithmetical figures are rounded off to the nearest significant amount.
- 7) The data and conclusions embodied in this appraisal are a part of the whole valuation. No part of this appraisal is to be used out of context, and, by itself alone - no part of this appraisal is necessarily correct, as being only a part of the evidence upon which final judgment as to value is based.
- 8) Employment to make this appraisal does not require testimony in court, unless mutually satisfactory arrangements are made in advance.

ASSUMPTIONS AND LIMITING CONDITIONS (cont'd)

- 9) Disclosure of the contents of this report is governed by both By-laws and Regulations of the American Society of Appraisers and the Society of Real Estate Appraisers. Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which he is connected or any reference to the American Society of Appraisers or the Society of Real Estate Appraisers or to the A.S.A designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any public means of communication, without the prior written consent and approval of the author(s).

## QUALIFICATIONS OF APPRAISER

JUDE A. DUVERNAY

---

### Education:

Pasadena City College 1960-61

1962-63 completed the following courses at Pasadena City College Extended Day:

- 1--Real Estate Principles
- 2--Real Estate Law

1963-64 completed the following courses at East Los Angeles College Extended Day:

- 1--Real Estate Appraisals
- 2--Business Law

1973 Awarded the ASA designation as a Senior Member of the American Society of Appraisers

1977 Awarded the CRA designation, Certified Review Appraiser, National Association of Review Appraisers

Attended numerous seminars on appraising sponsored by the American Society of Appraisers and the American Institute of Real Estate Appraisers

### Work Experience:

1962-64 Southern California Edison Co. Right of Way and Land Department. Duties consisted mainly of searching public records for comparable sales, map and title work as well as escrows.

1964-66 J A Gallagher & Associates--Real Estate Appraiser and Acquisition Agent. May employment with this firm consisted of both real estate appraising and acquisition of rights of way.

1966-68 James Reid & Associates, George Howarth & Associates--Independent Real Estate Appraisers, Los, Angeles, Calif.

1968-75 Independent Real Estate Appraiser Los, Angeles, California.

page 2 of 3  
Qualifications  
J A Duvernay

1975-Present Partner POMTIER, DUVERNAY  
& HORAN, Real Estate Appraisers, Property  
Management, Property Investment  
Consultants, Juneau and Sitka Alaska

Professional  
Associations:

Senior Member, American Society of  
Appraisers, ASA designation; Senior  
Member National Association of Review  
Appraisers, CRA designation; Member  
American Right of Way Association

Court Appearances:

Qualified as an expert witness in the  
Superior Court of the State of Calif:  
Ventura County  
Los Angeles County

Master Appointments:

Appointed as Master in Superior Court, State  
of Alaska, First Judicial District at  
Juneau

Types of Court Actions:

Condemnation Proceedings, including Inverse  
Condemnation, Domestic relations, property  
damage, Board of Equalization

Properties Appraised:

Urban Residential, Single and Multiple  
Family, Commercial properties--including  
Retail stores and office buildings,  
industrial properties, both multi-purpose  
and special purpose types, service stations  
economic feasibility studies, potential  
subdivision lands, acquisition and right  
of way appraisals, condominium projects, bot:  
proposed and conversions, hospitals, ranches  
restaurants, hotels, marinas and  
recreational facilities and lands.

Partial List of Clients:

Catholic Diocese of Juneau  
City of Wrangell  
City of Skagway  
City and Borough of Juneau  
City and Borough of Haines  
Alaska National Bank of the North  
Alaska Federal Savings & Loan  
B. M. Behrends Bank  
First National Bank of Anchorage  
First National Bank of Ketchikan  
National Bank of Alaska

page 3 of 3

Qualifications  
JA Duvernay

State of Alaska, Div of Veterans Affairs  
State of Alaska, Div of Marine Transp.  
U. S. Coast Guard, Dept of Transp.  
U. S. Dept of Agriculture, Forest Service  
U. S. Dept of Interior, National Park Service  
U. S. Dept of Commerce, National Marine  
Fisheries Service  
Mattel Toys, Inc  
Knudsen Corporation  
Capitol Records, Inc  
Pacific Telephone Company  
General Telephone Company  
State of Calif, Dept of Transportation  
Gulf Oil Corporation  
Gulf Oil Corporation of Canada  
Standard Oil Company  
Texaco Oil Company  
Shell Oil Company  
Chevron, USA

Special Projects:

Participated in the Appraisal of Caesar's  
Palace Hotel and Casino, Fremont Hotel, &  
Casino, Stardust Hotel and Casino at  
Las Vegas, Nevada

Participated in the complete reassessment  
of the City of Skagway, Alaska for tax  
purposes 1977-78

Participated in the complete reassessment  
of the City and Borough of Haines, Alaska  
for tax purposes 1977-78

Economic Feasibility Study of proposed  
residential subdivisions in the Mendenhall  
Valley area of the City and Borough of  
Juneau.

Economic Feasibility Study of a proposed  
ski resort in the Mammoth Lakes area, State  
of California

Economic Feasibility Study of proposed yacht  
marina, Wilmington, California

Introduced: 1/31/83  
Referred: State Affairs and  
Finance

Funding Information  
General Fund \$1,000,000  
Other Funds -0-  
\$1,000,000

BY HAYES, M.M.MILLER, DUNCAN,  
COWDERY, FRITZ, BETTISWORTH,  
CATO, CLOCKSIN, DAVIS, FLOOD,  
FURNACE, GOLL, KOPONEN, LARSON,  
LISKA, MARTIN, M.W.MILLER,  
PESTINGER, SZYMANSKI, TISCHER,  
UEHLING, WENDTE AND ZHAROFF

1 IN THE HOUSE

2

HOUSE BILL NO. 151

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6

For an Act entitled: "An Act making a special appropriation to the Department of Natural Resources, division of parks, for acquisition and development of the House of Wickersham in Juneau; and providing for an effective date."

7

8

9

10 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

11 \* Section 1. The sum of \$1,000,000 is appropriated from the general  
12 fund to the Department of Natural Resources, division of parks, for the  
13 acquisition of the House of Wickersham in Juneau and the historical collec-  
14 tions and artifacts contained in the house and for the development of the  
15 acquisition as an historic site.

16 \* Sec. 2. The unexpended and unobligated portion of the appropriation  
17 made by this Act lapses into the general fund June 30, 1984.

18 \* Sec. 3. This Act takes effect July 1, 1983.

Offered: 2/28/83  
For Today's Calendar

Original sponsors: Hayes, M.M. Miller,  
Duncan et al

Funding Information  
General Fund \$1,000,000  
Other Funds -0-  
\$1,000,000

1 IN THE HOUSE BY THE FINANCE COMMITTEE

2 CS FOR HOUSE BILL NO. 151 (Finance)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 THIRTEENTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act making a special appropriation to the Depart-  
7 ment of Natural Resources, division of parks, for  
8 acquisition and development of the House of Wicker-  
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13 acquisition of the House of Wickersham in Juneau and the historical collec-  
14 tions and artifacts contained in the house and for the development of the  
15 acquisition as an historic site.

16 \* Sec. 2. The appropriation made by this Act is for a capital project  
17 and is subject to AS 37.25.020.

18 \* Sec. 3. This Act takes effect July 1, 1983.

WICKERSHAM HOUSE REPORT

Prepared in Response  
to  
Legislative Resolve No. 30, 1981

Submitted  
to  
Jay S. Hammond  
Governor

By  
Wickersham House Task Force ,  
March 1982  
Juneau, Alaska



Offered: 2/28/83  
For Today's Calendar

Original sponsors: Hayes, M.M. Miller,  
Duncan et al

<u>Funding Information</u>	
General Fund	\$1,000,000
Other Funds	-0-
	<u>\$1,000,000</u>

1 IN THE HOUSE

BY THE FINANCE COMMITTEE

2

CS FOR HOUSE BILL NO. 151 (Finance)

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6

For an Act entitled: "An Act making a special appropriation to the Department of Natural Resources, division of parks, for acquisition and development of the House of Wickersham in Juneau; and providing for an effective date."

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15 acquisition as an historic site.

16 \* Sec. 2. The appropriation made by this Act is for a capital project  
17 and is subject to AS 37.25.020.

18 \* Sec. 3. This Act takes effect July 1, 1983.

FISCAL NOTE

I. REQUEST

Bill/Resolution No. CSHB 151 (Fin)  
 Title Appro. to Div of Parks/acquisition & Dev. of House of Wickersham  
 Requested by Senator Sackett Date 5/16/83

II. FISCAL DETAIL

Agency Affected Department of Natural Resources  
 Program Category Affected Parks and Recreation  
 BRU, Program, or Subprogram(s) Affected Parks Operation

(Note: If more than one budget component is affected, separate line-item amounts and funding for each component in the analysis section.)

EXPENDITURES (Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
<b>TOTAL</b>			<b>32.8</b>			

FUNDING (Thousands of Dollars)

GENERAL FUND		32.8				
FEDERAL FUNDS						
OTHER (Specify Fund Source)						

POSITIONS

FULL TIME						
PART TIME						
TEMPORARY						

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

IV. DATE 5/16/83 PREPARED BY John Sackett  
 AGENCY State Senate  
 PHONE 465-3753

Original: Legislative Finance  
 cc: Budget and Management  
 Prime Sponsor (First Legislator Named)

SENATE RESOURCES COMMITTEE

LETTER OF INTENT

CS HB 151 (FIN)

The legislature finds it is in the best interest of the State to acquire the Wickersham collection.

The intent of the legislature in enacting this bill is to enable the acquisition of the Wickersham Collection by the State and the acquisition of the Wickersham House. It is further the intent of the legislature that the Wickersham collection be displayed in a facility opened to all citizens, and that the operating entity for the facility be capable of preserving, cataloging, identifying, documenting, protecting and displaying the collection in such a manner as to assure the broadest possible access by the public.

The amount authorized is intended as a statement of maximum expenditure. It is intended that the administration will negotiate with the sellers to acquire the Wickersham collection for posterity to be available in a public facility. If it is necessary and in the best interest of the State to acquire the House of Wickersham, negotiation for such acquisition is authorized.

It is the intent of the legislature that negotiations and acquisitions shall be completed by January 15, 1984, and a full report will be made to the second session of the 13th Legislature by February 1, 1984.

FISCAL NOTE

#5

REQUEST  
 Bill/Resolution No. H.B. 151  
 Title Special Appropriation House of Wickersham  
 Requested by State Affairs Date 2/3/83

II. FISCAL DETAIL:

Agency Affected Natural Resources - Parks  
 Program Category Affected Parks & Recreation  
 BRU, Program, Or Subprogram(s) Affected Park Operations  
 (Note: If more than one budget component is affected, separate line-item amounts and funding for each component in the analysis section.)

EXPENDITURES (Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		1032.3 <sup>(a)</sup>	50.5	59.9		

FUNDING (Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
GENERAL FUND		1032.3	50.5	59.9		
FEDERAL FUNDS						
OTHER (Specify Source)						

POSITIONS

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
FULL TIME						
PART TIME						
TEMPORARY						

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

(a) Includes 31.0 million capital expenditures

IV. DATE 2/7/83 PREPARED BY Walter Wolfe  
 AGENCY Natural Resources  
 Original: Legislative Finance PHONE 465-2400  
 cc: Budget and Management  
 Prime Sponsor (First Legislator Named)  
 33-001 (Rev. 12/81)

OMB Reviewed By: Glen Price *GP*

COMMITTEE REPORT

SENATE

FURTHER: FINANCE

3/3/83

Date: 4-22-83

Mr. President:

The Committee on RESOURCES has had CSHB 151 (FIN)

Special appropriation to the Department of Natural Resources, division of parks, for acquisition and development of the House of Wickersham in Juneau; eff. date

under consideration and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass  do not pass
- do pass with attached amendments(s)
- replace with CS for \_\_\_\_\_  same title  
 new title
- and recommends \_\_\_\_\_
- AND attaches a "Letter of Intent"  New Fiscal Note
- reports it back without recommendation
- referred to the \_\_\_\_\_ Committee

MEMBERS SIGNING  
DO PASS

Allen Stangor

W. B. ...

...

Paul ...

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MEMBERS HAVING  
OTHER RECOMMENDATIONS:

Bob ...

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Butler ...  
CHAIRMAN

STATE OF ALASKA  
PRELIMINARY STATEMENT OF FISCAL IMPACT

Bill No: H.B. 151 Date on Bill: 1/31/83  
 Title: Special Appropriation: House of Wickersham  
 Sponsor: Hayes  
 Requestor: House Finance

Estimated fiscal impacts on:

a. Expenditures:

(Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86
Capital		1,000.0		
Operative		32.8	55.5	59.9
Total	-0-	1,032.8	55.5	59.9

b. Revenues:

Revenue	-0-	-0-	-0-	-0-
---------	-----	-----	-----	-----

Source of funds to offset fiscal impact of bill:

Assumptions:

Operating costs would include an on-site manager/curator position. Assuming that acquisition would occur by the middle of FY84, this position would be half-year in FY84 and become full-year, full-time beginning in FY85.

Disclaimer:

This statement has not been reviewed by the OMB in the Office of the Governor. It not represent the policy of the Sheffield Administration or the final estimate of fiscal impact.

Prepared By: Hilton Wolfe *Hilton Wolfe* Phone: 465-2421  
 Division: Parks Date: 2/24/83  
 Approved by Commissioner: *May Halloran* Date: 2/24/83  
 Department: Natural Resources

5. Distribution:

Original to Legislative Finance  
 Copy to OMB  
 Copy to Sponsor



STATE OF ALASKA  
OFFICE OF THE GOVERNOR

BILL ANALYSIS

Department Natural Resources	Sponsor (Principal) Hayes	Bill Number HB 151
Department Position: The Department strongly supports the concept of public ownership of this unique site. However, we cannot urge passage of this special appropriation until we have completed a vigorous analysis of the impact of deleting an equal (over)		
Division Director Neil Johannsen	Date 2/7/83	Commissioner's Signature 
		Date 2/7/83

GOVERNOR'S OFFICE USE

Comments:

<input type="checkbox"/> Position Noted	By	Date
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SUMMARY

1. a) Related Bills (Similar or Conflicting) HB 31 (Identical)	1. b) Other Agencies Affected by Bill None directly
2. a) Organizational Support for Bill Alaska Visitors Association resolution of support, February 1981. Alaska Legislature, Legislative Resolve No.30, 1981.	2. b) Organizational Opposition to Bill

3. Program Effects of Bill  
The bill provides a special appropriation to be used for "acquisition of the House of Wickersham in Juneau and the historical collection and artifacts contained in the house and for the development of the acquisition as an historic site." Management of historic sites is a Parks & Recreation Program function that would be significantly augmented by the acquisition and development of Wickersham House for the use and enjoyment of Alaskans and visitors to Alaska.

4. Fiscal Impact:  None  Fiscal Note Attached

5. Amendments Proposed:  
The lapse date for the appropriation is stated as June 30, 1984. As it is unlikely that the project could be completed by that time, it is highly desirable that the lapse date be changed to June 30, 1985.

6. Comments:  
Legislative Resolve No.30, 1981, requested that the Governor establish a task force "to develop a plan for the continued operation and preservation of the House of Wickersham." The task force report (attached) was completed in March 1982, and draws a conclusion similar to Resolve No.30: given the unique state and national significance of the House of Wickersham and its collections, "it seems appropriate that the Wickersham collection and its repository should be recognized and preserved for the benefit of all Alaskans now and in centuries to come." Broad cosponsorship for the House version of the bill indicates that there is continued support for the spirit embodied in Resolve No.30.

Department Position (continued)

amount of funding from Governor Sheffield's FY84 budget of \$1,540,000 for the Parks & Recreation capital program.