

ALASKA LEGISLATURE

2213

HOUSE and SENATE FINANCE COMMITTEE FILES,

2001 - 2002

HB

95

HFIN

FILE

FISCAL NOTE

STATE OF ALASKA
2001 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: HB 95
 () Publish Date: _____

Revision Date/Time (Note if correction): _____ Dept. Affected: Administration
 Title: "An Act relating to control of space
in the state capitol....." BRU: Leases
 Sponsor: Representative Ogan Component: Leases
 Requester: (H) Finance Component Number: 81

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services						
Travel						
Contractual	247.0	988.0	988.0	988.0	988.0	988.0
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING	247.0	988.0	988.0	988.0	988.0	988.0
CAPITAL EXPENDITURES	8,880.0					
CHANGE IN REVENUES ()						

FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF	247.0	988.0	988.0	988.0	988.0	988.0
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type)						
TOTAL	247.0	988.0	988.0	988.0	988.0	988.0

Estimate of any current year (FY2001) cost: 0.0
 Check this box (X) if funding for this bill is included in the Governor's FY 2002 budget proposal:

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

Passage of HB 95 will give control of the space in the state capitol currently occupied by the Governor and Lt. Governor to the Legislative Council. This fiscal note assumes that this will result in the relocation of the Governor and Lt. Governor from the Capitol Building to other suitable space in close proximity to the Capitol. Pages 2 and 3 of this fiscal note detail the operating and capital costs that would be incurred to move the Governor's Offices to the 11th Floor of the State Office Building and relocate the current occupants to other suitable office space. Page 4 of the fiscal note shows the timeline for the remodeling and relocation that would be required. Only three months of lease costs are assumed in FY 2002.

Prepared by: Christine Parce, Director Phone 465-2250
 Division: General Services Date/Time April 11, 2001
 Approved by: Jim Duncan, Commissioner Date 4/11/01
 Agency: Department of Administration

For distribution information, call the Governor's Legislative Office

State of Alaska

Division of General Services

Feasibility Study

Preliminary Project Cost Analysis

			Annual Operating Costs	Capital Costs
RELOCATION TO 11th FLOOR STATE OFFICE BUILDING: OFFICE OF GOV. AND LT. GOV.				
Remodel 11th Floor State Office Building (\$165/ square foot)	28,500	sf		\$4,703,000
Remodel Cost (\$165/ square foot project cost: design, administration, and construction)				
Assumes 11th floor asbestos abatement and 10th floor partial abatement				
Fire Alarm Upgrade on 11th floor				
Sprinkler system on 11th floor				
Outside access to 11th floor w/lt elevator (secure)	1	is		\$500,000
Agencies to occupy 11th floor:				
Office of the Governor	12,390	sf		
Administrative Services	5,500	sf		
Office of Management and Budget	6,890	sf		
Office of the Lt. Governor	3,410	sf		
Agencies to be located in lease space outside of State Office Building:				
Division of Governmental Coordination	5,200	sf		
Division of Elections	10,370	sf		
Annual lease rate (\$2.40/ square foot/month)	15,570	sf	\$448,400	
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	15,570	sf		\$1,012,100
Totals:			\$448,400	\$6,220,000
RELOCATION TO COURT PLAZA BUILDING: DEPT. OF RE. ENUE				
Remodel 2nd, 3rd, 4th, 5th, 6th (partial), 7th and 8th floors				
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	22,250	sf		\$1,446,300
Department of Revenue divisions to be located in Court Plaza Building:				
Office of the Commissioner				
Treasury Division				
Division of Administrative Services				
Tax Division				
Additional lease space required outside Court Plaza Building:				
Department of Revenue, Permanent Fund Dividend Division	10,490	sf		
Corrections, H&SS, Ombudsman, APOC and the Exxon Office	6,300	sf		
Additional square footage required based on program requirements of the Department	1,930	sf		
Annual lease rate (\$2.40/ square foot/month)	18,720	sf	\$539,100	
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	18,720	sf		\$1,216,800
Totals:			\$539,100	\$2,663,100
TOTAL ANNUAL OPERATING COST			\$988,000	
TOTAL CAPITAL COST				\$8,880,000

Estimated Cost per Square Foot and Lease Rate Explanation:

State Office Building: Total project cost - design, construction, administration, and moving

The basis for the \$165 per square foot remodel cost for the State Office Building was established based on the project costs of a remodel project currently under construction on the 6th floor. Based on the 6th floor project, and ongoing investigation of the State Office Building, we have found that a significant cost is associated with updating antiquated systems and elements of the building that are not compliant with current codes and regulations.

Possible costs may include asbestos abatement in the 10th and 11th floor ceilings, addition of a sprinkler system and upgrade to the existing fire alarm system, replacement of light fixtures and associated ductwork, modification and upgrade to all electrical and mechanical systems, and piping replacement.

Once the 11th floor is brought up to current codes and standards, project costs would include demolition and new partitions, new finishes (high end in the Governor's Office) soundproofing, security systems, and furnishings.

In addition to the construction cost, other projects costs were then factored in for design (architectural, mechanical, electrical, asbestos abatement!), contractor overhead and profit, estimating contingency, construction administration, and moving costs.

At this stage, the budget figure is preliminary, and is an estimate of what would be required for an office such as the Governor's Office to move into this specific building.

Court Plaza Building: Total project cost - design, construction, administration, and moving

The remodel cost for this building was calculated based on the cost of similar remodel projects where the building is currently code compliant, and standard tenant improvements would be required that may include demolition and construction of partitions, new standard grade finishes, and upgrade of electrical and mechanical systems to support new offices. Percentages for design, overhead and profit, estimating contingency, construction administration and moving costs were factored in as with the State Office Building.

Lease rate - \$2.40:

This figure was arrived at after reviewing current comparable leases and recent contact with potential lessors.

The Department of Community and Economic Development pays \$2.63 per square foot and the Division of Family and Youth Services pays \$2.39 per square foot at Vinlage Park.

The Department of Education pays \$2.00 per square foot at Goldbelt Place, however, this lease is an older one. The lessor recently quoted the State of Alaska \$2.25 per square foot, an amount that did not include the required buildout costs.

The 400 Willoughby Building recently quoted the State of Alaska \$2.25 per square foot, again, an amount that did not include the required buildout costs.

STATE OF ALASKA
Division of General Services

Proposed Project Schedule: Relocation of Governor's Office/Lt. Governor's Office to State Office Building

PROPOSED PROJECT SCHEDULE ITEM	MONTH																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PLANNING/PROCUREMENT OF DESIGN TEAM																								
DESIGN SERVICES RFP																								
PROGRAMMING																								
GOVERNOR/LT. GOVERNOR'S OFFICE AND DIVISIONS																								
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PHASE 3: ADDITIONAL LEASE SPACE LOCATIONS																								



For immediate Release

January 17, 2001

Move It Or Lose It Bill Filed

A Bill to bring the entire capital building under management by the legislature was introduced by Representative Scott Ogan (R) Palmer. At present the legislature occupies and controls by law all but the Governor's floor of the State Capitol building.

"If the legislature stays in Juneau people who travel here should be able to participate in the process. Our committee rooms are woefully undersized with poor ventilation. Most school classrooms are bigger than our committee rooms. Staff are often cramped into spaces violating national workplace standards. At least two offices use old bank vaults as rooms for staff."

The 70-year old building was never designed as a Capitol. It originally served as a Territorial federal building and later a postal facility. Ogan has seen members of the public standing in the halls while the galleries were occupied by government regulators. "It's a lot more important for a citizen to be in the Gallery than a government lobbyist. Our closet size galleries are a disgrace compared to other capitals. There are more lobbyists and government liaisons in Juneau than seats in our Galleries. When high profile bills or issues are before us our rooms are packed like sardine cans and visitors are not afforded a priority over regulators or lobbyists for seating."

Ogan's bill will allow the legislative council to create more space in the building for the public. "This bill is not about picking on this or any other Governor, but if we need the third floor for better public access in our Capitol something has to give."

Ogan has also introduced a bill into move the legislature north every other session. "It's a long shot to make that happen and if it doesn't we need options for space." Asked if he felt the Governor might actually be re-located, Ogan responded, "It will be ultimately up to Legislative Council, but I envision a transition two years from now."

FISCAL NOTE

**STATE OF ALASKA
2001 LEGISLATIVE SESSION**

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 Requester: (H) Finance

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CAPITAL EXPENDITURES	8,880.0					
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CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

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Prepared by: Christine Parce, Director Phone 465-2250
 Division: General Services Date/Time April 11, 2001
 Approved by: Jim Duncan, Commissioner Date 4/11/01
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State of Alaska
 Division of General Services
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STATE OF ALASKA
Division of General Services

Proposed Project Schedule: Relocation of Governor's Office/Lt. Governor's Office to State Office Building

PROPOSED PROJECT SCHEDULE ITEM	MONTH																							
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FISCAL NOTE

STATE OF ALASKA
2001 LEGISLATIVE SESSION

Fiscal Note Number: 2
Bill Version: HB 95
(H) Publish Date: 3/9/01

Revision Date/Time (Note if correction): Mar. 8, 2001 9:35 a.m. Dept. Affected: Office of the Governor
Title: "An Act relating to control of space in the BRU: All
state capitol and other buildings..." Component: All
Sponsor: Representative Ogan
Requester: House State Affairs Component Number: _____

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services	0.0	0.0	0.0	0.0	0.0	0.0
Travel	0.0	0.0	0.0	0.0	0.0	0.0
Contractual	0.0	0.0	0.0	0.0	0.0	0.0
Supplies	0.0	0.0	0.0	0.0	0.0	0.0
Equipment	0.0	0.0	0.0	0.0	0.0	0.0
Land & Structures	0.0	0.0	0.0	0.0	0.0	0.0
Grants & Claims	0.0	0.0	0.0	0.0	0.0	0.0
Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0

CAPITAL EXPENDITURES	0.0	0.0	0.0	0.0	0.0	0.0
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CHANGE IN REVENUES ()	0.0	0.0	0.0	0.0	0.0	0.0
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts	0.0	0.0	0.0	0.0	0.0	0.0
1003 GF Match	0.0	0.0	0.0	0.0	0.0	0.0
1004 GF	0.0	0.0	0.0	0.0	0.0	0.0
1005 GF/Program Receipts	0.0	0.0	0.0	0.0	0.0	0.0
1037 GF/Mental Health	0.0	0.0	0.0	0.0	0.0	0.0
Other (Specify Type)	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY2001) cost: 0.0

POSITIONS

Full-time	0	0	0	0	0	0
Part-time	0	0	0	0	0	0
Temporary	0	0	0	0	0	0

ANALYSIS: (Attach a separate page if necessary)

The House State Affairs Committee adopted a zero fiscal note for the Office of the Governor because the fiscal note submitted by Administrative Services based their fiscal note on the assumption that the passage of HB 95 would result in the Governor being moved from the Capitol Building. The Committee determined that HB 95 simply transfers the control of the third floor from the Governor to the Legislative Council, therefor, there is no fiscal impact from HB 95.

Prepared by: Rynniva W. Moss, Committee Aide
House State Affairs Committee

Phone 465-3719

Representative Representative John Coghill
Committee Chair

Date 3/8/00

FISCAL NOTE

STATE OF ALASKA
2001 LEGISLATIVE SESSION

Fiscal Note Number: 1
Bill Version: HB 95
(H) Publish Date: 3/9/01

Revision Date: _____
Title: "An Act relating to control of space in the state capitol and other buildings occupied by...."
Sponsor: Representative Ogan
Requestor: House State Affairs

Department Affected: Legislature
BRU: Legislative Council
Component: Council & Subcommittees, Administrative Services, Session
COMPONENT SERIAL NO:

Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07
PERSONAL SERVICES	0.0	0.0	0.0	0.0	0.0	0.0
TRAVEL	0.0	0.0	0.0	0.0	0.0	0.0
CONTRACTUAL	0.0	0.0	0.0	0.0	0.0	0.0
SUPPLIES	0.0	0.0	0.0	0.0	0.0	0.0
EQUIPMENT	0.0	0.0	0.0	0.0	0.0	0.0
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0

CAPITAL	0.0	0.0	0.0	0.0	0.0	0.0
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REVENUE FUND SOURCE	0.0	0.0	0.0	0.0	0.0	0.0
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FUNDING: (Thousands of Dollars)

GENERAL FUND	0.0	0.0	0.0	0.0	0.0	0.0
FEDERAL FUNDS						
OTHER FUND SOURCE						
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

POSITIONS:

FULL-TIME	0	0	0	0	0	0
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

Estimate of current year impact: _____

ANALYSIS: (Attach a separate page if necessary)

HB95 transfers control of space in the state Capitol currently occupied by the Office of the Governor to the Alaska Legislative Council. It also directs the Legislative Affairs Agency to allocate parking according to the needs of the Legislature, deleting the reference to other agencies occupying space in the state Capitol. This bill has zero fiscal impact on the Legislature.

Prepared By: Karla Schofield, Deputy Director Phone: 465-3852
Division: Administrative Services Date: _____

Approved By: Pamela A. Varni, Executive Director
Agency: Legislative Affairs Agency Date: _____

Distribution (by preparer): Leg. Finance, Legislative Sponsor, Requestor, OMB, Gov. , & Impacted Agency(ies).

LEGISLATIVE RESEARCH REPORT

MARCH 8, 2001



REPORT NUMBER 01.158

SEPARATE FACILITIES FOR THE LEGISLATURE AND GOVERNOR

PREPARED FOR REPRESENTATIVE SCOTT OGAN

BY PATRICIA YOUNG, LEGISLATIVE ANALYST

You wished to know if any states house the legislature and governor in completely separate buildings. According to information in a recent article on state capitol buildings published by the National Conference of State Legislatures (NCSL), many states face the problem of needing more room for core government functions. States have addressed the space crunch problem in a variety of ways, including expansions out the sides, out the backs, and even underground historic capitol buildings.¹ At least a small handful of states have chosen to separate entirely the legislature and the governor. A more common response, however, is a ceremonial office for the governor within the capitol along with the legislature, while the governor's functional offices move to new space.²

Although we have not made an exhaustive study of the issue, we have identified at least six states (Arizona, Alabama, Connecticut, Nevada, North Carolina, and Ohio) that house the legislature and the governor in separate buildings.³ Among these six states, we note that in one (Arizona), the legislature and governor moved to separate facilities adjacent to the old capitol, which was turned into a museum. In another (Ohio), the governor moved to a separate building, leaving the legislature in the capitol. In the remaining four states (Alabama, Connecticut, Nevada, and North Carolina), the governor remained in the capitol building while the legislature moved to new facilities.

I hope you find this information useful. Please do not hesitate to contact us if you have questions or need additional information.

¹ Charles T. Goodsell, "Old Capitols in the New Century," *State Legislatures*, July/August 2000, pp. 56. We have included this article as Attachment A.

² Kae Warnock, National Conference of State Legislatures specialist on capitol buildings and facilities, (303)830-2200.

³ Our information is based on remarks by Charles T. Goodsell and state responses to a brief e-mail request for information that Kae Warnock posted via a listserv of legislative clerks and secretaries across the country.

Old Capitols in the New Century

Preserving the special histories of our temples of democracy while equipping them for modern uses becomes quite the challenge.

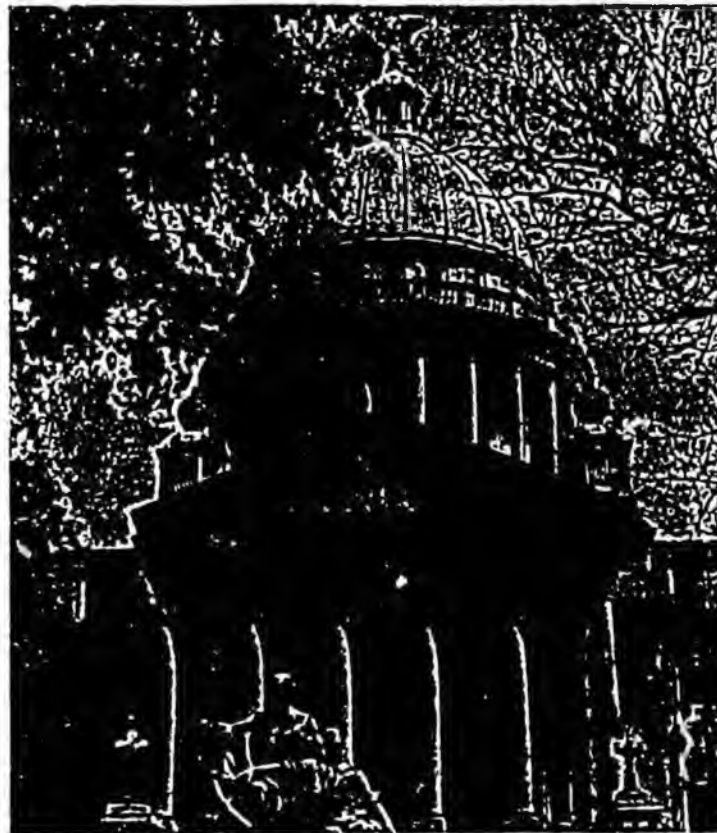
By Charles T. Goodsell

Every state has a capitol building, a symbol of state government, an object of pride. Every one of them is unique, designed to convey the character of the people they represent.

They vary in age, but most are old. Sixty percent of them were built in the 18th or 19th centuries. Many others are more than 80 years old.

Most capitols have been significantly expanded at least once, but few have been abandoned or razed. Their old-fashioned facades and interiors, rendered in architectural styles popular in Europe generations ago, give them special appeal as seats of state government.

In the century ahead, even if state legislatures undergo enormous changes, these timeless links to the past will remain in use. What will be their future over the next quarter century?



In the heart of Jackson stands the "new" Capitol of Mississippi, built in the early 1900s. The Old State Capitol, a few blocks away, serves as a museum.

PRESERVATION, WITHIN REASON

Because of their enduring value, preservationists believe these old buildings must be kept in the best possible condition. The job is a big one: Legislatures must see to maintaining them continuously and not merely repairing when something goes wrong, and ensuring special care for features and spaces that are both old and symbolic. For instance, the gilt on domes needs replacing every few years—even if the use and expense of gold arouses public outcry, as happened in West Virginia.

*Charles T. Goodsell, a professor in the Center for Public Administration and Policy at Virginia Tech in Blacksburg, is author of *The American Statehouse: Interpreting Democracy's Temples slated to come out this fall.**

More recent preservation efforts have been brought about by thoughtless remodeling in a number of capitols during the 1960s. Offices were "modernized" by lowering ceilings and covering decorative trim. As the demand for office space grew, rooms were divided up. In one egregious example, the Ohio State House's original 53 rooms eventually became 317. In some other capitols an even worse situation developed—temporary offices, called "shacktowns" or "plywood cities" were erected in corridors and atriums. And many legislative chambers were redecorated over the years without regard for the building's style or history.

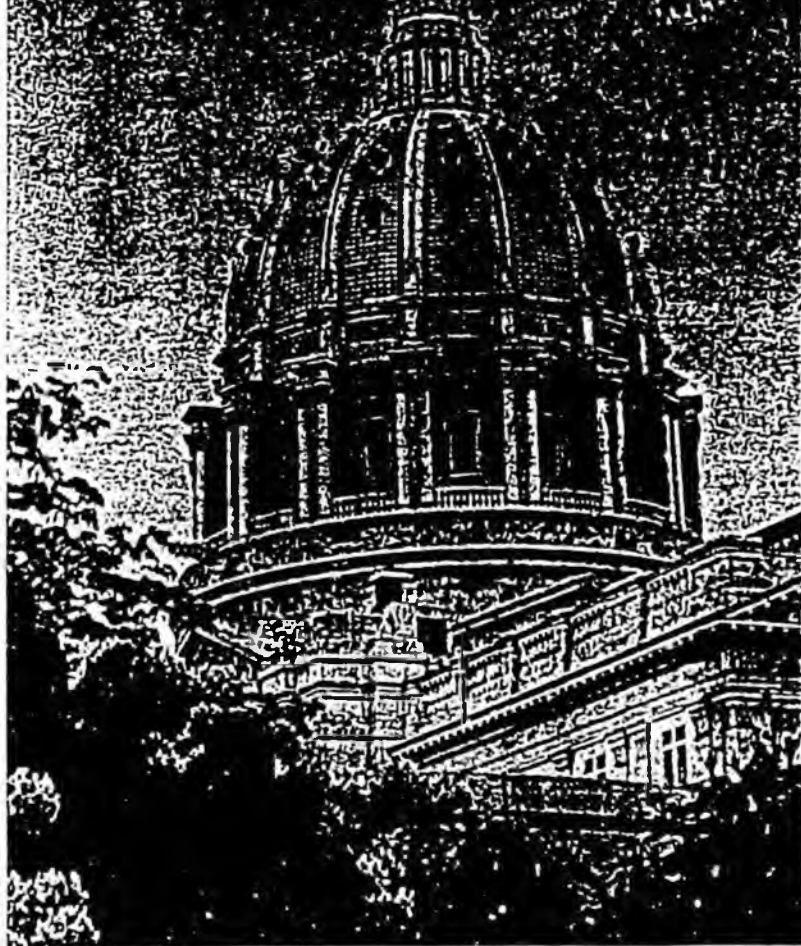
The historical preservation movement of the 1970s began to influence the care of the capitols. Its overall aim was to strip away all nonhistorical remodeling, restore the spaces to their original

state and set the stage for long-term preservation.

Two quite different methods have been used. One has been to proceed wing by wing or floor by floor, restoring the building over a period of years. Occupants move out on a "swing" basis, as is currently being done in the Maine and Wisconsin Capitol restorations. Iowa, Indiana and New York followed this approach, as did Michigan where the project involved 28 separate restoration contracts managed by one firm and an architectural coordinator.

The second plan involves gutting all or much of the building, as was done at the White House a half century ago. This drastic and costly step is sometimes necessary to correct deep-seated structural problems. Legislators and staff move to temporary quarters. The pio-

Pennsylvania's Capitol is at the center of a campus management plan that is a relatively untried approach to a wide variety of state office buildings, including



A NEW BOOK ON CAPITOLS, THE AMERICAN STATEHOUSE

Charles Woodward, a professor in the Center for Public Administration and Policy at Virginia Tech in Blacksburg, is the author of a new book on state capitols to come out this fall. Entitled *The American Statehouse: Interpreting Democratic Temples*, it will be published by the University Press of Kansas.

Woodward has been working on the book for 10 years. He visited all 49 state capitols for that purpose (Alaska's is the exception) and interviewed more than 300 legislators, officials, reporters, architects and building contractors.

Unlike other books on the subject, *The American Statehouse* examines the capitol not as 49 separate buildings but as a single building type with variations. Blending architectural study and political science, he interprets the statehouse as a unique American creation that expresses important political values of the past and still shapes the conduct of state politics.

His topics include the history of the statehouse idea, how and where the present capitol were built, the cultural objects displayed within their interior space, how the interior space is organized and furnished, and ways in which the building performs as political stage.

While some architectural critics see monumental public buildings as masked attempts to intimidate the masses, Woodward regards them as sources of state pride and the embodiment of democratic principles.

The book contains 119 photographs taken by the author. It can be ordered for \$35 from the University Press of Kansas, 2501 W. 15th St., Lawrence, Kan. 66049-3905; phone (785) 864-4155; fax (785) 864-4586.

For information, woodward@newpress.upress.ukans.edu

neer case is California, where the interior of the older west segment of the Capitol was entirely reconstructed from 1975 to 1981. Walls were rebuilt or reinforced, new or reconditioned floors were laid, a new copper dome was added, and the interior was restored to the 1900 to 1910 era. Alabama, Ohio and Texas also followed this model.

Although historical preservation and restoration will ensure a capitol's perpetual use, states face several issues. One is cost. Many taxpayers view the investment of hundreds of millions of dollars in capitol improvements as extravagant self-indulgence by politicians. Some states have tied costs to other purposes, such as asbestos removal (Hawaii), roof replacement (New Hampshire), fire safety (Texas) and earthquake damage (California and Oregon). Other states have consciously sought to build in advance a foundation of public support, as in Michigan's Friends of the Capitol committee, Pennsylvania's handsome videotape on rotunda restoration and Indiana's restored-paint demonstration along a busy Capitol corridor.

Successful restoration requires a reasonable approach and every attempt to keep costs under control. Preservationists are sometimes zealots with a "purist" attitude that money is no object. It makes sense to engage more than one independent consulting or architectural firm to obtain multiple recommendations.

One of the first items in restoration planning is for lawmakers to decide what era the historical restoration should target. Going back to the time of original construction may be shortsighted. It takes decades for a building to acquire character and accumulate history.

Florida's Old Capitol (originally built in 1845, but enlarged later four times) was returned to its 1902 appearance to recreate the state's level of development at the turn of the century. California chose the same era.

Another issue is authenticity of materials and construction methods. Purists may want original woods and period hand tools used, for example, in redoing windows. A more reasonable approach is to recreate similar surface appearances using modern materials and techniques, which helps save cost and often prolongs life. Authentic-looking "wood" windows can be created with fiberglass or wood-clad aluminum, as was done in Nevada and Indiana.

There is also the question of whether the restored rooms should end up as display spaces or be put to practical use. Arizona, California, Florida and Maryland are using a museum concept where renovated spaces house antique furniture and, in some cases, dressed mannequins. Visitors view the rooms through a glass door or from behind a rail. By contrast, the restored Texas state treasury has become a handsome visitor center. The old hearing room of the Wisconsin transportation commission, a sentimental legacy of the Progressive era, is available for general meetings.

Another important decision is what art and artifacts belong in the statehouse. Purists will want to save historic flags and murals, portraits and statuary. But someone has to decide on the other objects that embody a state's popular culture. For example, the trays of state minerals in Georgia, stuffed bison and elk in Wyoming, the suit worn by

THE TEXAS CAPITOL

The Texas Capitol, as well as the Colorado Capitol, were built in 1882 and 1888. The Texas Capitol is a large structure, its size is the nation's biggest legislative space. It was constructed below ground, in connection with the interior of the old building. It is immediately adjacent to the old building and connected to it below ground, but does not detract visually from the old building. A hole in the limestone was cut and down 60 feet. Seismic sensors were removed from the hole, and the hole was filled with Washington Cathedrals. The hole was filled precisely into this hole. Four levels of the Capitol are on the upper floor, just below the covering plaza. The lower levels accommodate committee staff and the remaining office space. The parking decks are further below. A round, circular tunnel attempts a symbolic connection to the history of the Capitol, repeating the inside of the drum of its

Mining equipment was used to build an underground, multilevel Capitol extension that more than doubled the available space of the Texas Capitol between 1990 and 1995.

Huey Long when he was shot in Louisiana, a salt-flats racing car in Utah, and citizen halls of fame in Colorado, Georgia, Nebraska and North Dakota. These displays attract thousands of capitol visitors each year, as well as help renew a sense of state pride for each generation.

SEARCHING FOR MORE SPACE

A continuing problem for historic statehouses is finding room for 21st century government in a building constructed for 18th or 19th century government. Partitions and plywood are not the answer.

The single most effective way many states have used is to decide who is intrinsic to the operation of the legislature, specifically, determining which legislators (usually legislative leaders) and staff are required for the day-to-day operation of the chambers. These offices remain in the capitol, and all others are moved to buildings nearby.

Originally, capitol buildings were literally "state" houses. All components of government were there, including administrative agencies. The bureaucracy left early in the last century. Later, all but a few supreme courts moved. In conjunction with the legislative professionalization movement of the 1970s, separate buildings were often constructed to provide office space for legislators, committees and legislative staff. In another attempt to alleviate the crunch, ceremonial offices for constitutional officers (attorney general, secretary of state and treasurer) were left in the capitol while the functional offices were moved to new space. This left many capitols as essentially a temple for the core of representative government, the two legislative bodies and the governor.

This "temple" arrangement makes good sense for the new century. The capitol is now not a state house, but a house of democracy, and

lawmakers are giving attention to the overall organization of space. The legislature has traditionally occupied the more prestigious upper floors of the capitol, marked by more elaborate decoration both inside and out. Usually the governor has been downstairs, in a subordinate spatial position and closer to the street. It seems a wise relationship, an idea traceable to the first formation of states after the break from England with its despised colonial governors. Keeping the two occupants on different floors is in keeping with the constitutional separation of powers.

But in some states, this does not necessarily solve the space crunch. All personnel associated with the House, Senate and governor still do not fit. Staff agencies associated with each branch, such as legislative services, the auditing body, the budget shop and the personnel appointments office are often relocated to separate office buildings.

Only those individuals intrinsic to the process are allowed to stay, such as the House and Senate clerks, the chamber and party leaders and their personal assistants, and the governor's immediate political aides. However, even the clerk may choose to move out of the capitol in order to keep staff together. The Wisconsin Senate clerk's office was moved during restoration and will remain in an adjacent building. When space is an issue, sometimes it is more important for an office to have unity to ensure smooth operation.

This more restricted democratic temple is also a home to the people. Citizens want to find its public gathering places in pristine condition, uncluttered, and yet appropriately ornamented. The rotunda, which represents the center of state government and perhaps the state itself, is the home's focal point. It also functions as an automatic social mixing bowl for politicians, lobbyists, reporters and employees,

as well as citizens, tourists and schoolchildren. The rotunda is a natural place for rituals such as inaugurations, bicentennial celebrations and political rallies.

ADDING ON

States have found over the years that extensions of the historic fabric of their buildings are possible. The principal modification has been to add side wings for larger legislative chambers. Once the configuration of the front façade becomes impressed upon the public memory, however, it may be unwise to alter it further. North Dakota was the last capitol to be changed in this way when a judicial wing was added to its nonsymmetrical front in 1973.

Another option, followed by more than a dozen states, has been to expand out the back. Pennsylvania built an entire mirror capitol on the backside of the building. Alabama, Arizona, California, Maryland, Massachusetts and New Jersey added to the backs of their buildings many times. But this answer might not work for the new century because of the amount and type of new space required and the desire to preserve the original historic façade.

One way to get more space is to go underground, as Louisiana, Tennessee and Texas did. Out of respect for an edifice that in effect became Huey Long's memorial, substantial added room for the Legislature was created at the basement level in Baton Rouge. In Nashville, the crypt beneath William Strickland's Greek Revival masterpiece was enlarged and connected by tunnel to a major underground office complex across the street. In Austin, a massive excavation using mining equipment was made behind Elijah Myers' American Renaissance creation. A multilevel capitol extension was constructed, covered over and connected underneath to the old building. A variant on this idea is found in Connecticut, where Hartford's neo-Gothic landmark is linked by an underground moving sidewalk to a separate legislative office building.

Underground solutions are attractive and probably will be examined by other states in the years ahead. Creative possibilities also lie above the ground. The most drastic is to move the entire legislative branch out and construct a new home that includes chambers. Arizona did this by placing separate new House and Senate buildings adjacent to the old territorial façade. The Alabama Legislature moved to a refurbished state highway department building during capitol restoration and has remained there. North Carolina and Nevada legislators built grand new legislative offices for themselves, leaving the governor behind in the historic capitol. A new high-rise Florida Capitol was constructed just behind the old one, which became a museum. In New Mexico, a new Capitol took the round shape of a kiva, with the old building relegated to office use.

In many states a "capitol campus" has been consciously created, featuring a relatively open, landscaped area with a variety of state office buildings and the capitol at the center. Good examples are found in Arkansas, Delaware, Minnesota, Oregon, Pennsylvania, South Carolina, Virginia, Washington and West Virginia. This concept creates physical proximity within state government, in contrast to office buildings scattered all over the city or clustered in office parks at the edge of town.

EQUIPPING OUR CAPITOLS FOR THE FUTURE

How will our timeless capitols serve the 21st century's technical needs?

Several states have already acquired advanced computer equipment and software. An ideal is to put all calendar and bill information online. Legislators need to have ready access to the system, including at their desks in the chamber. Some states have taken the trouble to build computers into legislator desks, others find it easier to furnish them with laptops with jacks for a modem feed. In some cases, it is necessary to temporarily remove all furnishings from the chambers, as Virginia has done, to install the new equipment for jacks or revamping desks.

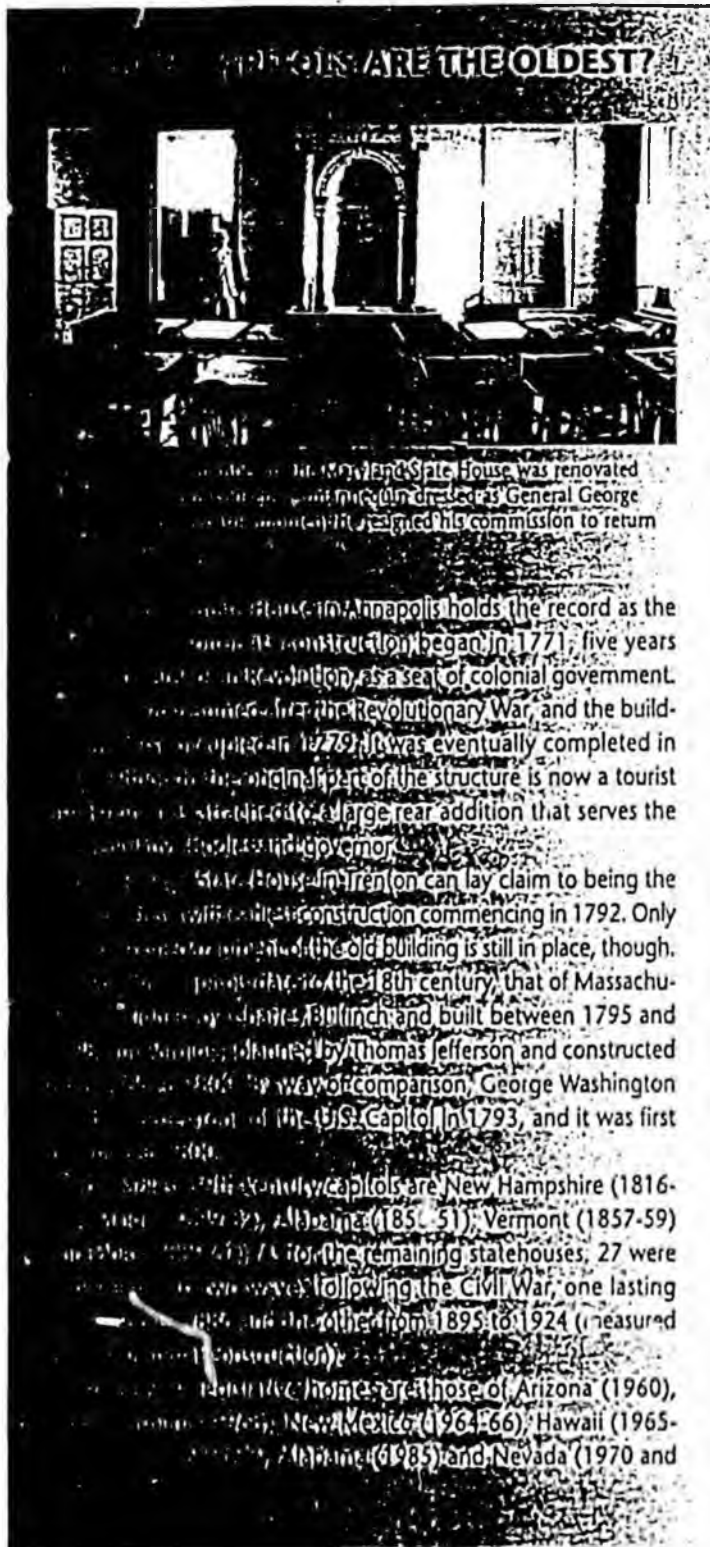
The future may also demand that interactive television be incorporated in the capitol. Alaska and Nevada lawmakers already hold committee hearings for audiences all across the state. Eventually all committee rooms will need to be equipped with automated cameras and large-screen monitors. As technology advances, interactive television and on-line political communication will become a standard component of state government.

THE PIONEER CALIFORNIA RESTORATION

The new copper dome of the California Capitol building is the most complete restoration of the building.

The roof of the building was removed although the dome remained. The walls of the building were removed and the walls of the interior were removed. The foundation of the building was removed and the foundation of the building was removed. The interior of the building was removed and the interior of the building was removed.

Following plans for the restoration, the interior of the building was removed and the interior of the building was removed. The office suite and the interior of the building were removed and the interior of the building was removed.



LEGISLATORS ARE THE OLDEST?

The Maryland State House was renovated in 1971. It was designed by General George Meigs. He resigned his commission to return to Annapolis. The building holds the record as the oldest in construction, begun in 1771, five years before the Revolution, as a seat of colonial government. It survived the Revolutionary War, and the building was completed in 1779. It was eventually completed in 1782. The original part of the structure is now a tourist attraction. A large rear addition that serves the needs of the governor.

The State House in Trenton can lay claim to being the oldest with construction commencing in 1792. Only the old building is still in place, though.

The 18th century, that of Massachusetts, built by John Bulfinch and built between 1795 and 1800. It was designed by Thomas Jefferson and constructed by George Washington. It was first built in 1793, and it was first built in 1793.

The remaining statehouses, 27 were built following the Civil War, one lasting from 1895 and the other from 1895 to 1924 (measured by construction).

The remaining statehouses are those of Arizona (1960), New Mexico (1964-66), Hawaii (1965-66), Maine (1985) and Nevada (1970 and



Television is an essential tool for capitol security. In the New Mexico State Capitol, security officers can monitor the building unseen, helping maintain an atmosphere of free and open government.

To accommodate high-volume periods, legislatures may need more than one stage set. A special studio may also be desirable for the governor near his or her office, equipped with appropriate backdrops, such as the state seal or a photograph of the dome.

KEEPING THE BUILDINGS SECURE

Television is also an essential tool for capitol security. The practice in most states is not to use, at least for the capitol building itself, overt security measures, such as uniformed guards or magnetometer gates. This helps maintain an atmosphere of free and open government. To compensate, however, the capitol of the future will probably require such security measures as round-the-clock television surveillance.

Television surveillance can also ensure security on the capitol grounds, including at night. Most grounds are unfenced. Boxed electricity jacks can be placed in the ground to power amplification equipment (and enable the cutting off of power, if necessary), for rallies and demonstrations.

Organized or random terrorism will probably be with us for the foreseeable future, so many states are rerouting driveways to cut the risk of truck bombings. Other areas of concern are garages under the capitol, porte-cocheres beneath steps and the capitol's dome. Some states are taking measures to secure these. While lawmakers want to avoid obvious barriers or pylons in front of the capitol steps, a well-placed block of marble or granite is not out of place if it can be disguised in some way. Nevada did this for its renovated legislative building after a runaway car plowed into the front door without serious damage to the building.

PRESERVING FOR TOMORROW

To sum it all up, these old buildings are something like an antique car or beloved mate. They improve with age. Their familiarity grows. The memories they represent accumulate. The feelings they foster deepen.

We will need the nation's 50 state capitols far into the future. We must take good care of them. Adapting them to the needs of the new century will require thoughtful ingenuity.

Many legislative sessions around the country are now subject to gavel-to-gavel television coverage. This will probably become universal in the years ahead. Intrusive cameras are no longer necessary, making the prominent balcony cameraman obsolete. Broadcast feeds can go directly to office monitors throughout the capitol complex. External broadcasting, whether by public television, private stations or the Internet, requires a control room where footage is taped and edited for later release.

Increasingly, 21st century statehouse politicians will appear regularly on television. Accordingly, each capitol complex is likely to need an ample studio equipped for professionally directed programming.

State of Alaska

Legislative Affairs Agency

Building Manager, Maintenance

State Capitol Room 12- Juneau, AK 99801-1182- Phone (907) 465-3708- Fax (907) 465-3724



MEMORANDUM

TO: Representative Scott Ogan

FROM: Don Johnston, Building Manager
Administrative Services - Maintenance

DATE: February 12, 2001

SUBJECT: Capitol Square Footage

Attached is the estimated square footage for the Capitol. Average size of the committee rooms is 650 square feet. The larger committee rooms are 800 square feet and the smaller committee rooms are 500 square feet.

If you have any questions, please call me at 465-3708.

attachment

CAPITOL SQUARE FOOTAGE

	Legislative Offices Chambers Committee Rooms Lounge	Lobbys Hallways Restrooms Elevator & Stairwell	Maintenance Offices Mech Room Storage Data Processing Rm Lounge Espresso Storage	Supply	Documents	Press	Emergency Operation Center (Gov's office Occupies)	TOTAL
GROUND FL.	4,770	3,700	3,500	560	430	410	1,630	15,000
1ST FL.	11,460	3,540	.....	.....	.....	.....	.....	15,000
2ND FL.	11,630	3,180	190	.....	.....	.....	.....	15,000
3RD FL.	This floor is occupied	by the Governors	Office	.....	.....	.....	.....	14,200
4TH FL.	10,670	3,530	.....	.....	.....	.....	.....	14,200
5TH FL.	11,270	2,930	.....	.....	.....	.....	.....	14,200
PENTHOUSE	.....	.....	.....	.....	.....	.....	.....	900
	49,800	16,880	3,690	560	430	410	1,630	88,500

HB

96

HFIN

FILE

FISCAL NOTE

STATE OF ALASKA
2001 LEGISLATIVE SESSION

Fiscal Note Number: 1
 Bill Version: CSHB 96(HES)
 (H) Publish Date: 4/4/01

Revision Date/Time (Note if correction): _____ Dept. Affected: Natural Resources
 Title: Acquiring Jesse Lee Home BRU: _____
 Component: _____
 Sponsor: Rep. Lancaster
 Requester: House HESS Component Number: _____

Expenditures/Revenue (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services						
Travel						
Contractual						
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING

CAPITAL EXPENDITURES						
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CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF						
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type)						
TOTAL	.	.	.	.	.	.

Estimate of any current year (FY2001) cost: _____

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

Prepared by: Randall Lorenz, Committee Aide, HES Phone 465-3759

Representative Dyson Date 4/3/01
 Committee Chair

FISCAL NOTE

STATE OF ALASKA
2001 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: CSHB 96 (HSS)
 () Publish Date: _____
 Dept. Affected: Natural Resources
 BRU: Parks & Recreation Mgt
 Component: St. Historic Pres. Prgm
 Component Number: 451

Revision Date/Time (Note if correction): _____
 Title: Acquisition and development of Jesse Lee Home
 Sponsor: Rep. Lancaster
 Requester: House FIN

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services	18.0					
Travel	8.0					
Contractual	39.0					
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING	65.0	0.0	0.0	0.0	0.0	0.0

CAPITAL EXPENDITURES						
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CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match	35.0					
1004 GF	30.0					
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type)						
TOTAL	65.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY2001) cost: none
 Check this box (X) if funding for this bill is included in the Governor's FY2002 budget proposal:

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

DNR will establish a seven person Jesse Lee Home Commission to be charged with the primary responsibility for the public discussion and recommendations on potential uses and long-term management of the Jesse Lee Home. The Commission's work will provide direction to the architectural contractor doing the building assessment and will be included in the assessment contractor's final report. The Commission will provide public input into the consultant's preliminary findings and final report. There will be four commission meetings at a cost of \$4,500 each which covers commission member travel and per diem, meeting space, and meeting preparation. Staff support is needed for both the commission and to prepare and manage the architectural consultant contract. An architectural consultant will be secured. Anticipated cost for the architectural consultant is \$70.0, of which half is covered by an existing historic preservation grant program, so only the match is requested here.

Prepared by: Jim Stratton Phone 269-8701
 Division: Parks & Outdoor Recreation Date/Time 03-Apr-01
 Approved by: Pat Pourchot Date 05-Apr-01
 Agency: Natural Resources

For distribution information, call the Governor's Legislative Office

Alaska State Legislature

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Soldotna, Alaska 99669
Phone 907-260-5236
Fax 907-260-3044

Representative Ken Lancaster District 8

SPONSOR STATEMENT

HOUSE BILL 96

"An Act relating to acquisition and development of the Jesse Lee Home; and providing for an effective date."

The Jesse Lee Home for Children is located in Seward, Alaska, and is rich in cultural history.

The home was listed on the National Register of Historic Places in 1995 for the critical role it played in serving the health care and educational needs of Alaska Native children orphaned during a wave of devastating epidemics. John Ben (Benny) Benson Jr. had a vision to design a symbol for Alaska while residing at the Jesse Lee Home. That vision became the Alaska State Flag.

The Jesse Lee Home site was honored as the location for the first official raising of the Alaska State flag on July 9, 1927. The home also housed American soldiers during World War II.

The intent of this legislation is to have an advisory committee determine the costs and procedures necessary for the State of Alaska to acquire, develop, and manage the Jesse Lee Home property. The Jesse Lee Home was badly damaged by the 1964 earthquake. It is hoped the property will be acquired by the State and managed in a manner that recognizes its place in the State's history because of the flag raising, and honoring Benny Benson for his role in designing the Alaska State flag.

Sponsored by: Staff

**CITY OF SEWARD, ALASKA
HISTORIC PRESERVATION COMMISSION
RESOLUTION NO. 2001 -01**

**A RESOLUTION OF THE SEWARD HISTORIC PRESERVATION
COMMISSION, RECOMMENDING THE NOMINATION OF THE JESSE
LEE HOME TO AMERICA'S 11 MOST ENDANGERED HISTORIC
PLACES**

WHEREAS, the National Trust for Historic Preservation's America's 11 Most Endangered Historic Places provides an opportunity to spotlight examples of American heritage threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy; and

WHEREAS, the Jesse Lee Home for Children was listed on the National Register of Historic Places in 1995 for the critical role it played in serving the health care and educational needs of Alaska's native children orphaned during a wave of devastating epidemics, and because the home fostered many children who have distinguished themselves in a wide variety of fields; and

WHEREAS, John Ben (Benny) Benson Jr., designed Alaska's flag while residing at the Jesse Lee Home, and the site was honored as the location for the first official raising of the Alaska state flag on July 9, 1927; and

WHEREAS, the Jesse Lee Home, which has remained vacant since it was damaged by the 1964 Alaska earthquake, has been gutted, abandoned, and is in poor condition. A recent engineer report on the condition of the building stated that the structure should be considered unstable; and

WHEREAS, the Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska flag design should be recognized; and

WHEREAS, the Jesse Lee Home was listed on the Alaska Association for Historic Preservation's Ten Most Endangered Properties list in 1993 and 1994; and

WHEREAS, the Seward Historic Preservation Plan recommends that the City continue to monitor the status of the Jesse Lee Home and support efforts to save it.

NOW, THEREFORE, BE IT RESOLVED by the Seward Historic Preservation Commission that:


Seward Historic Preservation Commission
Resolution No. 2001-01

Section 1. The Seward Historic Preservation Commission hereby recommends the nomination of the Jesse Lee Home to America's 11 Most Endangered Historic Places.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the Seward Historic Preservation Commission this 10th day of January, 2001.

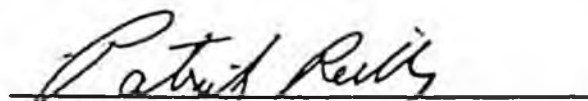
THE CITY OF SEWARD, ALASKA



Jeanne Galvano, Chairman

AYES: Appel, Darling, Galvano, Hearn, Martin, Sczawinski
NOES: None
ABSENT: Seavey
ABSTAIN: None

ATTEST:



Patrick Reilly
City Clerk



2001 Request for Nominations

Created in 1988, America's 11 Most Endangered Historic Places is open for nominations for 2001. This is your chance to spotlight examples of American heritage threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy.

Countless places are endangered. That's why you must show how your nomination is representative of other sites facing the same serious threat. We consider sites from a range of backgrounds, from pre-history to the Civil Rights era.

**Nominations are due
no later than Jan. 19, 2001.**

Important:

- Consider contacting your National Trust Regional Office. Although the National Trust's Office of Communications maintains the list, regional staff play a key role in the decision-making process.
- **The list will be announced June 25** - so if you want attention to stop a May demolition, listing the site will not help.
- Office of Communications staff can answer your questions. Please call (202) 588-6141 or E-mail pr@nthp.org.

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to protecting the irreplaceable. With more than a quarter million members nationwide, it provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. It has six regional offices and 20 historic sites and works with thousands of local community groups in all 50 states. For more information, visit the National Trust's Web site at www.nationaltrust.org.



*Santa Anita Riverbank
Arcadia, Calif.*

AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES 2001 NOMINATION

SITE INFORMATION

Name of Site <u>Jesse Lee Home for Children</u>			
Address <u>1824 Phoenix Road</u>			
City/State/Zip <u>Seward, AK 99664</u>			
Date Built <u>1925</u>	Ownership (choose one)		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Owner Name <u>Frank Erick</u>			
Owner Address <u>4109 Lynn Drive, Anchorage, Alaska 99508</u>			
Owner Phone <u>907-338-3164</u>		Owner Fax <u>907-337-9797</u>	
Historic Designation (choose one)	<input type="checkbox"/> National Historic Landmark	<input checked="" type="checkbox"/> National Register	<input checked="" type="checkbox"/> State/Local Designation
	<input type="checkbox"/> National Register Eligible	<input type="checkbox"/> Other (specify)	

NOMINATOR INFORMATION

Name of individual/group nominating site <u>Seward Historic Preservation Commission</u>			
Address <u>P.O. Box 167 Seward, Alaska 99664</u>			
Phone <u>907-224-4048</u>		Fax <u>907-224-4085</u> E-mail <u>planzone@seward.net</u>	

RELEASE AUTHORIZATION

This form must be signed in order for the nomination to be considered.

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Release authorized by

Rachel James
Signature

Rachel James, Planner
Print or type name and title City of Seward

ADDITIONAL DOCUMENTS

On a separate document, please provide the following information. All questions must be answered. Also attach any supporting materials, including photographs, news articles, correspondence, etc. Please note: At least three quality 35mm slides are required.

1. Describe the site.
2. What is the site's history? Has it been nominated or been named to other lists?
3. How well known is the site? Who goes there (tourists, school children)? Is it open to the public?
4. Why is this site important? What preservation issues does it exemplify (sprawl, inner city decline, etc)? Please consider the following - how is the site unique? Why should anyone care that it is endangered?
5. Describe the threat to the site (is it due to natural disaster, poor maintenance, lack of funds, etc.)?
6. How significant is the threat (is the building about to fall, is the ship about to sink)?
7. How can the threat be eliminated (more money, change of ownership, education, legal protection, etc.)?
8. Who are the major players (are "friends of" groups, government agencies, private citizens involved)?
9. Who opposes preservation of this site?
10. How would listing this site as one of America's 11 Most Endangered Historic Places help save the site?
11. Other than listing this site, how can the National Trust alleviate the threat?
12. How has the National Trust been involved to date?
What role, if any, is there for the Trust if this site is put on the list?
13. Provide any additional comments/recommendations.
14. Provide names, titles, phone/fax of all appropriate contacts.

Please submit all nomination information, along with this completed form, by **JAN. 19, 2001** to:

The National Trust for Historic Preservation
Office of Communications
1735 Massachusetts Ave., NW • Washington, DC 20036
phone (202) 588-6141 • fax (202) 588-6299 • pr@nthp.org



**JESSE LEE HOME FOR CHILDREN
AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES
2001 NOMINATION**

1. Describe the Site

The Jesse Lee Home for Children has remained vacant and abandoned for nearly 40 years, yet it continues to stand, overlooking Resurrection Bay in Seward, Alaska. Although severely neglected and deteriorated, the two imposing Tudor-style buildings are a strong reminder of Seward and Alaska's history.

Jewel Guard Hall, built in 1925, was formerly a boy's dormitory with classrooms. The Balto Building built in 1936-37 housed teachers, library, theater, shops, classrooms and the physical plant.

As the surrounding residential property has seen developed with multi-family apartments and single-family homes, and the trees and brush have nearly overshadowed the site, the two remaining buildings of the Jesse Lee Home have been waiting patiently for their salvation from the ever present threat of demolition.

2. What is the sites history? Has it been nominated or named to other lists?

The historical significance of the site is based on two facts. First, the facility played a critical humanitarian role in serving health care and educational needs of Alaska's children orphaned during a devastating wave of epidemics. Secondly, the home fostered children who have distinguished themselves in a wide variety of fields. The most famous of these today is John Ben (Benny) Benson, Jr., who while residing at the Home, designed Alaska's State flag. The Jesse Lee Home in Seward was also honored as the site where the State Flag was first officially raised on July 9, 1927. The Home also housed American soldiers during World War II.

The Jesse Lee Home in Seward was one of the most prominent examples of outstanding institutional response to the massive changes that took place in Territorial Alaska during the early twentieth century. As the time the Jesse Lee Home was built in Seward in 1925, Alaska was in the midst of successive waves of epidemics and alcohol-induced disorders that devastated the Native population. Thousands of Alaska Natives died. Many others were confined in Sanitariums so that they could recover from tuberculosis. The Jesse Lee Home for Children was one of the largest and most stable institutions to care for and educate the orphaned and abandoned native children that were the result of the massive social and cultural changes that devastated great numbers of Native Alaskans.

The Jesse Lee Home's history is very well known in the State of Alaska and is well documented. The site is listed on the National Register of Historic Places, the State of Alaska Heritage Resources Survey, and the local Seward Register of Historic Places. The Alaska Association for Historic Preservation identified the Jesse Lee Home on Alaska's Ten Most Endangered Properties list in 1993 and 1994.

3. How well known is the Site? Who goes there (tourists, school children)? Is it open to the public?

The Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska State flag design should be recognized. The site has been in private hands and has been "closed" to the public for over 35 years.

It is an interesting place and many observers have a natural curiosity to explore the massive buildings, but their neglected condition makes this a real danger. The Jesse Lee Home is included on the Seward Historic Preservation Commission's annual tour of the city's nine National Register of Historic Places sites.

4. Why is the Site important? Why should anyone Care?

The Jesse Lee Home is rich in cultural history, as it was the home of children from all ethnic background brought in from every village and town in Alaska. As the birthplace of Alaska's flag, the site is extremely important to Alaska's history. Benny Benson, an orphaned child living hundreds of miles from his home had the vision to design a symbol for Alaska which is known and admired through out the world. The state flag was first raised and flown over Alaskan soil on July 9, 1927, from the flagpole at the Jesse Lee Home. Today, Alaska school children learn the story of how Alaska's State flag was created by Benny Benson, an orphaned boy who lived at the Jesse Lee Home in Seward.

5. Describe the threat to the site.

The Jesse Lee Home was closed following damage to the structures in the 1964 Alaska Earthquake, and the buildings have remained vacant since that time. The structures have been gutted and abandoned and are in poor condition. As documented by a 1999 engineer's preliminary review on the condition of the structure, the existing condition of this building is its greatest threat.

The report concluded that the lateral load capacity of the structures is minimal, and that due to the condition of the roof and interior framing, the structure should be

considered unstable. The report specifically noted the following:

- * The roofing is in poor condition. Patches are missing and the building suffers from roof leaking.
- * The interiors have been stripped to expose the framing. Where the roof is leaking the interiors have significant wood rot damage. This damage is worse in the lower floors.
- * The exterior wall finish is stucco placed on vertical wood lath. The stucco is cracked and in poor condition in many areas.
- * The foundation is of cast-in-place concrete. Some of the concrete exterior walls are soft.
- * The foundation sill plates are not treated and are rotted in many areas.

The physical threat to the buildings on the site is very real and can not be overstated. Holes in the wooden shingle roof have allowed significant amounts of water to enter the buildings interior and rainfall totals for Seward are significantly high. Large sections of floor are rotted and pose a real threat to casual visitors. Higher than average winter snows could pose a threat as well. Considering that there has been no maintenance of any kind since 1964 the state of deterioration is high, and has been countered all these years only by craftsmanship and good materials. Every one of the 120 + windows are broken or missing. A previous owner removed all interior lath and plaster, plumbing and wiring. This looks bad because the interior is essentially gutted however, this has also allowed the walls to remain relatively dry and will allow future tenants to design an interior layout suited to their needs.

6. How significant is the threat?

In 1995 the City of Seward filed a foreclosure action on the Jesse Lee Home property for unpaid assessments and associated penalties and interest. As of July 1, 1997, the total owed for assessments, penalties, interest and foreclosure cost was \$210,145.27. Interest on that amount continues to accrue at 9% per annum. The City and the property owner entered into a settlement agreement that would have discharged the property assessments if restoration and redevelopment of the historic structures was completed. That agreement expired on September 30, 2000, and the property owner did not complete the restoration and redevelopment of the Jesse Lee Home due to an inability to obtain financing. The City of Seward is now in a position to complete the foreclosure and obtain the property. At that point the City can either declare the property for public use or sell it. One of the options being considered by the City if

it obtains ownership of the property is to demolish the structures in order to eliminate the liability to the City, and make the property more attractive for development.

6. How can the threat be eliminated?

The immediate threat of demolition could be curtailed by a rapid public awareness campaign, and education of the elected officials on the historical significance of this site. In order to completely eliminate the threat a viable use for the structure must be identified, and significant funds obtained to rehabilitate the buildings.

7. Who are the major players?

The major players currently involved with the Jesse Lee Home include the City of Seward, the State of Alaska, and private citizens.

The City of Seward is a major player because of its potential in becoming the owner of the property in the very near future. One of the City of Seward's 2001 State legislative priorities includes promoting legislation to have the Jesse Lee Home transferred to the state property inventory.

The State of Alaska is currently being approached by the City of Seward for legislative action to have the Jesse Lee Home transferred to the State property inventory. In addition, private citizens are making phone calls and sending letters to Alaska State Senators and Representatives, the Governor's Office, and the State Historic Preservation Office in order to obtain legislative funding for the renovation and restoration of the Jesse Lee Home.

At this time the United Methodist Women's Organization already running a large rehabilitation center in Seward, has expressed interest in receiving and operating an assisted living apartment complex within a restored Jesse Lee Home.

Over 500 private citizens signed a petition a few years ago in support of action to save the Jesse Lee Home. The public want to help, but feels helpless and overwhelmed by a project of this size. Their only recourse appears to be to petition their state officials and representatives.

9. Who opposes preservation of the site?

Local legend has it that a past City Manager frustrated about "What to do with the Jesse Lee Home" ordered the fire chief to burn it. The Chief politely refused.

Other than a handful of known firebugs looking for a "good burn" no serious

opposition to the sites preservation has ever been detected on the local or state level.

Even the normally expected real estate developers, often around sites on the eve of their destruction, are missing. The estimated \$180,000.00 price tag for the buildings demolition and removal make the 2 ½ acres future investment bleak.

10. How would listing this site as one of America's 11 Most Endangers Historic Places help save the site.

Being included on a National List of America's Most Endangered Sites would be of great help to those interested in the Jesse Lee Homes restoration and preservation. Already a grass roots effort is underway to influence Alaska's State Legislative Officials to fund such an undertaking. Recognition that many people outside the state also hope to see better things for the Home's future, would undoubtedly have a favorable influence in their deliberations. While being included on such a list is hardly an honor, a small dose of shame at the right time, administered in a helping way, could work wonders.

11. Other than listing this site, how can the National Trust alleviate the threat?

If pressure on the State of Alaska fails, the National Trust could be the Home's last hope. While we are optimistic about a State resolution to this problem, a letter of support for preservation efforts at the Jesse Lee Home from the National Trust to the Governor of Alaska would be very helpful and most appreciated.

12. How has the National Trust been involved to date? What role, if any, is there for the Trust if this site is put on the list?

Thus far the National Trust has been uninvolved in this site. The National Trust could be very helpful in the future in two ways. First of all, an article regarding this project in one of the Trust publications could help spread word of the problem. Secondly, the National Trust could in the near future provide valuable technical advice in the areas of:

1. Adaptive reuse of historic structures
2. Use of historic buildings as residential nursing homes
3. Safety issues/handicapped access issues
4. Environmental issues

14. Provide Name, Title, phone,/fax of all appropriate contacts:

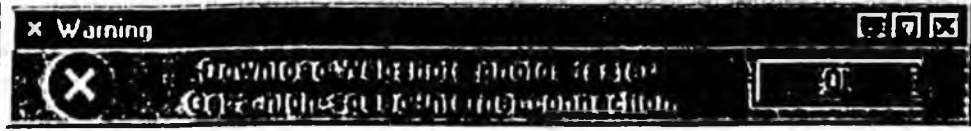
1. Governor Tony Knowles
P.O. Box 110001
Juneau, Alaska 99811-0001
Phone(907) 465-3500
Fax (907) 465-3532
2. Senator John Torgerson
Alaska State Senate
State Capital
Juneau, Alaska 99811
3. Representative Ken Lancaster
House of Representatives
State Capital
Juneau, Alaska 99811
4. Judith Bittner (SHPO)
Dept. of Natural Resources
Office of History and Archeology
3601 C Street, Suite 1278
Anchorage, AK 99503-5921
Phone (907) 269-8715
Fax (907) 269-8908
5. Scott Janke, City Manager
City of Seward
P.O. Box 167
Seward, AK 99664
Phone (907) 224-4047
Fax (907) 224-4038



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Alaska - Seward 3 Earlier Times: Former Jesse Lee Orphans Home 1999

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Former Jesse Lee Orphans Home 1999



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Jesse Lee Home In Its Heyday

2001 City of Seward State Legislative Priorities

Project Title: PROMOTE LEGISLATION TO HAVE JESSE LEE HOME TRANSFERRED TO THE STATE PROPERTY INVENTORY

Priority: #4 Beneficial Legislation

Funding Need:

Funding Source:

Project Description/Justification

John Ben (Benny) Benson Jr., designed Alaska's flag while residing at the Jesse Lee Home, and the site was honored as the location for the first official raising of the Alaska state flag on July 9, 1927.

The Jesse Lee Home, which has remained vacant since it was damaged by the 1964 Alaska earthquake, has been gutted, abandoned, and is in poor condition. A recent engineer report on the condition of the building stated that the structure should be considered unstable.

The Jesse Lee Home was listed on the Alaska Association for Historic Preservation's Ten Most Endangered Properties list in 1993 and 1994.

The Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska flag design should be recognized.

A happy ending to the Jesse Lee Home story is up to you

By Tim Sczawinski

Seward

Have you noticed that there is something different about the Jesse Lee Home these days? You're forgiven if you missed it. After all, the place still looks the way it has since the Great Earthquake - better suited for the set of a slasher movie than for use as a children's home.

Commentary

Nonetheless, there are a couple of significant differences that should give those who hope for better things for one of Alaska's historic treasures reason to be optimistic.

First of all, the property will soon be public land, making all of us shareholders in the Jesse Lee

Home's future.

Secondly, there is a very serious effort afoot in Juneau to do something important with the place where Alaska's first flag was designed and then first displayed to the world.

In a stunning development, our representative in Juneau, Ken Lancaster, has introduced a bill to the State House aimed at providing expertise and funds to solve the Jesse Lee Home problem to the benefit of all Alaskans. House Bill No. 96, if approved by the House, Senate and governor, would lead to the development of the site by the state of Alaska and its permanent maintenance as one of the state's most historically significant places.

The bill's authors acknowledge that this project should be important to citizens living throughout Alaska. After all, the Jesse Lee Home's story, like that of a great battlefield or a president's birthplace, transcends local boundaries. People all over America know the story of Benny's flag.

The bill also recognizes the site's restoration is currently beyond the means of city government. Therefore the state would take ownership and determine the best course of action, dates for action being built into the bill.

All sounds good, right? The problem is, bills don't pass if they don't get support, and that's why a happy ending to this story really is up to you.

If you agree with Rep. Lancaster that the brightest future for the home lies in the hands of the state of Alaska, please help him make it so. In order for him to get this legislation through, he really needs you to contact him and let him know your feelings.

Not so long ago, more than 400 of you signed a petition in front of the post office to "save the Jesse Lee Home." Won't you all get involved one more time? Can't Ken Lancaster expect hundreds of letters, e-mails, faxes or public opinion messages (see the friendly folks at the Legislative Information Office next to the Chamber of Commerce for addresses, phone numbers, POM information) from the residents of Seward, Moose Pass and Cooper Landing? Perhaps a teacher or two could encourage their students to get involved. It's your site now and only your help will make the Jesse Lee Home a place we can be proud of.

Rep. Lancaster's mailing address in Juneau: Rep. Ken Lancaster, Alaska State Capitol, Room 421, Juneau 99801. The Legislative Information Office phone number is 224-5066.

Seward Phoenix Log
Feb 8, 01

Beyond repair

Jesse Lee Home's fate may be in state's hands

By Nancy Erickson

Seward Phoenix LOG

A new player has appeared in the quandary of what is to become of the historic and deteriorating Jesse Lee Home.

House District 8's new representative Ken Lancaster introduced House Bill 96 last week that would pave the way for the state to acquire the property on Phoenix Road and manage it in a manner that recognizes the site's role in Alaska's history.

The home was opened in 1926 as an orphanage for Alaska Native children who either lost or were temporarily separated from their parents because of the deadly tuberculosis epidemic sweeping the territory at the time. It was there that John Ben "Benny" Benson Jr., a 13-year-old boy from Chignik, combined images of the Big Dipper, the North Star and the forget-me-not flower to design the Alaska state flag. The flag was first officially raised at the site on July 9, 1927.

But the orphanage and the 2 1/2 acres it occupies have been vacant since the 1964 Good Friday earthquake, slowly succumbing to the climatic elements of its maritime environment.

After many attempts at private development, the property is now in foreclosure by the Kenai Peninsula Borough for delinquent property taxes, said Jeff Sinz, borough finance director. According to state statute, the borough could deed the property to the city after the foreclosure process is completed. But the city doesn't appear to



Nancy Erickson/Seward Phoenix LOG
Children from Unalaska and Nome moving into the newly constructed Jesse Lee Home in 1926.

Jesse Lee...

From page 1

be interested in assuming liability for the property, nor does it have the resources to develop it, said City Manager Scott Janke.

"I don't think the property is worth more than the estimated \$180,000 it would cost to raise it," Janke said of the two-story structures.

But what is to become of the orphanage — which housed many children who remained in Seward, married and raised families of their own — is an emotionally charged issue, sharply divided between those who believe the buildings are structurally sound and capable of refurbishing and those who don't.

Lancaster graduated from high school in Seward in 1961 and had friends who resided in Jesse Lee, he said. He even has a state flag signed by Benny Benson hanging on the wall of his office in Juneau.

The concept of state ownership of the property was resurrected by local historian Tim Sczawinski amid discussion of the home's fate during a January Planning Commission meeting.

"You always hear talk about liability and money," Sczawinski said during the January meeting. "Nobody

ever talks about history. I could give you a half-hour lecture on the history of it. What's wrong with approaching the state? Our state flag was raised here. Don't we have any pride?"

Seward Museum curator Leo Polesko agrees state ownership is a good idea.

"As far as commemorating the design of the flag, that's a state event, not a local event," Polesko said.

But what the state would do with the property if it does assume ownership is not clear, said Lancaster.

HB96 wording deems, "Appropriate management would include the erection of a monument honoring Benny Benson for his role in designing the state flag and development of the site as a place where community events and ceremonies could be held."

The building itself may be another matter.

"Unfortunately, it's not repairable, according to the city," Lancaster said.

In a telephone interview from his Juneau office last week, Lancaster said his bill has support among some of his colleagues and expects it to take the full legislative session, and maybe into the next, before it comes to a full vote.

"It won't be a quick process," he said.

Those wishing to comment on the bill can contact the Seward Legislative Office at 224-5066.



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House bill would enable state to take over Jesse Lee Home

SEWARD (AP) -- The historic Jesse Lee Home, opened as an orphanage in 1926, has sat empty, slowly succumbing to the elements for 37 years.

But a bill introduced in the Alaska House would enable the state to take over the home and manage it in a way that recognizes its contribution to the state's history.

Ken Lancaster introduced the bill in early February. He said the bill has support among his colleagues but may not come to a vote until next session.

"It won't be quick process," Lancaster said.

The Jesse Lee Home was opened in 1926 as an orphanage for Alaska Native children who either lost or were separated from their parents because of a deadly tuberculosis epidemic sweeping the territory at the time. It was there that John Ben Benson Jr., a 13-year-old boy from Chignik, came up with the design of the Alaska state flag, which was first officially raised at the site on July 9, 1927.

The orphanage and the more than two acres it occupies have been vacant since the 1964 Good Friday earthquake. The building has slowly been succumbing to the elements.

After many attempts at private development, the property is now in foreclosure by the Kenai Peninsula Borough for delinquent property taxes, said Jeff Sinz, borough finance director.

State law would allow the borough to deed the property to the city after the foreclosure process is completed. But the city doesn't appear to be interested in assuming liability for the property, nor does it have the resources to develop it, said city manager Scott Janke.

"I don't think the property is worth more than the estimated \$180,000 it would cost to raze it," Janke said.

Local historian Tim Sczawinski raised the issue of state ownership of the

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orphanage during a Planning Commission meeting in January.

Seward Museum curator Lee Poleske said he also thinks state ownership is a good idea.

"As far as commemorating the design of the flag, that's a state event, not a local event," Poleske said.

Under the bill, a monument would be erected to honor Benson for his role in designing the state flag. The site also would be used for community events and ceremonies. The building itself may be another matter.

"Unfortunately, it's not repairable, according to the city," Lancaster said.

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Notes on Jesse Lee Home
Prepared by Jim Stratton
3.28.01

DNR suggests that a commission be established to review the possible uses and management options for the Jesse Lee Home in Seward. Simultaneously, we also suggest contracting with a private architectural firm for a professional assessment of the property. The Office of History & Archeology (OHA) would have the lead on this project and be responsible for developing the Assessment RFP, administering that contract, and administering and supporting the commission.

The Jesse Lee Home Commission would be primarily responsible for the public discussion and recommendation(s) on potential uses and long-term management options for the property. The Commission's work will provide direction to the architectural contractor doing the building assessment and will be included in the assessment consultant's final report. The Commission will also provide public input into the consultant's preliminary findings and final recommendations. Developing the RFP and awarding and managing the contract will be handled by OHA staff.

The Commission must have a clear mission statement that is provided by the legislature through DNR to keep it focused on the two primary objectives; determining the options and making recommendations about the potential use(s) and long-term management of the property, and reviewing the professional assessment. We suggest that the Commission be no more than 7 members, be empowered for a year, and that commission members be appointed by the DNR Commissioner.

The Final Assessment Report will include both the recommendations of the Commission and the contractor's technical findings. The professional assessment contract will require four things in the final report:

1. As assessment of the material condition of the property
2. A recommendation of the appropriate use(s) of the property (Commission's responsibility)
3. A recommendation for the appropriate treatment of the property that will put the building back in service.
4. Cost estimate

Costs:

Architectural assessment contract	\$70.0
Staff support (17%)	12.0
Commission costs (4 meetings x \$4.5)	18.0
Total	\$100.0

Range of building reconstruction costs:

DNR has reviewed a September 1999 report on the physical condition of the Jesse Lee Home in Seward and provides the following preliminary cost estimates based on construction figures from the Parks Design & Construction Section. The building is 27,300 square feet.

1. For the state to retain ownership of the building and restore it for either a public use or to then partner with the private sector for building management, it will cost between \$200 and \$250 a square foot to restore for a total price of between \$5.5 million and \$6.9 million.
2. If the state were to sell the property to the private sector for say \$1 and a bunch of covenants so it would retain its historic flavor, they could restore the building for between \$100 and \$150 a square foot for a total of \$2.7 million to \$4.05 million.

The cost difference between the two options is that government must pay Davis-Bacon wages, and audit and administrative costs for a government projects are higher.

HB

96

SFIN

FILE

SENATE FINANCE COMMITTEE REPORT

REPORTED OUT
FEB 21 2002
SENATE FINANCE COMMITTEE

DATE: 5/4/01

FURTHER:

DATE TURNED IN TO OFFICE: 21 Feb 2002

Finance Committee considered . CS FOR HOUSE BILL NO. 96(HES)

"An Act relating to acquisition and development of the Jesse Lee Home; and providing for an effective date."

and recommends:

- be replaced with 5 CS CS HB 96 (FIN)
- adopt previous _____ CS _____ (_____)
- attached amendment(s)
- adopt Letter of Intent by _____ Committee
- further referral to _____ Committee

Senate Bill:
 same title
 new title
House Bill:
 same title
 technical title
 new: SCR # _____

NEW FISCAL NOTE(S):

Department	Date	Fiscal	Zero	FN#
DNR	2/20/02	45.0		

PREVIOUS FISCAL NOTE(S):

Department	Date	Fiscal	Zero	FN#

APPROPRIATION - no fiscal note

SIGNATURES AND RECOMMENDATIONS:	DO PASS	DO NOT PASS	NO REC	AMEND
<i>Luke Green</i>			<input checked="" type="checkbox"/>	
<i>Thomas D. Luman</i>	<input checked="" type="checkbox"/>			
<i>George Wilson</i>	<input checked="" type="checkbox"/>			
<i>Jay Wal</i>	<input checked="" type="checkbox"/>			
COCHAIR: <i>[Signature]</i>			<input checked="" type="checkbox"/>	
COCHAIR: <i>[Signature]</i>	<input checked="" type="checkbox"/>			

FEB 21 2002

SENATE FINANCE
COMMITTEE

FISCAL NOTE

STATE OF ALASKA
2002 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: SCS CSHB96(STA)
 () Publish Date: _____
 Dept. Affected: Natural Resources
 BRU: Parks & Recreation Mgt.
 Component: St. Historic Pres. Prgm
 Component Number: 451

Revision Date/Time (Note if correction): 02/20/02
 Title: Acquisition and Development of Jesse Lee Home
 Sponsor: Rep. Lancaster
 Requester: (S) FIN

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
Personal Services	6.0					
Travel	4.0					
Contractual	35.0					
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
TOTAL OPERATING	45.0	0.0	0.0	0.0	0.0	0.0

CAPITAL EXPENDITURES						
-----------------------------	--	--	--	--	--	--

CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match	30.0					
1004 GF	15.0					
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type)						
TOTAL	45.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY2002) cost: none
 Check this box (X) if funding for this bill is included in the Governor's FY2003 budget proposal:

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: *(Attach a separate page if necessary)*
 DNR will work with the City of Seward and its Historical Commission to conduct a public discussion to solicit recommendations on potential uses and long-term management of the Jesse Lee Home. The DNR and City of Seward will jointly provide direction to the architectural contractor doing the building assessment. Seward's Historical Commission will provide public input into the consultant's preliminary findings and final report. Staff support is needed for both work with the City of Seward and its commission and to prepare and manage the architectural consultant contract and to prepare a report to the governor and legislature. An architectural consultant will be secured. Anticipated cost for the architectural consultant is \$65.0, of which \$35.0 is covered by an existing historic preservation grant program, so only the match is requested here.

Prepared by: Jim Stratton Phone 269-8701
 Division: Parks & Outdoor Recreation Date/Time 20-Feb-02
 Approved by: Pat Pourchot Date 20-Feb-02
 Agency: Natural Resources

SENATE CS FOR CS FOR HOUSE BILL NO. 96(FIN)
IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SECOND LEGISLATURE - SECOND SESSION

BY THE SENATE FINANCE COMMITTEE

Offered:
Referred:

Sponsor(s): REPRESENTATIVE LANCASTER

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to acquisition and development of the Jesse Lee Home; and providing
2 for an effective date."

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

4 * Section 1. The uncodified law of the State of Alaska is amended by adding a new section
5 to read:

6 FINDINGS; INTENT. (a) The legislature finds that the Jesse Lee Home in Seward
7 has historical significance for all the people of the state because John Ben (Benny) Benson,
8 Jr., lived at the home when he designed the state flag.

9 (b) The legislature further finds that the Jesse Lee Home is currently in such
10 dilapidated condition, having been vacant since it was damaged by the 1964 earthquake, that
11 the home's renovation may be beyond the means of the local community.

12 (c) It is the intent of the legislature that, if practical, the Jesse Lee Home and the real
13 property on which it is located be preserved and managed in a manner that recognizes its
14 place in the state's history. Appropriate management would include the erection of a

1 monument honoring Benny Benson for his role in designing the state flag and development of
2 the site as a place where community events and ceremonies could be held.

3 * Sec. 2. The uncodified law of the State of Alaska is amended by adding a new section to
4 read:

5 JESSE LEE HOME. (a) The Department of Natural Resources shall determine the
6 costs and procedures necessary for the preservation, development, and management of the
7 Jesse Lee Home. The department shall report to the governor and the legislature by
8 November 1, 2003, concerning its recommendations as to the procedures to be used and an
9 estimate of costs involved for the possible preservation of the home, erection of an
10 appropriate monument, development of the site for future appropriate uses, and ongoing
11 management.

12 (b) Subject to the availability of an appropriation specified as being for the acquisition
13 of the Jesse Lee Home, the Department of Natural Resources may acquire the Jesse Lee
14 Home and develop and manage it consistent with the intent of this Act.

15 * Sec. 3. This Act takes effect July 1, 2002.

SENATE FINANCE
COMMITTEE #1
Amendment Number: _____
Bill Number: HB 96
Sponsor: Ward Date: 2/12/02
Logged In By: Mindy

Technical Amendment for House Bill 96 (STA)

Page 2 – Line 8 Change November 1, 2002 to
November 1, 2003

Sponsored By:
Senator Ward

Page 2 – Line 14 –

Sec. 3. This act takes effect July 1, 2002

SENATE FINANCE COMMITTEE
2/13/ 2002 COMMITTEE ACTION

Bill Number	HB 90		
Amendment	#1		
Motion	adpt		
<u>Motion by</u>	Ward		
<u>Objection by</u>	none		
Removed			
<u>Second Objection by</u>			
<u>Committee Member</u>	<u>Y</u>	<u>Vote</u>	<u>N</u>
Senator Leman			
Senator Olson			
Senator Ward			
Senator Wilken			
Senator Austerman			
Senator Green			
Senator Hoffman			
Co-Chair Donley			
Co-Chair Kelly			
<u>Tally</u>			
Yea			
Nay			
Absent			
MOTION	PASS		

Amend #2
adopted

22-LS0451NL

SENATE CS FOR CS FOR HOUSE BILL NO. 96(STA)
IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SECOND LEGISLATURE - FIRST SESSION

BY THE SENATE STATE AFFAIRS COMMITTEE

Offered: 5/3/01
Referred: Finance

Sponsor(s): REPRESENTATIVE LANCASTER

A BILL

FOR AN ACT ENTITLED

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9 (b) The legislature further finds that the Jesse Lee Home is currently in such
10 dilapidated condition, having been vacant since it was damaged by the 1964 earthquake, that
11 the home's renovation may be beyond the means of the local community.

12 (c) It is the intent of the legislature that the Jesse Lee Home and the real property on
13 which it is located be preserved and managed in a manner that recognizes its place in the
14 state's history. Appropriate management would include the erection of a monument honoring



1 Benny Benson for his role in designing the state flag and development of the site as a place
2 where community events and ceremonies could be held.

3 * Sec. 2. The uncodified law of the State of Alaska is amended by adding a new section to
4 read:

5 JESSE LEE HOME. (a) The Department of Natural Resources shall determine the
6 costs and procedures necessary for the preservation, development, and management of the
7 Jesse Lee Home. The department shall report to the governor and the legislature by
8 November 1, 2002, concerning ^{the possible} recommendations as to the procedures to be used and an
9 estimate of costs involved for preservation of the home, erection of an appropriate monument,
10 development of the site for future appropriate uses, and ongoing management.

11 (b) Subject to the availability of an appropriation specified as being for the acquisition
12 of the Jesse Lee Home, the Department of Natural Resources may acquire the Jesse Lee
13 Home and develop and manage it consistent with the intent of this Act.

14 * Sec. 3. This Act takes effect July 1, 2001.

SENATE CS FOR CS FOR HOUSE BILL NO. 96(FIN)
IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SECOND LEGISLATURE - SECOND SESSION

BY THE SENATE FINANCE COMMITTEE

Offered:
Referred:

Sponsor(s): REPRESENTATIVE LANCASTER

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to acquisition and development of the Jesse Lee Home; and prov' ng
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13 property on which it is located be preserved and managed in a manner that recognizes its
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#2

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8 November 1, 2003, concerning its recommendations as to the procedures to be used and an #1
9 estimate of costs involved for the possible preservation of the home, erection of an #2
10 appropriate monument, development of the site for future appropriate uses, and ongoing
11 management.

12 (b) Subject to the availability of an appropriation specified as being for the acquisition
13 of the Jesse Lee Home, the Department of Natural Resources may acquire the Jesse Lee
14 Home and develop and manage it consistent with the intent of this Act.

15 * Sec. 3. This Act takes effect July 1, 2002. #1

Alaska State Legislature

SESSION ADDRESS:
State Capitol
Juneau, Alaska 99801-1182
Phone (907) 465-2693
Toll Free 800-463-2693
Fax 907-465-3835



INTERIM ADDRESS:
35477 Suite 101-B Spur Hwy
Soldotna, Alaska 99669
Phone 907-260-5236
Fax 907-260-3044

Representative Ken Lancaster District 8

SPONSOR STATEMENT

HOUSE BILL 96

"An Act relating to acquisition and development of the Jesse Lee Home; and providing for an effective date."

The Jesse Lee Home for Children is located in Seward, Alaska, and is rich in cultural history.

The home was listed on the National Register of Historic Places in 1995 for the critical role it played in serving the health care and educational needs of Alaska Native children orphaned during a wave of devastating epidemics. John Ben (Benny) Benson Jr. had a vision to design a symbol for Alaska while residing at the Jesse Lee Home. That vision became the Alaska State Flag.

The Jesse Lee Home site was honored as the location for the first official raising of the Alaska State flag on July 9, 1927. The home also housed American soldiers during World War II.

The intent of this legislation is to have an advisory committee determine the costs and procedures necessary for the State of Alaska to acquire, develop, and manage the Jesse Lee Home property. The Jesse Lee Home was badly damaged by the 1964 earthquake. It is hoped the property will be acquired by the State and managed in a manner that recognizes its place in the State's history because of the flag raising, and honoring Benny Benson for his role in designing the Alaska State flag.

E-Mail: Representative_Ken_Lancaster@legis.state.ak.us

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Listening to you – Getting things done.

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**CITY OF SEWARD, ALASKA
HISTORIC PRESERVATION COMMISSION
RESOLUTION NO. 2001 -01**

**A RESOLUTION OF THE SEWARD HISTORIC PRESERVATION
COMMISSION, RECOMMENDING THE NOMINATION OF THE JESSE
LEE HOME TO AMERICA'S 11 MOST ENDANGERED HISTORIC
PLACES**

WHEREAS, the National Trust for Historic Preservation's America's 11 Most Endangered Historic Places provides an opportunity to spotlight examples of American heritage threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy; and

WHEREAS, the Jesse Lee Home for Children was listed on the National Register of Historic Places in 1995 for the critical role it played in serving the health care and educational needs of Alaska's native children orphaned during a wave of devastating epidemics, and because the home fostered many children who have distinguished themselves in a wide variety of fields; and

WHEREAS, John Ben (Benny) Benson Jr., designed Alaska's flag while residing at the Jesse Lee Home, and the site was honored as the location for the first official raising of the Alaska state flag on July 9, 1927; and

WHEREAS, the Jesse Lee Home, which has remained vacant since it was damaged by the 1964 Alaska earthquake, has been gutted, abandoned, and is in poor condition. A recent engineer report on the condition of the building stated that the structure should be considered unstable; and

WHEREAS, the Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska flag design should be recognized; and

WHEREAS, the Jesse Lee Home was listed on the Alaska Association for Historic Preservation's Ten Most Endangered Properties list in 1993 and 1994; and

WHEREAS, the Seward Historic Preservation Plan recommends that the City continue to monitor the status of the Jesse Lee Home and support efforts to save it.

NOW, THEREFORE, BE IT RESOLVED by the Seward Historic Preservation Commission that:

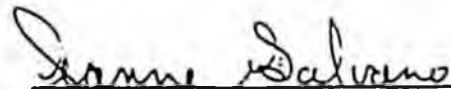
Seward Historic Preservation Commission
Resolution No. 2001-01

Section 1. The Seward Historic Preservation Commission hereby recommends the nomination of the Jesse Lee Home to America's 11 Most Endangered Historic Places.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the Seward Historic Preservation Commission this 10th day of January, 2001.

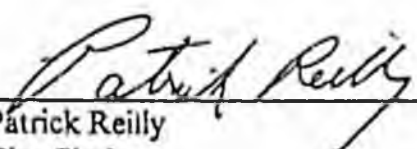
THE CITY OF SEWARD, ALASKA



Jeanne Galvano, Chairman

AYES: Appel, Darling, Galvano, Hearn, Martin, Sczawinski
NOES: None
ABSENT: Seavey
ABSTAIN: None

ATTEST:



Patrick Reilly
City Clerk



Notes on Jesse Lee Home
Prepared by Jim Stratton
3.28.01

DNR suggests that a commission be established to review the possible uses and management options for the Jesse Lee Home in Seward. Simultaneously, we also suggest contracting with a private architectural firm for a professional assessment of the property. The Office of History & Archeology (OHA) would have the lead on this project and be responsible for developing the Assessment RFP, administering that contract, and administering and supporting the commission.

The Jesse Lee Home Commission would be primarily responsible for the public discussion and recommendation(s) on potential uses and long-term management options for the property. The Commission's work will provide direction to the architectural contractor doing the building assessment and will be included in the assessment consultant's final report. The Commission will also provide public input into the consultant's preliminary findings and final recommendations. Developing the RFP and awarding and managing the contract will be handled by OHA staff.

The Commission must have a clear mission statement that is provided by the legislature through DNR to keep it focused on the two primary objectives; determining the options and making recommendations about the potential use(s) and long-term management of the property, and reviewing the professional assessment. We suggest that the Commission be no more than 7 members, be empowered for a year, and that commission members be appointed by the DNR Commissioner.

The Final Assessment Report will include both the recommendations of the Commission and the contractor's technical findings. The professional assessment contract will require four things in the final report:

1. As assessment of the material condition of the property
2. A recommendation of the appropriate use(s) of the property (Commission's responsibility)
3. A recommendation for the appropriate treatment of the property that will put the building back in service.
4. Cost estimate

Costs:

Architectural assessment contract	\$70.0
Staff support (17%)	12.0
Commission costs (4 meetings x \$4.5)	18.0
Total	\$100.0

Range of building reconstruction costs:

DNR has reviewed a September 1999 report on the physical condition of the Jesse Lee Home in Seward and provides the following preliminary cost estimates based on construction figures from the Parks Design & Construction Section. The building is 27,300 square feet.

1. For the state to retain ownership of the building and restore it for either a public use or to then partner with the private sector for building management, it will cost between \$200 and \$250 a square foot to restore for a total price of between \$5.5 million and \$6.9 million.
2. If the state were to sell the property to the private sector for say \$1 and a bunch of covenants so it would retain its historic flavor, they could restore the building for between \$100 and \$150 a square foot for a total of \$2.7 million to \$4.05 million.

The cost difference between the two options is that government must pay Davis-Bacon wages, and audit and administrative costs for a government projects are higher.

AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES 2001 NOMINATION

SITE INFORMATION

Name of Site	Jesse Lee Home for Children		
Address	1824 Phoenix Road		
City/State/Zip	Seward, AK 99664		
Date Built	925	Ownership (choose one)	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private
Owner Name	Frank Irick		
Owner Address	4109 Lynn Drive, Anchorage, Alaska 99508		
Owner Phone	907-338-3164	Owner Fax	907-337-9797
Historic Designation (choose one)	<input type="checkbox"/> National Historic Landmark <input type="checkbox"/> National Register Eligible	<input checked="" type="checkbox"/> National Register <input type="checkbox"/> Other (explain)	<input checked="" type="checkbox"/> State/Local Designation

NOMINATOR INFORMATION

Name of individual/group nominating site	Seward Historic Preservation Commission		
Address	P.O. Box 167 Seward, Alaska 99664		
Phone	907-224-4048	Fax	907-224-4085
E-mail	planzone@seward.net		

RELEASE AUTHORIZATION

This form must be signed in order for the nomination to be considered.

The undersigned hereby gives to the National Trust for Historic Preservation a non-exclusive license to use, and to allow others to use, in whole or in part, in whatever manner the National Trust may desire, including (but not limited to) use for publicity, audiovisual presentation, and/or promotion, all photographs, videos, and other materials submitted to the National Trust in connection with America's 11 Most Endangered nomination. The National Trust is hereby given permission to make any editorial changes and/or additions to the materials referred to herein as it may deem necessary or desirable for production purposes. The undersigned hereby agrees that it has the authority to grant these rights, that it has obtained any such rights necessary from third parties, including without limitation, models, creators, photographers, writers and producers, and that it will hold harmless and indemnify the National Trust from and against any claim brought against the National Trust from third parties that may arise out of the violation of this paragraph.

Release authorized by *Rachel James* Signature Rachel James, Planner Print or type name and title City of Seward

ADDITIONAL DOCUMENTS

On a separate document, please provide the following information. All questions must be answered. Also attach any supporting materials, including photographs, news articles, correspondence, etc. Please note: At least three quality 35mm slides are required.

1. Describe the site.
2. What is the site's history? Has it been nominated or been named to other lists?
3. How well known is the site? Who goes there (tourists, school children)? Is it open to the public?
4. Why is this site important? What preservation issues does it exemplify (sprawl, inner city decline, etc)? Please consider the following - how is the site unique? Why should anyone care that it is endangered?
5. Describe the threat to the site (is it due to natural disaster, poor maintenance, lack of funds, etc.?)
6. How significant is the threat (is the building about to fall, is the ship about to sink)?
7. How can the threat be eliminated (more money, change of ownership, education, legal protection, etc.?)
8. Who are the major players (are "friends of" groups, government agencies, private citizens involved)?
9. Who opposes preservation of this site?
10. How would listing this site as one of America's 11 Most Endangered Historic Places help save the site?
11. Other than listing this site, how can the National Trust alleviate the threat?
12. How has the National Trust been involved to date? What role, if any, is there for the Trust if this site is put on the list?
13. Provide any additional comments/recommendations.
14. Provide names, titles, phone/fax of all appropriate contacts.

Please submit all nomination information, along with this completed form, by **Jan. 10, 2001** to:

The National Trust for Historic Preservation
Office of Communications
1785 Massachusetts Ave., NW • Washington, DC 20038
phone (202) 588-6141 • fax (202) 588-6299 • pr@nthp.org





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Alaska - Seward 3 Earlier Times; Former Jesse Lee Orphans Home 1999



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Alaska - Seward 3 Earlier Times: Jesse Lee Home In Its Heyday

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Jesse Lee Home In Its Heyday

2001 Request for Nominations

Created in 1988, America's 11 Most Endangered Historic Places is open for nominations for 2001. This is your chance to spotlight examples of American heritage threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy.

Countless places are endangered. That's why you must show how your nomination is representative of other sites facing the same serious threat. We consider sites from a range of backgrounds, from pre-history to the Civil Rights era.



*Santa Anita Racetrack
Arcadia, Calif.*

**Nominations are due
no later than Jan. 19, 2001.**

Important:

- Consider contacting your National Trust Regional Office. Although the National Trust's Office of Communications maintains the list, regional staff play a key role in the decision-making process.
- **The list will be announced June 25** - so if you want attention to stop a May demolition, listing the site will not help.
- Office of Communications staff can answer your questions. Please call (202) 588-6141 or E-mail pr@nthp.org.

The National Trust for Historic Preservation is a private, nonprofit membership organization dedicated to protecting the irreplaceable. With more than a quarter million members nationwide, it provides leadership, education and advocacy to save America's diverse historic places and revitalize communities. It has six regional offices and 20 historic sites and works with thousands of local community groups in all 50 states. For more information, visit the National Trust's Web site at www.nationaltrust.org.

**JESSE LEE HOME FOR CHILDREN
AMERICA'S 11 MOST ENDANGERED HISTORIC PLACES
2001 NOMINATION**

1. Describe the Site

The Jesse Lee Home for Children has remained vacant and abandoned for nearly 40 years, yet it continues to stand, overlooking Resurrection Bay in Seward, Alaska. Although severely neglected and deteriorated, the two imposing Tudor-style buildings are a strong reminder of Seward and Alaska's history.

Jewel Guard Hall, built in 1925, was formerly a boy's dormitory with classrooms. The Balto Building built in 1936-37 housed teachers, library, theater, shops, classrooms and the physical plant.

As the surrounding residential property has seen developed with multi-family apartments and single-family homes, and the trees and brush have nearly overshadowed the site, the two remaining buildings of the Jesse Lee Home have been waiting patiently for their salvation from the ever present threat of demolition.

2. What is the sites history? Has it been nominated or named to other lists?

The historical significance of the site is based on two facts. First, the facility played a critical humanitarian role in serving health care and educational needs of Alaska's children orphaned during a devastating wave of epidemics. Secondly, the home fostered children who have distinguished themselves in a wide variety of fields. The most famous of these today is John Ben (Benny) Benson, Jr., who while residing at the Home, designed Alaska's State flag. The Jesse Lee Home in Seward was also honored as the site where the State Flag was first officially raised on July 9, 1927. The Home also housed American soldiers during World War II.

The Jesse Lee Home in Seward was one of the most prominent examples of outstanding institutional response to the massive changes that took place in Territorial Alaska during the early twentieth century. As the time the Jesse Lee Home was built in Seward in 1925, Alaska was in the midst of successive waves of epidemics and alcohol-induced disorders that devastated the Native population. Thousands of Alaska Natives died. Many others were confined in Sanitariums so that they could recover from tuberculosis. The Jesse Lee Home for Children was one of the largest and most stable institutions to care for and educate the orphaned and abandoned native children that were the result of the massive social and cultural changes that devastated great numbers of Native Alaskans.

The Jesse Lee Home's history is very well known in the State of Alaska and is well documented. The site is listed on the National Register of Historic Places, the State of Alaska Heritage Resources Survey, and the local Seward Register of Historic Places. The Alaska Association for Historic Preservation identified the Jesse Lee Home on Alaska's Ten Most Endangered Properties list in 1993 and 1994.

3. How well known is the Site? Who goes there (tourists, school children)? Is it open to the public?

The Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska State flag design should be recognized. The site has been in private hands and has been "closed" to the public for over 35 years.

It is an interesting place and many observers have a natural curiosity to explore the massive buildings, but their neglected condition makes this a real danger. The Jesse Lee Home is included on the Seward Historic Preservation Commission's annual tour of the city's nine National Register of Historic Places sites.

4. Why is the Site important? Why should anyone Care?

The Jesse Lee Home is rich in cultural history, as it was the home of children from all ethnic background brought in from every village and town in Alaska. As the birthplace of Alaska's flag, the site is extremely important to Alaska's history. Benny Benson, an orphaned child living hundreds of miles from his home had the vision to design a symbol for Alaska which is known and admired through out the world. The state flag was first raised and flown over Alaskan soil on July 9, 1927, from the flagpole at the Jesse Lee Home. Today, Alaska school children learn the story of how Alaska's State flag was created by Benny Benson, an orphaned boy who lived at the Jesse Lee Home in Seward.

5. Describe the threat to the site.

The Jesse Lee Home was closed following damage to the structures in the 1964 Alaska Earthquake, and the buildings have remained vacant since that time. The structures have been gutted and abandoned and are in poor condition. As documented by a 1999 engineer's preliminary review on the condition of the structure, the existing condition of this building is its greatest threat.

The report concluded that the lateral load capacity of the structures is minimal, and that due to the condition of the roof and interior framing, the structure should be

considered unstable. The report specifically noted the following:

- * The roofing is in poor condition. Patches are missing and the building suffers from roof leaking.
- * The interiors have been stripped to expose the framing. Where the roof is leaking the interiors have significant wood rot damage. This damage is worse in the lower floors.
- * The exterior wall finish is stucco placed on vertical wood lath. The stucco is cracked and in poor condition in many areas.
- * The foundation is of cast-in-place concrete. Some of the concrete exterior walls are soft.
- * The foundation sill plates are not treated and are rotted in many areas.

The physical threat to the buildings on the site is very real and can not be overstated. Holes in the wooden shingle roof have allowed significant amounts of water to enter the buildings interior and rainfall totals for Seward are significantly high. Large sections of floor are rotted and pose a real threat to casual visitors. Higher than average winter snows could pose a threat as well. Considering that there has been no maintenance of any kind since 1964 the state of deterioration is high, and has been countered all these years only by craftsmanship and good materials. Every one of the 120 + windows are broken or missing. A previous owner removed all interior lath and plaster, plumbing and wiring. This looks bad because the interior is essentially gutted however, this has also allowed the walls to remain relatively dry and will allow future tenants to design an interior layout suited to their needs.

6. How significant is the threat?

In 1995 the City of Seward filed a foreclosure action on the Jesse Lee Home property for unpaid assessments and associated penalties and interest. As of July 1, 1997, the total owed for assessments, penalties, interest and foreclosure cost was \$210,145.27. Interest on that amount continues to accrue at 9% per annum. The City and the property owner entered into a settlement agreement that would have discharged the property assessments if restoration and redevelopment of the historic structures was completed. That agreement expired on September 30, 2000, and the property owner did not complete the restoration and redevelopment of the Jesse Lee Home due to an inability to obtain financing. The City of Seward is now in a position to complete the foreclosure and obtain the property. At that point the City can either declare the property for public use or sell it. One of the options being considered by the City if

it obtains ownership of the property is to demolish the structures in order to eliminate the liability to the City, and make the property more attractive for development.

6. How can the threat be eliminated?

The immediate threat of demolition could be curtailed by a rapid public awareness campaign, and education of the elected officials on the historical significance of this site. In order to completely eliminate the threat a viable use for the structure must be identified, and significant funds obtained to rehabilitate the buildings.

7. Who are the major players?

The major players currently involved with the Jesse Lee Home include the City of Seward, the State of Alaska, and private citizens.

The City of Seward is a major player because of its potential in becoming the owner of the property in the very near future. One of the City of Seward's 2001 State legislative priorities includes promoting legislation to have the Jesse Lee Home transferred to the state property inventory.

The State of Alaska is currently being approached by the City of Seward for legislative action to have the Jesse Lee Home transferred to the State property inventory. In addition, private citizens are making phone calls and sending letters to Alaska State Senators and Representatives, the Governor's Office, and the State Historic Preservation Office in order to obtain legislative funding for the renovation and restoration of the Jesse Lee Home.

At this time the United Methodist Women's Organization already running a large rehabilitation center in Seward, has expressed interest in receiving and operating an assisted living apartment complex within a restored Jesse Lee Home.

Over 500 private citizens signed a petition a few years ago in support of action to save the Jesse Lee Home. The public want to help, but feels helpless and overwhelmed by a project of this size. Their only recourse appears to be to petition their state officials and representatives.

9. Who opposes preservation of the site?

Local legend has it that a past City Manager frustrated about "What to do with the Jesse Lee Home" ordered the fire chief to burn it. The Chief politely refused.

Other than a handful of known firebugs looking for a "good burn" no serious

opposition to the sites preservation has ever been detected on the local or state level.

Even the normally expected real estate developers, often around sites on the eve of their destruction, are missing. The estimated \$ 1,000,000.00 price tag for the buildings demolition and removal make the 2 ½ acres future investment bleak.

10. How would listing this site as one of America's 11 Most Endangers Historic Places help save the site.

Being included on a National List of America's Most Endangered Sites would be of great help to those interested in the Jesse Lee Homes restoration and preservation. Already a grass roots effort is underway to influence Alaska's State Legislative Officials to fund such an undertaking. Recognition that many people outside the state also hope to see better things for the Home's future, would undoubtedly have a favorable influence in their deliberations. While being included on such a list is hardly an honor, a small dose of shame at the right time, administered in a helping way, could work wonders.

11. Other than listing this site, how can the National Trust alleviate the threat?

If pressure on the State of Alaska fails, the National Trust could be the Home's last hope. While we are optimistic about a State resolution to this problem, a letter of support for preservation efforts at the Jesse Lee Home from the National Trust to the Governor of Alaska would be very helpful and most appreciated.

12. How has the National Trust been involved to date? What role, if any, is there for the Trust if this site is put on the list?

Thus far the National Trust has been uninvolved in this site. The National Trust could be very helpful in the future in two ways. First of all, an article regarding this project in one of the Trust publications could help spread word of the problem. Secondly, the National Trust could in the near future provide valuable technical advice in the areas of :

1. Adaptive reuse of historic structures
2. Use of historic buildings as residential nursing homes
3. Safety issues/handicapped access issues
4. Environmental issues

14. Provide Name, Title, phone,/fax of all appropriate contacts:

1. Governor Tony Knowles
P.O. Box 110001
Juneau, Alaska 99811-0001
Phone(907) 465-3500
Fax (907) 465-3532
2. Senator John Torgerson
Alaska State Senate
State Capital
Juneau, Alaska 99811
3. Representative Ken Lancaster
House of Representatives
State Capital
Juneau, Alaska 99811
4. Judith Bittner (SHPO)
Dept. of Natural Resources
Office of History and Archeology
3601 C Street, Suite 1278
Anchorage, AK 99503-5921
Phone (907) 269-8715
Fax (907) 269-8908
5. Scott Janke, City Manager
City of Seward
P.O. Box 167
Seward, AK 99664
Phone (907) 224-4047
Fax (907) 224-4038

2001 City of Seward State Legislative Priorities

Project Title: **PROMOTE LEGISLATION TO HAVE JESSE LEE HOME TRANSFERRED TO THE STATE PROPERTY INVENTORY**

Priority: #4 Beneficial Legislation

Funding Need:

Funding Source:

Project Description/Justification

John Ben (Benny) Benson Jr., designed Alaska's flag while residing at the Jesse Lee Home, and the site was honored as the location for the first official raising of the Alaska state flag on July 9, 1927.

The Jesse Lee Home, which has remained vacant since it was damaged by the 1964 Alaska earthquake, has been gutted, abandoned, and is in poor condition. A recent engineer report on the condition of the building stated that the structure should be considered unstable.

The Jesse Lee Home was listed on the Alaska Association for Historic Preservation's Ten Most Endangered Properties list in 1993 and 1994.

The Jesse Lee Home has been consistently cited by Seward residents as a high priority for historic preservation, however, many residents also feel its salvation is beyond the scope of a small community, and that its status as a state historic treasure and home of the Alaska flag design should be recognized.

A happy ending to the Jesse Lee Home story is up to you

By Tim Sczawinski

Seward

Have you noticed that there is something different about the Jesse Lee Home these days? You're forgiven if you missed it. After all, the place still looks the way it has since the Great Earthquake -- better suited for the set of a slasher movie than for use as a children's home.

Commentary

Nonetheless, there are a couple of significant differences that should give those who hope for better things for one of Alaska's historic treasures reason to be optimistic.

First of all, the property will soon be public land, making all of us shareholders in the Jesse Lee

Home's future.

Secondly, there is a very serious effort afoot in Juneau to do something important with the place where Alaska's first flag was designed and then first displayed to the world.

In a stunning development, our representative in Juneau, Ken Lancaster, has introduced a bill to the State House aimed at providing expertise and funds to solve the Jesse Lee Home problem to the benefit of all Alaskans. House Bill No. 96, if approved by the House, Senate and governor, would lead to the development of the site by the state of Alaska and its permanent maintenance as one of the state's most historically significant places.

The bill's authors acknowledge that this project should be important to citizens living throughout Alaska. After all, the Jesse Lee Home's story, like that of a great battlefield or a president's birthplace, transcends local boundaries. People all over America know the story of Benny's flag.

The bill also recognizes the site's restoration is currently beyond the means of city government. Therefore the state would take ownership and determine the best course of action, dates for action being built into the bill.

It sounds good, right? The problem is, bills don't pass if they don't get support, and that's why a happy ending to this story really is up to you.

If you agree with Rep. Lancaster that the brightest future for the home lies in the hands of the state of Alaska, please help him make it so. In order for him to get this legislation through, he really needs you to contact him and let him know your feelings.

Not so long ago, more than 400 of you signed a petition in front of the post office to "save the Jesse Lee Home." Won't you all get involved one more time? Can't Ken Lancaster expect hundreds of letters, e-mails, faxes or public opinion messages (see the friendly folks at the Legislative Information Office next to the Chamber of Commerce for addresses, phone numbers, POM information) from the readers of Seward, Moose Pass and Cooper Landing? Perhaps a teacher or two could encourage their students to get involved. It's your site now and only your help will make the Jesse Lee Home a place we can be proud of.

Rep. Lancaster's mailing address in Juneau: Rep. Ken Lancaster, Alaska State Capitol, Room 421, Juneau 99801. The Legislative Information Office phone number is 224-5066.

*Seward Phoenix Log
Feb 8, 01*

Beyond repair

Jesse Lee Home's fate may be in state's hands

By Nancy Erickson

Seward Phoenix LOG

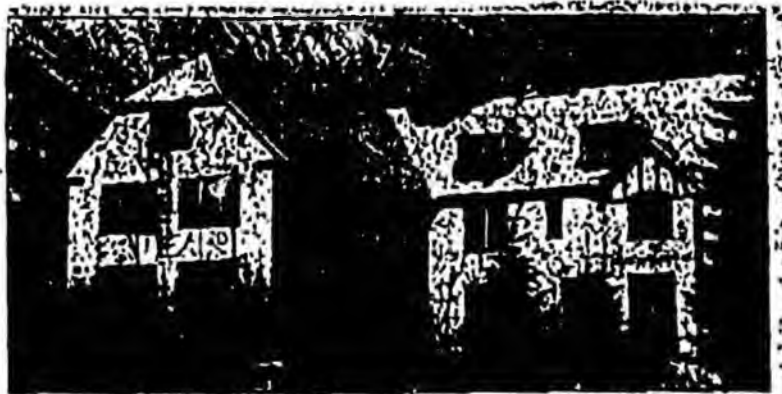
A new player has appeared in the quandary of what is to become of the historic and deteriorating Jesse Lee Home.

House District 8's new representative Ken Lancaster introduced House Bill 96 last week that would pave the way for the state to acquire the property on Phoenix Road and manage it in a manner that recognizes the site's role in Alaska's history.

The home was opened in 1926 as an orphanage for Alaska Native children who either lost or were temporarily separated from their parents because of the deadly tuberculosis epidemic sweeping the territory at the time. It was there that John Ben "Benny" Benson Jr., a 13-year-old boy from Chignik, combined images of the Big Dipper, the North Star and the forget-me-not flower to design the Alaska state flag. The flag was first officially raised at the site on July 9, 1927.

But the orphanage and the 2 1/2 acres it occupies have been vacant since the 1964 Good Friday earthquake, slowly succumbing to the climatic elements of its maritime environment.

After many attempts at private development, the property is now in foreclosure by the Kenai Peninsula Borough for delinquent property taxes, said Jeff Sinz, borough finance director. According to state statute, the borough could deed the property to the city after the foreclosure process is completed. But the city doesn't appear to



Nancy Erickson/Seward Phoenix LOG
Children from Unalaska and Nome began moving into the newly constructed Jesse Lee Home in 1926.

Jesse Lee...

From page 1

be interested in assuming liability for the property, nor does it have the resources to develop it, said City Manager Scott Janka.

"I don't think the property is worth more than the estimated \$180,000 it would cost to raise it," Janka said of the two-story structures.

But what is to become of the orphanage — which housed many children who remained in Seward, married and raised families of their own — is an emotionally charged issue, sharply divided between those who believe the buildings are structurally sound and capable of refurbishing and those who don't.

Lancaster graduated from high school in Seward in 1961 and had friends who resided in Jesse Lee, he said. He even has a state flag signed by Benny Benson hanging on the wall of his office in Juneau.

The concept of state ownership of the property was resurrected by local historian Tim Sczawinski amid discussion of the home's fate during a January Planning Commission meeting.

"You always hear talk about liability and money," Sczawinski said during the January meeting. "Nobody

ever talks about history. I could give you a half-hour lecture on the history of it. What's wrong with approaching the state? Our state flag was raised here. Don't we have any pride?"

Seward Museum curator, Lee Polesko agrees state ownership is a good idea.

"As far as commemorating the design of the flag, that's a state event, not a local event," Polesko said.

But what the state would do with the property if it does assume ownership is not clear, said Lancaster.

HB96 wording deems, "Appropriate management would include the creation of a monument honoring Benny Benson for his role in designing the state flag and development of the site as a place where community events and ceremonies could be held."

The building itself may be another matter.

"Unfortunately, it's not repairable, according to the city," Lancaster said.

In a telephone interview from his Juneau office last week, Lancaster said his bill has support among some of his colleagues and expects it to take the full legislative session, and maybe into the next, before it comes to a full vote.

"It won't be a quick process," he said.

Those wishing to comment on the bill can contact the Seward Legislative Office at 224-5066.

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House bill would enable state to take over Jesse Lee Home

SEWARD (AP) -- The historic Jesse Lee Home, opened as an orphanage in 1926, has sat empty, slowly succumbing to the elements for 37 years.

But a bill introduced in the Alaska House would enable the state to take over the home and manage it in a way that recognizes its contribution to the state's history.

Ken Lancaster introduced the bill in early February. He said the bill has support among his colleagues but may not come to a vote until next session.

"It won't be quick process," Lancaster said.

The Jesse Lee Home was opened in 1926 as an orphanage for Alaska Native children who either lost or were separated from their parents because of a deadly tuberculosis epidemic sweeping the territory at the time. It was there that John Ben Benson Jr., a 13-year-old boy from Chignik, came up with the design of the Alaska state flag, which was first officially raised at the site on July 9, 1927.

The orphanage and the more than two acres it occupies have been vacant since the 1964 Good Friday earthquake. The building has slowly been succumbing to the elements.

After many attempts at private development, the property is now in foreclosure by the Kenai Peninsula Borough for delinquent property taxes, said Jeff Sinz, borough finance director.

State law would allow the borough to deed the property to the city after the foreclosure process is completed. But the city doesn't appear to be interested in assuming liability for the property, nor does it have the resources to develop it, said city manager Scott Janke.

"I don't think the property is worth more than the estimated \$180,000 it would cost to raze it," Janke said.

Local historian Tim Sczawinski raised the issue of state ownership of the

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orphanage during a Planning Commission meeting in January.

Seward Museum curator Lee Poleske said he also thinks state ownership is a good idea.

"As far as commemorating the design of the flag, that's a state event, not a local event," Poleske said.

Under the bill, a monument would be erected to honor Benson for his role in designing the state flag. The site also would be used for community events and ceremonies. The building itself may be another matter.

"Unfortunately, it's not repairable, according to the city," Lancaster said.

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