

**MATANUSKA SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION**

Eileen Haines – (1)	Andrew Schweisthal – (2)	Angela Wade – (3)	Kevin Toothaker – (4)
Vacant – (5)	Deborah Burlinski – (6)	Vacant – (7)	Fran Seager-Boss – (8)
Jake Anders – (9)			

Staff: Adam Bradway, Planning Division

AGENDA

REGULAR MEETING
DSJ BUILDING-Assembly Chambers
350 E. Dahlia Avenue, Palmer AK 99645

July 09, 2020
6:00 - 8:00 PM

Phone: +1 907-290-7880
Conference ID: 110 508 389#

- I. CALL TO ORDER - ROLL CALL - QUORUM ESTABLISHED – 1 min.
- II. APPROVAL OF AGENDA – 1 min.
- III. PLEDGE OF ALLEGIANCE – 1 min.
- IV. APPROVAL OF MINUTES – 5 min.
- V. AUDIENCE INTRODUCTIONS & PARTICIPATION
(3-minute limit per person at chair's discretion)
- VI. HISTORICAL SOCIETY/MUSEUM UPDATES – 5 min.
- VII. REPORTS: STAFF/CORRESPONDENCE – 10 min.

VIII. ITEMS OF BUSINESS**a NEW BUSINESS**

- i** Wasilla Train Depot Relocation – National Register
- ii** Review Preservation Plan Sub-Committee Membership
- iii** Review List of Historic Contexts for Preservation Plan
- iv** Review Certified Local Government laws and guidelines (Federal and State)
- v** Review MSB 1987 CLG application and agreement
- vi** Discuss 2018 OHA review of MSB GLG compliance

b OLD BUSINESS

- 1.** 4.46 HPC Code Revision

IX. COMMISSION MEMBER COMMENTS – 5 min.**X. ADJOURNMENT**

MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSIONSPECIAL MEETING MINUTES
April 9, 2020**I. CALL TO ORDER - ROLL CALL – QUORUM ESTABLISHED.**

The regular meeting of the Matanuska-Susitna Borough Historical Preservation Commission was called to order at 4:03 on Thursday, April 9, 2020, by teleconference(1-907-861-7888).

Historical Preservation Commissioners present and establishing a quorum:

Deborah Burlinski

Andrew Schweisthal

Jake Anders

Kevin Toothaker

Fran Seager-Boss

Staff and Agency Representatives in attendance:

Adam Bradway, Staff

II. APPROVAL OF AGENDA

MOTION: Deborah Burlinski moved to approve the agenda. Fran Seager-Boss seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

III. AUDIENCE INTRODUCTIONS & PARTICIPATION**IV. HISTORICAL SOCIETY/MUSEUM UPDATES****V. REPORTS:STAFF/CORRESPONDENCE**

Adam Bradway: Gave a report on the Historic Preservation Plan Update process and an update on related progress.

VI. ITEMS OF BUSSINESS

a) New Business

1. Organization of sub-committee to attend stakeholder meetings regarding the Historic Preservation Plan

MOTION: Deborah Burlinski moved to create a sub-committee of the Historical Preservation Commission to participate in Historic Preservation Plan meetings and report back to the Commission. The sub-committee shall include Jake Anders, Kevin Toothaker, and Fran Seager-Boss, with Deborah Burlinski and Andrew Schweisthal as alternates in the event one of the sub-committee members cannot attend a meeting. Fran Seager-Boss seconded.

VOTE: Motion passed unanimously.

VII. **COMMISSION MEMBER COMMENTS**

VIII. **ADJOURNMENT**

MOTION: Fran Seager-Boss moved to adjourn the meeting at 4:21 P.M Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: None opposed. Motion passed.

Jake Anders, Chair DATED

Adam Bradway, Planner II – Staff DATED

Staff Report to the HPC for July 9, 2020

1. Update on **Historic Preservation Fund grant work for Certified Local Governments**
 - a. 1 on 1 Interviews
 - b. Draft List of Historic Contexts
 - c. Next steps
 - i. Stakeholder Meetings
 - ii. General Public Meetings
 - d. Funding Update
2. Machetanz Elementary Update
3. MSB Staffing



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS AND OUTDOOR RECREATION
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565
Main: 907-269-8700
Fax: 907-269-8908
<http://dnr.alaska.gov/parks/oha>

June 10, 2020

Re: 3330 Wasilla Depot

Adam Bradway
Planning Division
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645
Adam.Bradway@matsugov.us

Dear Mr. Bradway:

A National Register of Historic Places listed property, the Wasilla Depot, listed in 1977, is scheduled to be moved to a new location. The owner, the City of Wasilla, wishes for the property to remain listed in the National Register. The National Register regulations, 36 CFR 60, requires documentation showing that the historic orientation, immediate setting, and general environment, has been reestablished. The property is located in the Matanuska-Susitna Borough, and as a Certified Local Government, the borough's historic preservation commission is to review and make a determination on if the new location reestablishes the property's historic orientation, immediate setting and general environment.

After your commission has reviewed the documentation, please advise me in writing of the action that it took. I am enclosing the documentation submitted by the proponent for the move. The reply form the Borough will be included in the documentation sent to the Keeper of the National Register regarding the proposal to move the listed property. The Keeper must be notified prior to the move.

If you have any questions about the National Register of Historic Places program or regulations, the documentation for the moved property, or the process, please contact me at 907.269.8715. or judy.bittner@alaska.gov.

Sincerely,

A handwritten signature in blue ink that reads "Judith E Bittner".

Judith E Bittner
State Historic Preservation Officer

Enclosure: move documentation, copy of nomination

ELECTRONIC CODE OF FEDERAL REGULATIONS

e-CFR data is current as of February 4, 2020

[Title 36](#) → [Chapter I](#) → [Part 60](#)

Title 36: Parks, Forests, and Public Property

PART 60—NATIONAL REGISTER OF HISTORIC PLACES**Contents**

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- [§60.14 Changes and revisions to properties listed in the National Register.](#)
- [§60.15 Removing properties from the National Register.](#)

AUTHORITY: National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470 *et seq.*, and E.O. 11593.

SOURCE: 46 FR 56187, Nov. 16, 1981, unless otherwise noted.

[↑ Back to Top](#)**§60.1 Authorization and expansion of the National Register.**

(a) The National Historic Preservation Act of 1966, 80 Stat. 915, 16 U.S.C. 470 *et seq.*, as amended, authorizes the Secretary of the Interior to expand and maintain a National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. The regulations herein set forth the procedural requirements for listing properties on the National Register.

(b) Properties are added to the National Register through the following processes.

(1) Those Acts of Congress and Executive orders which create historic areas of the National Park System administered by the National Park Service, all or portions of which may be determined to be of historic significance consistent with the intent of Congress;

(2) Properties declared by the Secretary of the Interior to be of national significance and designated as National Historic Landmarks;

(3) Nominations prepared under approved State Historic Preservation Programs, submitted by the State Historic Preservation Officer and approved by the NPS;

(4) Nominations from any person or local government (only if such property is located in a State with no approved State Historic Preservation Program) approved by the NPS and;

(5) Nominations of Federal properties prepared by Federal agencies, submitted by the Federal Preservation Officer and approved by NPS.

[↑ Back to Top](#)**§60.2 Effects of listing under Federal law.**

The National Register is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. Listing of private property on the National Register does not prohibit under Federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.

(a) The National Register was designed to be and is administered as a planning tool. Federal agencies undertaking a project having an effect on a listed or eligible property must provide the Advisory Council on Historic Preservation a reasonable opportunity to comment pursuant to section 106 of the National Historic Preservation Act of 1966, as amended. The Council has adopted procedures concerning, *inter alia*, their commenting responsibility in 36 CFR part 800. Having complied with this procedural requirement the Federal agency may adopt any course of action it believes is appropriate. While the Advisory Council comments must be taken into account and integrated into the decisionmaking process, program decisions rest with the agency implementing the undertaking.

(b) Listing in the National Register also makes property owners eligible to be considered for Federal grants-in-aid for historic preservation.

(c) If a property is listed in the National Register, certain provisions of the Tax Reform Act of 1976 as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980 may apply. These provisions encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and discourage destruction of historic buildings by eliminating certain otherwise available Federal tax provisions both for demolition of historic structures and for new construction on the site of demolished historic buildings. Owners of historic buildings may benefit from the investment tax credit provisions of the Revenue Act of 1978. The Economic Recovery Tax Act of 1981 generally replaces the rehabilitation tax incentives under these laws beginning January 1, 1982 with a 25% investment tax credit for rehabilitations of historic commercial, industrial and residential buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings by their exemption from any requirement to reduce the basis of the building by the amount of the credit. The denial of accelerated depreciation for a building built on the site of a demolished historic building is repealed effective January 1, 1982. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

(d) If a property contains surface coal resources and is listed in the National Register, certain provisions of the Surface Mining and Control Act of 1977 require consideration of a property's historic values in the determination on issuance of a surface coal mining permit.

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§60.3 Definitions.

(a) *Building*. A building is a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. Building may refer to a historically related complex such as a courthouse and jail or a house and barn.

Examples

Molly Brown House (Denver, CO)

Meek Mansion and Carriage House (Hayward, CA)

Huron County Courthouse and Jail (Norwalk, OH)

Fairtosh Plantation (Durham vicinity, NC)

(b) *Chief elected local official*. Chief elected local official means the mayor, county judge, county executive or otherwise titled chief elected administrative official who is the elected head of the local political jurisdiction in which the property is located.

(c) *Determination of eligibility*. A determination of eligibility is a decision by the Department of the Interior that a district, site, building, structure or object meets the National Register criteria for evaluation although the property is not formally listed in the National Register. A determination of eligibility does not make the property eligible for such benefits as grants, loans, or tax incentives that have listing on the National Register as a prerequisite.

(d) *District*. A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Examples

Georgetown Historic District (Washington, DC)

Martin Luther King Historic District (Atlanta, GA)

Durango-Silverton Narrow-Gauge Railroad (right-of-way between Durango and Silverton, CO)

(e) *Federal Preservation Officer*. The Federal Preservation Officer is the official designated by the head of each Federal agency responsible for coordinating that agency's activities under the National Historic Preservation Act of 1966, as amended, and Executive Order 11593 including nominating properties under that agency's ownership or control to the National Register.

(f) *Keeper of the National Register of Historic Places*. The Keeper is the individual who has been delegated the authority by NPS to list properties and determine their eligibility for the National Register. The Keeper may further delegate this authority as he or she deems appropriate.

(g) *Multiple Resource Format submission.* A Multiple Resource Format submission for nominating properties to the National Register is one which includes all or a defined portion of the cultural resources identified in a specified geographical area.

(h) *National Park Service (NPS).* The National Park Service is the bureau of the Department of Interior to which the Secretary of Interior has delegated the authority and responsibility for administering the National Register program.

(i) *National Register Nomination Form.* National Register Nomination Form means (1) National Register Nomination Form NPS 10-900, with accompanying continuation sheets (where necessary) Form NPS 10-900a, maps and photographs or (2) for Federal nominations, Form No. 10-306, with continuation sheets (where necessary) Form No. 10-300A, maps and photographs. Such nomination forms must be "adequately documented" and "technically and professionally correct and sufficient." To meet these requirements the forms and accompanying maps and photographs must be completed in accord with requirements and guidance in the NPS publication, "How to Complete National Register Forms" and other NPS technical publications on this subject. Descriptions and statements of significance must be prepared in accord with standards generally accepted by academic historians, architectural historians and archeologists. The nomination form is a legal document and reference for historical, architectural, and archeological data upon which the protections for listed and eligible properties are founded. The nominating authority certifies that the nomination is adequately documented and technically and professionally correct and sufficient upon nomination.

(j) *Object.* An object is a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Examples

Delta Queen Steamboat (Cincinnati, OH)

Adams Memorial (Rock Creek Cemetery, Washington, DC)

Sumpter Valley Gold Dredge (Sumpter, OR)

(k) *Owner or owners.* The term owner or owners means those individuals, partnerships, corporations or public agencies holding fee simple title to property. Owner or owners does not include individuals, partnerships, corporations or public agencies holding easements or less than fee interests (including leaseholds) of any nature.

(l) *Site.* A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archeological value regardless of the value of any existing structure.

Examples

Cabin Creek Battlefield (Pensacola vicinity, OK)

Mound Cemetery Mound (Chester vicinity, OH)

Mud Springs Pony Express Station Site (Dalton vicinity, NE)

(m) *State Historic Preservation Officer.* The State Historic Preservation Officer is the person who has been designated by the Governor or chief executive or by State statute in each State to administer the State Historic Preservation Program, including identifying and nominating eligible properties to the National Register and otherwise administering applications for listing historic properties in the National Register.

(n) *State Historic Preservation Program.* The State Historic Preservation Program is the program established by each State and approved by the Secretary of Interior for the purpose of carrying out the provisions of the National Historic Preservation Act of 1966, as amended, and related laws and regulations. Such program shall be approved by the Secretary before the State may nominate properties to the National Register. Any State Historic Preservation Program in effect under prior authority of law before December 12, 1980, shall be treated as an approved program until the Secretary approves a program submitted by the State for purposes of the Amendments or December 12, 1983, unless the Secretary chooses to rescind such approval because of program deficiencies.

(o) *State Review Board.* The State Review Board is a body whose members represent the professional fields of American history, architectural history, historic architecture, prehistoric and historic archeology, and other professional disciplines and may include citizen members. In States with approved State historic preservation programs the State Review Board reviews and approves National Register nominations concerning whether or not they meet the criteria for evaluation prior to their submittal to the NPS.

(p) *Structure.* A structure is a work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale.

Examples

Swanton Covered Railroad Bridge (Swanton vicinity, VT)

Old Point Loma Lighthouse (San Diego, CA)

North Point Water Tower (Milwaukee, WI)

Reber Radio Telescope (Green Bay vicinity, WI)

(q) *Thematic Group Format submission.* A Thematic Group Format submission for nominating properties to the National Register is one which includes a finite group of resources related to one another in a clearly distinguishable way. They may be related to a single historic person, event, or developmental force; of one building type or use, or designed by a single architect; of a single archeological site form, or related to a particular set of archeological research problems.

(r) *To nominate.* To nominate is to propose that a district, site, building, structure, or object be listed in the National Register of Historic Places by preparing a nomination form, with accompanying maps and photographs which adequately document the property and are technically and professionally correct and sufficient.

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§60.4 Criteria for evaluation.

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance.

This exception is described further in NPS "How To" #2, entitled "How to Evaluate and Nominate Potential National Register Properties That Have Achieved Significance Within the Last 50 Years" which is available from the National Register of Historic Places Division, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

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§60.5 Nomination forms and information collection.

(a) All nominations to the National Register are to be made on standard National Register forms. These forms are provided upon request to the State Historic Preservation Officer, participating Federal agencies and others by the NPS. For archival reasons, no other forms, photocopied or otherwise, will be accepted.

(b) The information collection requirements contained in this part have been approved by the Office of Management and Budget under 44 U.S.C. 3507 and assigned clearance number 1024-0018. The information is being collected as part of the nomination of properties to the National Register. This information will be used to evaluate the eligibility of properties for inclusion in the National Register under established criteria. The obligation to respond is required to obtain a benefit.

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§60.6 Nominations by the State Historic Preservation Officer under approved State Historic Preservation programs.

(a) The State Historic Preservation Officer is responsible for identifying and nominating eligible properties to the National Register. Nomination forms are prepared under the supervision of the State Historic Preservation Officer. The State Historic Preservation Officer establishes statewide priorities for preparation and submittal of nominations for all properties meeting National Register criteria for evaluation within the State. All nominations from the State shall be submitted in accord with the State priorities, which shall be consistent with an approved State historic preservation plan.

(b) The State shall consult with local authorities in the nomination process. The State provides notice of the intent to nominate a property and solicits written comments especially on the significance of the property and whether or not it meets the National Register criteria for evaluation. The State notice also gives owners of private property an opportunity to concur in or object to listing. The notice is carried out as specified in the subsections below.

(c) As part of the nomination process, each State is required to notify in writing the property owner(s), except as specified in paragraph (d) of this section, of the State's intent to bring the nomination before the State Review Board. The list of owners shall be obtained from either official land recordation records or tax records, whichever is more appropriate, within 90 days prior to the notification of intent to nominate. If in any State the land recordation or tax records is not the most appropriate list from which to obtain owners that State shall notify the Keeper in writing and request approval that an alternative source of owners may be used.

The State is responsible for notifying only those owners whose names appear on the list consulted. Where there is more than one owner on the list, each separate owner shall be notified. The State shall send the written notification at least 30 but not more than 75 days before the State Review Board meeting. Required notices may vary in some details of wording as the States prefer, but the content of notices must be approved by the National Register. The notice shall give the owner(s) at least 30 but not more than 75 days to submit written comments and concur in or object in writing to the nomination of such property. At least 30 but not more than 75 days before the State Review Board meeting, the States are also required to notify by the above mentioned National Register approved notice the applicable chief elected official of the county (or equivalent governmental unit) and municipal political jurisdiction in which the property is located. The National Register nomination shall be on file with the State Historic Preservation Program during the comment period and a copy made available by mail when requested by the public, or made available at a location of reasonable access to all affected property owners, such as a local library courthouse, or other public place, prior to the State Review Board meeting so that written comments regarding the nomination can be prepared.

(d) For a nomination with more than 50 property owners, each State is required to notify in writing at least 30 but not more than 75 days in advance of the State Review Board meeting the chief elected local officials of the county (or equivalent governmental unit) and municipal political jurisdiction in which the property or district is located. The State shall provide general notice to property owners concerning the State's intent to nominate. The general notice shall be published at least 30 days but not more than 75 days before the State Review Board meeting and provide an opportunity for the submission of written comments and provide the owners of private property or a majority of such owners for districts an opportunity to concur in or object in writing to the nomination. Such general notice must be published in one or more local newspapers of general circulation in the area of the nomination. The content of the notices shall be approved by the National Register. If such general notice is used to notify the property owners for a nomination containing more than 50 owners, it is suggested that a public information meeting be held in the immediate area prior to the State Review Board meeting. If the State wishes to individually notify all property owners, it may do so, pursuant to procedures specified in subsection 60.6(c), in which case, the State need not publish a general notice.

(e) For Multiple Resource and Thematic Group Format submission, each district, site, building, structure and object included in the submission is treated as a separate nomination for the purpose of notification and to provide owners of private property the opportunity to concur in or object in writing to the nomination in accord with this section.

(f) The commenting period following notifications can be waived only when all property owners and the chief elected local official have advised the State in writing that they agree to the waiver.

(g) Upon notification, any owner or owners of a private property who wish to object shall submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. In nominations with multiple ownership of a single private property or of districts, the property will not be listed if a majority of the owners object to listing. Upon receipt of notarized objections respecting a district or single private property with multiple owners, it is the responsibility of the State Historic Preservation Officer to ascertain whether a majority of owners of private property have objected. If an owner whose name did not appear on the list certifies in a written notarized statement that the party is the sole or partial owner of a nominated private property such owner shall be counted by the State Historic Preservation Officer in determining whether a majority of owners has objected. Each owner of private property in a district has one vote regardless of how many properties or what part of one property that party owns and regardless of whether the property contributes to the significance of the district.

(h) If a property has been submitted to and approved by the State Review Board for inclusion in the National Register prior to the effective date of this section, the State Historic Preservation Officer need not resubmit the property to the State Review

Board; but before submitting the nomination to the NPS shall afford owners of private property the opportunity to concur in or object to the property's inclusion in the Register pursuant to applicable notification procedures described above.

(i) [Reserved]

(j) Completed nomination forms or the documentation proposed for submission on the nomination forms and comments concerning the significance of a property and its eligibility for the National Register are submitted to the State Review Board. The State Review Board shall review the nomination forms or documentation proposed for submission on the nomination forms and any comments concerning the property's significance and eligibility for the National Register. The State Review Board shall determine whether or not the property meets the National Register criteria for evaluation and make a recommendation to the State Historic Preservation Officer to approve or disapprove the nomination.

(k) Nominations approved by the State Review Board and comments received are then reviewed by the State Historic Preservation Officer and if he or she finds the nominations to be adequately documented and technically, professionally, and procedurally correct and sufficient and in conformance with National Register criteria for evaluation, the nominations are submitted to the Keeper of the National Register of Historic Places, National Park Service, United States Department of the Interior, Washington, D.C. 20240. All comments received by a State and notarized statements of objection to listing are submitted with a nomination.

(l) If the State Historic Preservation Officer and the State Review Board disagree on whether a property meets the National Register criteria for evaluation, the State Historic Preservation Officer, if he or she chooses, may submit the nomination with his or her opinion concerning whether or not the property meets the criteria for evaluation and the opinion of the State Review Board to the Keeper of the National Register for a final decision on the listing of the property. The opinion of the State Review Board may be the minutes of the Review Board meeting. The State Historic Preservation Officer shall submit such disputed nominations if so requested within 45 days of the State Review Board meeting by the State Review Board or the chief elected local official of the local, county or municipal political subdivision in which the property is located but need not otherwise do so. Such nominations will be substantively reviewed by the Keeper.

(m) The State Historic Preservation Officer shall also submit to the Keeper nominations if so requested under the appeals process in §60.12.

(n) If the owner of a private property or the majority of such owners for a district or single property with multiple owners have objected to the nomination prior to the submittal of a nomination, the State Historic Preservation Officer shall submit the nomination to the Keeper only for a determination of eligibility pursuant to subsection (s) of this section.

(o) The State Historic Preservation Officer signs block 12 of the nomination form if in his or her opinion the property meets the National Register criteria for evaluation. The State Historic Preservation Officer's signature in block 12 certifies that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient;
- (4) In the opinion of the State Historic Preservation Officer, the property meets the National Register criteria for evaluation.

(p) When a State Historic Preservation Officer submits a nomination form for a property that he or she does not believe meets the National Register criteria for evaluation, the State Historic Preservation Officer signs a continuation sheet Form NPS 10-900a explaining his/her opinions on the eligibility of the property and certifying that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient.

(q) Notice will be provided in the FEDERAL REGISTER that the nominated property is being considered for listing in the National Register of Historic Places as specified in §60.13.

(r) Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination, an appeal is filed, or the owner of private property (or the majority of such owners for a district or single property with multiple owners) objects by notarized statements received by the Keeper prior to listing. Nominations which are technically or professionally inadequate will be returned for correction and resubmission. When a property does not appear to meet the National Register criteria for evaluation, the nomination will be returned with an explanation as to why the property does not meet the National Register criteria for evaluation.

(s) If the owner of private property (or the majority of such owners for a district or single property with multiple owners) has objected to the nomination by notarized statement prior to listing, the Keeper shall review the nomination and make a determination of eligibility within 45 days of receipt, unless an appeal is filed. The Keeper shall list such properties determined

eligible in the National Register upon receipt of notarized statements from the owner(s) of private property that the owner(s) no longer object to listing.

(t) Any person or organization which supports or opposes the nomination of a property by a State Historic Preservation Officer may petition the Keeper during the nomination process either to accept or reject a nomination. The petitioner must state the grounds of the petition and request in writing that the Keeper substantively review the nomination. Such petitions received by the Keeper prior to the listing of a property in the National Register or a determination of its eligibility where the private owners object to listing will be considered by the Keeper and the nomination will be substantively reviewed.

(u) State Historic Preservation Officers are required to inform the property owners and the chief elected local official when properties are listed in the National Register. In the case of a nomination where there are more than 50 property owners, they may be notified of the entry in the National Register by the same general notice stated in §60.6(d). States which notify all property owners individually of entries in the National Register need not publish a general notice.

(v) In the case of nominations where the owner of private property (or the majority of such owners for a district or single property with multiple owners) has objected and the Keeper has determined the nomination eligible for the National Register, the State Historic Preservation Officer shall notify the appropriate chief elected local official and the owner(s) of such property of this determination. The general notice may be used for properties with more than 50 owners as described in §60.6(d) or the State Historic Preservation Officer may notify the owners individually.

(w) If subsequent to nomination a State makes major revisions to a nomination or renominates a property rejected by the Keeper, the State Historic Preservation Officer shall notify the affected property owner(s) and the chief elected local official of the revisions or renomination in the same manner as the original notification for the nomination, but need not resubmit the nomination to the State Review Board. Comments received and notarized statements of objection must be forwarded to the Keeper along with the revisions or renomination. The State Historic Preservation Officer also certifies by the resubmittal that the affected property owner(s) and the chief elected local official have been renotified. "Major revisions" as used herein means revisions of boundaries or important substantive revisions to the nomination which could be expected to change the ultimate outcome as to whether or not the property is listed in the National Register by the Keeper.

(x) Notwithstanding any provision hereof to the contrary, the State Historic Preservation Officer in the nomination notification process or otherwise need not make available to any person or entity (except a Federal agency planning a project, the property owner, the chief elected local official of the political jurisdiction in which the property is located, and the local historic preservation commission for certified local governments) specific information relating to the location of properties proposed to be nominated to, or listed in, the National Register if he or she determines that the disclosure of specific information would create a risk of destruction or harm to such properties.

(y) With regard to property under Federal ownership or control, completed nomination forms shall be submitted to the Federal Preservation Officer for review and comment. The Federal Preservation Officer, may approve the nomination and forward it to the Keeper of the National Register of Historic Places, National Park Service, United States Department of the Interior, Washington, D.C. 20240.

[46 FR 56187, Nov. 16, 1981, as amended at 48 FR 46308, Oct. 12, 1983]

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§§60.7-60.8 [Reserved]

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§60.9 Nominations by Federal agencies.

(a) The National Historic Preservation Act of 1966, as amended, requires that, with the advice of the Secretary and in cooperation with the State Historic Preservation Officer of the State involved, each Federal agency shall establish a program to locate, inventory and nominate to the Secretary all properties under the agency's ownership or control that appear to qualify for inclusion on the National Register. Section 2(a) of Executive Order 11593 provides that Federal agencies shall locate, inventory, and nominate to the Secretary of the Interior all sites, buildings, districts, and objects under their jurisdiction or control that appear to qualify for listing on the National Register of Historic Places. Additional responsibilities of Federal agencies are detailed in the National Historic Preservation Act of 1966, as amended, Executive Order 11593, the National Environmental Policy Act of 1969, the Archeological and Historic Preservation Act of 1974, and procedures developed pursuant to these authorities, and other related legislation.

(b) Nomination forms are prepared under the supervision of the Federal Preservation Officer designated by the head of a Federal agency to fulfill agency responsibilities under the National Historic Preservation Act of 1966, as amended.

(c) Completed nominations are submitted to the appropriate State Historic Preservation Officer for review and comment regarding the adequacy of the nomination, the significance of the property and its eligibility for the National Register. The chief elected local officials of the county (or equivalent governmental unit) and municipal political jurisdiction in which the property is located are notified and given 45 days in which to comment. The State Historic Preservation Officer signs block 12 of the nomination form with his/her recommendation.

(d) After receiving the comments of the State Historic Preservation Officer, and chief elected local official, or if there has been no response within 45 days, the Federal Preservation Officer may approve the nomination and forward it to the Keeper of the National Register of Historic Places, National Park Service, United States Department of the Interior, Washington, D.C. 20240. The Federal Preservation Officer signs block 12 of the nomination form if in his or her opinion the property meets the National Register criteria for evaluation. The Federal Preservation Officer's signature in block 12 certifies that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient;
- (4) In the opinion of the Federal Preservation Officer, the property meets the National Register criteria for evaluation.

(e) When a Federal Preservation Officer submits a nomination form for a property that he or she does not believe meets the National Register criteria for evaluation, the Federal Preservation Officer signs a continuation sheet Form NPS 10-900a explaining his/her opinions on the eligibility of the property and certifying that:

- (1) All procedural requirements have been met;
- (2) The nomination form is adequately documented;
- (3) The nomination form is technically and professionally correct and sufficient.

(f) The comments of the State Historic Preservation Officer and chief local official are appended to the nomination, or, if there are no comments from the State Historic Preservation Officer an explanation is attached. Concurrent nominations (see §60.10) cannot be submitted, however, until the nomination has been considered by the State in accord with Sec. 60.6, supra. Comments received by the State concerning concurrent nominations and notarized statements of objection must be submitted with the nomination.

(g) Notice will be provided in the FEDERAL REGISTER that the nominated property is being considered for listing in the National Register of Historic Places in accord with §60.13.

(h) Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves such nomination or an appeal is filed. Nominations which are technically or professionally inadequate will be returned for correction and resubmission. When a property does not appear to meet the National Register criteria for evaluation, the nomination will be returned with an explanation as to why the property does not meet the National Register criteria for evaluation.

(i) Any person or organization which supports or opposes the nomination of a property by a Federal Preservation Officer may petition the Keeper during the nomination process either to accept or reject a nomination. The petitioner must state the grounds of the petition and request in writing that the Keeper substantively review the nomination. Such petition received by the Keeper prior to the listing of a property in the National Register or a determination of its eligibility where the private owner(s) object to listing will be considered by the Keeper and the nomination will be substantively reviewed.

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§60.10 Concurrent State and Federal nominations.

(a) State Historic Preservation Officers and Federal Preservation Officers are encouraged to cooperate in locating, inventorying, evaluating, and nominating all properties possessing historical, architectural, archeological, or cultural value. Federal agencies may nominate properties where a portion of the property is not under Federal ownership or control.

(b) When a portion of the area included in a Federal nomination is not located on land under the ownership or control of the Federal agency, but is an integral part of the cultural resource, the completed nomination form shall be sent to the State Historic Preservation Officer for notification to property owners, to give owners of private property an opportunity to concur in or object to the nomination, to solicit written comments and for submission to the State Review Board pursuant to the procedures in §60.6.

(c) If the State Historic Preservation Officer and the State Review Board agree that the nomination meets the National Register criteria for evaluation, the nomination is signed by the State Historic Preservation Officer and returned to the Federal agency initiating the nomination. If the State Historic Preservation Officer and the State Review Board disagree, the nomination shall be returned to the Federal agency with the opinions of the State Historic Preservation Officer and the State Review Board concerning the adequacy of the nomination and whether or not the property meets the criteria for evaluation. The opinion of the State Review Board may be the minutes of the State Review Board meeting. The State Historic Preservation Officer's signed opinion and comments shall confirm to the Federal agency that the State nomination procedures have been fulfilled including notification requirements. Any comments received by the State shall be included with the letter as shall any notarized statements objecting to the listing of private property.

(d) If the owner of any privately owned property, (or a majority of the owners of such properties within a district or single property with multiple owners) objects to such inclusion by notarized statement(s) the Federal Historic Preservation Officer shall submit the nomination to the Keeper for review and a determination of eligibility. Comments, opinions, and notarized statements of objection shall be submitted with the nomination.

(e) The State Historic Preservation Officer shall notify the non-Federal owners when a concurrent nomination is listed or determined eligible for the National Register as required in §60.6.

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§60.11 Requests for nominations.

(a) The State Historic Preservation Officer or Federal Preservation Officer as appropriate shall respond in writing within 60 days to any person or organization submitting a completed National Register nomination form or requesting consideration for any previously prepared nomination form on record with the State or Federal agency. The response shall provide a technical opinion concerning whether or not the property is adequately documented and appears to meet the National Register criteria for evaluation in §60.4. If the nomination form is determined to be inadequately documented, the nominating authority shall provide the applicant with an explanation of the reasons for that determination.

(b) If the nomination form does not appear to be adequately documented, upon receiving notification, it shall be the responsibility of the applicant to provide necessary additional documentation.

(c) If the nomination form appears to be adequately documented and if the property appears to meet the National Register criteria for evaluation, the State Historic Preservation Officer shall comply with the notification requirements in §60.6 and schedule the property for presentation at the earliest possible State Review Board meeting. Scheduling shall be consistent with the State's established priorities for processing nominations. If the nomination form is adequately documented, but the property does not appear to meet National Register criteria for evaluation, the State Historic Preservation Officer need not process the nomination, unless so requested by the Keeper pursuant to §60.12.

(d) The State Historic Preservation Officer's response shall advise the applicant of the property's position in accord with the State's priorities for processing nominations and of the approximate date the applicant can expect its consideration by the State Review Board. The State Historic Preservation Officer shall also provide notice to the applicant of the time and place of the Review Board meeting at least 30 but not more than 75 days before the meeting, as well as complying with the notification requirements in §60.6.

(e) Upon action on a nomination by the State Review Board, the State Historic Preservation Officer shall, within 90 days, submit the nomination to the National Park Service, or, if the State Historic Preservation Officer does not consider the property eligible for the National Register, so advise the applicant within 45 days.

(f) If the applicant substantially revises a nomination form as a result of comments by the State or Federal agency, it may be treated by the State Historic Preservation Officer or Federal Preservation Officer as a new submittal and reprocessed in accord with the requirements in this section.

(g) The Federal Preservation Officer shall request the comments of the State Historic Preservation Officer and notify the applicant in writing within 90 days of receipt of an adequately documented nomination form as to whether the Federal agency will nominate the property. The Federal Preservation Officer shall submit an adequately documented nomination to the National Park Service unless in his or her opinion the property is not eligible for the National Register.

[48 FR 46308, Oct. 12, 1983]

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§60.12 Nomination appeals.

(a) Any person or local government may appeal to the Keeper the failure or refusal of a nominating authority to nominate a property that the person or local government considers to meet the National Register criteria for evaluation upon decision of a nominating authority to not nominate a property for any reason when requested pursuant to §60.11, or upon failure of a State Historic Preservation Officer to nominate a property recommended by the State Review Board. (This action differs from the procedure for appeals during the review of a nomination by the National Park Service where an individual or organization may "petition the Keeper during the nomination process," as specified in §§60.6(t) and 60.9(i). Upon receipt of such petition the normal 45-day review period will be extended for 30 days beyond the date of the petition to allow the petitioner to provide additional documentation for review.)

(b) Such appeal shall include a copy of the nomination form and documentation previously submitted to the State Historic Preservation Officer or Federal Preservation Officer, an explanation of why the applicant is submitting the appeal in accord with this section and shall include pertinent correspondence from the State Historic Preservation Officer or Federal Preservation Officer.

(c) The Keeper will respond to the appellant and the State Historic Preservation Officer or Federal Preservation Officer with a written explanation either denying or sustaining the appeal within 45 days of receipt. If the appeal is sustained, the Keeper will:

(1) Request the State Historic Preservation Officer or Federal Preservation Officer to submit the nomination to the Keeper within 15 days if the nomination has completed the procedural requirements for nomination as described in §§60.6 or 60.9 except that concurrence of the State Review Board, State Historic Preservation Officer or Federal Preservation Officer is not required; or

(2) If the nomination has not completed these procedural requirements, request the State Historic Preservation Officer or Federal Preservation Officer to promptly process the nomination pursuant to §§60.6 or 60.9 and submit the nomination to the Keeper without delay.

(d) State Historic Preservation Officers and Federal Preservation Officers shall process and submit such nominations if so requested by the Keeper pursuant to this section. The Secretary reserves the right to list properties in the National Register or determine properties eligible for such listing on his own motion when necessary to assist in the preservation of historic resources and after notifying the owner and appropriate parties and allowing for a 30-day comment period.

(e) No person shall be considered to have exhausted administrative remedies with respect to failure to nominate a property to the National Register until he or she has complied with procedures set forth in this section. The decision of the Keeper is the final administrative action on such appeals.

[48 FR 46308, Oct. 12, 1983]

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§60.13 Publication in the Federal Register and other NPS notification.

(a) When a nomination is received, NPS will publish notice in the FEDERAL REGISTER that the property is being considered for listing in the National Register. A 15-day commenting period from date of publication will be provided. When necessary to assist in the preservation of historic properties this 15-day period may be shortened or waived.

(b) NPS shall notify the appropriate State Historic Preservation Officer, Federal Preservation Officer, person or local government when there is no approved State program of the listing of the property in the National Register and will publish notice of the listing in the FEDERAL REGISTER.

(c) In nominations where the owner of any privately owned property (or a majority of the owners of such properties within a district or single property with multiple owners) has objected and the Keeper has determined the nomination eligible for the National Register, NPS shall notify the State Historic Preservation Officer, the Federal Preservation Officer (for Federal or concurrent nominations), the person or local government where there is no approved State Historic Preservation Program and the Advisory Council on Historic Preservation. NPS will publish notice of the determination of eligibility in the FEDERAL REGISTER.

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§60.14 Changes and revisions to properties listed in the National Register.

(a) *Boundary changes.* (1) A boundary alteration shall be considered as a new property nomination. All forms, criteria and procedures used in nominating a property to the National Register must be used. In the case of boundary enlargements only those owners in the newly nominated as yet unlisted area need be notified and will be counted in determining whether a majority of private owners object to listing. In the case of a diminution of a boundary, owners shall be notified as specified in §60.15 concerning removing properties from the National Register. A professionally justified recommendation by the State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program shall be presented to NPS. During this process, the property is not taken off the National Register. If the Keeper or his or her designee finds the recommendation in accordance with the National Register criteria for evaluation, the change will be accepted. If the boundary change is not accepted, the old boundaries will remain. Boundary revisions may be appealed as provided for in §§60.12 and 60.15.

(2) Four justifications exist for altering a boundary: Professional error in the initial nomination, loss of historic integrity, recognition of additional significance, additional research documenting that a larger or smaller area should be listed. No enlargement of a boundary should be recommended unless the additional area possesses previously unrecognized significance in American history, architecture, archeology, engineering or culture. No diminution of a boundary should be recommended unless the properties being removed do not meet the National Register criteria for evaluation. Any proposal to alter a boundary has to be documented in detail including photographing the historic resources falling between the existing boundary and the other proposed boundary.

(b) *Relocating properties listed in the National Register.* (1) Properties listed in the National Register should be moved only when there is no feasible alternative for preservation. When a property is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment.

(2) If it is proposed that a property listed in the National Register be moved and the State Historic Preservation Officer, Federal agency for a property under Federal ownership or control, or person or local government where there is no approved State Historic Preservation Program, wishes the property to remain in the National Register during and after the move, the State Historic Preservation Officer or Federal Preservation Officer having ownership or control or person or local government where there is no approved State Historic Preservation Program, shall submit documentation to NPS prior to the move. The documentation shall discuss:

(i) The reasons for the move;

(ii) The effect on the property's historical integrity;

(iii) The new setting and general environment of the proposed site, including evidence that the proposed site does not possess historical or archeological significance that would be adversely affected by the intrusion of the property; and

(iv) Photographs showing the proposed location.

(3) Any such proposal with respect to the new location shall follow the required notification procedures, shall be approved by the State Review Board if it is a State nomination and shall continue to follow normal review procedures. The Keeper shall also follow the required notification procedures for nominations. The Keeper shall respond to a properly documented request within 45 days of receipt from the State Historic Preservation Officer or Federal Preservation Officer, or within 90 days of receipt from a person or local government where there is no approved State Historic Preservation Program, concerning whether or not the move is approved. Once the property is moved, the State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program shall submit to the Keeper for review:

(i) A letter notifying him or her of the date the property was moved;

(ii) Photographs of the property on its new site; and

(iii) Revised maps, including a U.S.G.S. map,

(iv) Acreage, and

(v) Verbal boundary description.

The Keeper shall respond to a properly documented submittal within 45 days of receipt with the final decision on whether the property will remain in the National Register. If the Keeper approves the move, the property will remain in the National Register during and after the move unless the integrity of the property is in some unforeseen manner destroyed. If the Keeper does not approve the move, the property will be automatically deleted from the National Register when moved. In cases of properties removed from the National Register, if the State, Federal agency, or person or local government where there is no approved State Historic Preservation Program has neglected to obtain prior approval for the move or has evidence that previously unrecognized significance exists, or has accrued, the State, Federal agency, person or local government may resubmit a nomination for the property.

(4) In the event that a property is moved, deletion from the National Register will be automatic unless the above procedures are followed prior to the move. If the property has already been moved, it is the responsibility of the State, Federal agency or person or local government which nominated the property to notify the National Park Service. Assuming that the State, Federal agency or person or local government wishes to have the structure reentered in the National Register, it must be nominated again on new forms which should discuss:

(i) The reasons for the move;

(ii) The effect on the property's historical integrity, and

(iii) The new setting and general environment, including evidence that the new site does not possess historical or archeological significance that would be adversely affected by intrusion of the property.

In addition, new photographs, acreage, verbal boundary description and a U.S.G.S. map showing the structure at its new location must be sent along with the revised nomination. Any such nomination submitted by a State must be approved by the State Review Board.

(5) Properties moved in a manner consistent with the comments of the Advisory Council on Historic Preservation, in accord with its procedures (36 CFR part 800), are granted as exception to §60.12(b). Moving of properties in accord with the Advisory Council's procedures should be dealt with individually in each memorandum of agreement. In such cases, the State Historic Preservation Officer or the Federal Preservation Officer, for properties under Federal ownership or control, shall notify the Keeper of the new location after the move including new documentation as described above.

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§60.15 Removing properties from the National Register.

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;

(2) Additional information shows that the property does not meet the National Register criteria for evaluation;

(3) Error in professional judgment as to whether the property meets the criteria for evaluation; or

(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the FEDERAL REGISTER.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.

(c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the grounds established in paragraph (a) of this section. With respect to nominations determined eligible for the National Register because the owners of private property object to listing, anyone may petition for reconsideration of whether or not the property meets the criteria for evaluation using these procedures. Petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations, the Federal Preservation Officer for Federal nominations, and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program.

(d) Petitions submitted by persons or local governments where there is no approved State Historic Preservation Program shall include a list of the owner(s). In such cases the Keeper shall notify the affected owner(s) and the chief elected local official and give them an opportunity to comment. For approved State programs, the State Historic Preservation Officer shall notify the affected owner(s) and chief elected local official and give them an opportunity to comment prior to submitting a petition for removal. The Federal Preservation Officer shall notify and obtain the comments of the appropriate State Historic Preservation Officer prior to forwarding an appeal to NPS. All comments and opinions shall be submitted with the petition.

(e) The State Historic Preservation Officer or Federal Preservation Officer shall respond in writing within 45 days of receipt to petitions for removal of property from the National Register. The response shall advise the petitioner of the State Historic Preservation Officer's or Federal Preservation Officer's views on the petition.

(f) A petitioner desiring to pursue his removal request must notify the State Historic Preservation Officer or the Federal Preservation Officer in writing within 45 days of receipt of the written views on the petition.

(g) The State Historic Preservation Officer may elect to have a property considered for removal according to the State's nomination procedures unless the petition is on procedural grounds and shall schedule it for consideration by the State Review Board as quickly as all notification requirements can be completed following procedures outlined in §60.6, or the State Historic Preservation Officer may elect to forward the petition for removal to the Keeper with his or her comments without State Review Board consideration.

(h) Within 15 days after receipt of the petitioner's notification of intent to pursue his removal request, the State Historic Preservation Officer shall notify the petitioner in writing either that the State Review Board will consider the petition on a specified date or that the petition will be forwarded to the Keeper after notification requirements have been completed. The State Historic Preservation Officer shall forward the petitions to the Keeper for review within 15 days after notification requirements or Review Board consideration, if applicable, have been completed.

(i) Within 15 days after receipt of the petitioner notification of intent to pursue his petition, the Federal Preservation Officer shall forward the petition with his or her comments and those of the State Historic Preservation Officer to the Keeper.

(j) The Keeper shall respond to a petition for removal within 45 days of receipt, except where the Keeper must notify the owners and the chief elected local official. In such cases the Keeper shall respond within 90 days of receipt. The Keeper shall notify the petitioner and the applicable State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program, of his decision. The State Historic Preservation Officer or Federal Preservation Officer transmitting the petition shall notify the petitioner, the owner(s), and the chief elected local official in writing of the decision. The Keeper will provide such notice for petitions from persons or local governments where there is no approved State Historic Preservation Program. The general notice may be used for properties with more than 50 owners. If the general notice is used it shall be published in one or more newspapers with general circulation in the area of the nomination.

(k) The Keeper may remove a property from the National Register on his own motion on the grounds established in paragraph (a) of this section, except for those properties listed in the National Register prior to December 13, 1980, which may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section. In such cases, the Keeper will notify the nominating authority, the affected owner(s) and the applicable chief elected local official and provide them an opportunity to comment. Upon removal, the Keeper will notify the nominating authority of the basis for the removal. The State Historic Preservation Officer, Federal Preservation Officer, or person or local government which nominated the property shall notify the owner(s) and the chief elected local official of the removal.

(l) No person shall be considered to have exhausted administrative remedies with respect to removal of a property from the National Register until the Keeper has denied a petition for removal pursuant to this section.

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[Need assistance?](#)



Senators Ted Stevens; Mike Gravel; Congressman Don Young

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED FEB 24 1977

DATE ENTERED DEC 18 1977

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC **Wasilla Depot (AHRs Site No. ANC-088)**

AND OR COMMON

2 LOCATION

STREET & NUMBER **Alaska Railroad Mile 159.8, junction of Parks Highway
and Knik Road**

CITY TOWN **Wasilla** NOT FOR PUBLICATION

STATE **Alaska** CONGRESSIONAL DISTRICT **Alaska, at large**

CODE **02** VICINITY OF **Mathuska-Susitna Division** COUNTY **170** CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input checked="" type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME **The Alaska Railroad, U.S. Department of Transportation**

STREET & NUMBER **PO Box 7-2111 (907) 265-2411**

CITY TOWN **Anchorage** STATE **Alaska**

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC **The Alaska Railroad, U.S. Department of Transportation**

STREET & NUMBER **PO Box 7-2111**

CITY TOWN **Anchorage** STATE **Alaska**

6 REPRESENTATION IN EXISTING SURVEYS

TITLE **Alaska Heritage Resource Survey (AHRs)**

DATE **August 14, 1975** FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS **Alaska Division of Parks, 323 E. 4th Avenue**

CITY TOWN **Anchorage** STATE **Alaska**

7 DESCRIPTION

HISTORICAL PRESERVATION COMMISSION 9, 2008 PACKET

<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL & IN
<input type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> POOR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Plans for this structure were approved in August 1917, and it was completed with some modifications in details in October or November 1917. It appears today essentially as it did when originally constructed. It was built as a one-story rectangular frame building. It measures 33 x 52 feet, with a 12 foot wide bay on the south side and an 11'8" bay on the track (north) side. A low hipped roof with unadorned overhanging eaves on all four sides is topped by a cupola centered on the peak, capped by a flag pole.

The bay facing the tracks contained the office and ticket counter. Clockwise from that point, the building is divided to provide for a waiting room, two bedrooms, a bathroom, kitchen, pantry, living room, and another storage room.

This arrangement was supplemented by an unusual amount of wall space devoted to windows. The west end of the building, with the least fenestration of any of the walls, has two five pane bottom-hinged windows, each opening into a main storage space. Each of the outside rooms of the structure has at least one window, while the waiting room is lighted by six, the ticket office by five, and the living room by four.

The main railroad storage room is entered from the outside through a double batten door, while access to the other interior spaces is through single batten doors with half-glass panels that enter the waiting room, the living room, and the kitchen, respectively.

*Cupola removed
L. Brown
12/5/17*

PERIOD	AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW				
PREHISTORIC	ARCHAEOLOGY / PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION	
1400-1499	ARCHAEOLOGY HISTORIC	CONSERVATION	LAW	SCIENCE	
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE	
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	SOCIAL / HUMANITARIAN	
1700-1799	ART	ENGINEERING	MUSIC	THEATER	
1800-1899	COMMERCE	EXPLORATION / SETTLEMENT	PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
1900-	COMMUNICATIONS	INDUSTRY	POLITICS / GOVERNMENT	OTHER (SPECIFY)	
		INVENTION			

SPECIFIC DATES Built: 1917 BUILDER/ARCHITECT Office of F. Mears
Alaska Engineering Commission

STATEMENT OF SIGNIFICANCE

Significance

The Wasilla Depot is significant as a symbol of the Alaska Railroad, catalyst of the community's development. The section of Alaska centering upon the present town of Wasilla possessed high potential for economic activity, due to its location in an area of arable land and mineral resources. The Alaska Engineering Commission designated this depot site to provide the transportation facility required for exploitation of these attributes.

Historical Background

A townsite was established where the depot would be built, centering at the intersection of the railroad and the old wagon road. The wagon road was a Government-constructed road from Knik to the Willow Creek gold mines.

Up to the time of railroad construction and the building of this depot, there were only a few farms in the area. This was due to the difficulty of travel and transportation to the coast. For the same reason, in 1910, only one quartz gold mine was operating successfully, even though the Willow Creek mining district had been prospected for nearly two decades, and several rich gold deposits had been located.

The completion of the railroad to this point on its route north opened the region effectively to human economic activity. It provided effective and practical transportation for people, freight, and for the limited markets available along the railbelt. This depot has performed its function continuously since its construction.

See continuation sheet

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	OCT 31 1977
DATE ENTERED	DEC 13 1977

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

Wasilla Depot (AHRS SITE NO. ANC-088)

CONTINUATION SHEET ITEM NUMBER 8 PAGE 1 of 1

Significance

Gold discoveries in the Klondike, Nome, Tanana Valley and Iditarod regions brought large numbers of people to Alaska beginning in 1897. The solution for transporting people and supplies to these isolated locations year-round at a realistic cost seemed to be a railroad that would connect an ice-free port on the southern coast with the interior. Failures by private enterprises to establish such routes multiplied. The federal government was finally convinced to finance construction of a railroad. In 1914 President Woodrow Wilson selected the Seward to Fairbanks route, and construction began the following year. Several construction camps, including Anchorage, Palmer, Wasilla and Nenana appeared to be potential economic centers. In the Wasilla area prior to construction of the railroad few farms existed because of transportation difficulties. For the same reason only one quartz gold mine was successfully operating in 1910, although the Willow Creek district had been prospected nearly two decades before and several rich gold deposits located.

Wasilla Depot was built in 1917 and a townsite surveyed around the station site. On June 20, 1917 the Alaska Engineering Commission auctioned townsite lots. Settlement and development of the region have grown slowly, but continuously, since completion of the railroad. The railroad has provided effective, practical transportation for people and freight. The depot, unaltered, still performs its original functions, although a highway and air transportation have assumed much of the railroad's business.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"Alaska Railroad, The: Probing the Interior", ms. in Alaska Division of Parks files, by Charles M. Brown. October 1975.
Alaska Railroad Record.
Engineering Department Plan Files, Alaska Railroad Headquarters, Anchorage, Alaska.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY -1

UTM REFERENCES

475		750			
A 0,6	317,04,40	16,82,9	80,0	B	
ZONE	EASTING	NORTHING		ZONE	EASTING
C				D	

VERBAL BOUNDARY DESCRIPTION

Not Applicable

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Alfred Mongin, Architectural Historian

ORGANIZATION

DATE

Office of History & Archaeology, Alaska Division of Parks Dec 30, 1976

STREET & NUMBER

TELEPHONE

323 E. 4th Avenue

(907) 274-4679

CITY OR TOWN

STATE

Anchorage

Alaska

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-645), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Russell W. Cabell

TITLE

SHPO

DATE

2/8/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OFFICE OF HISTORIC PRESERVATION

DATE

12/16/77

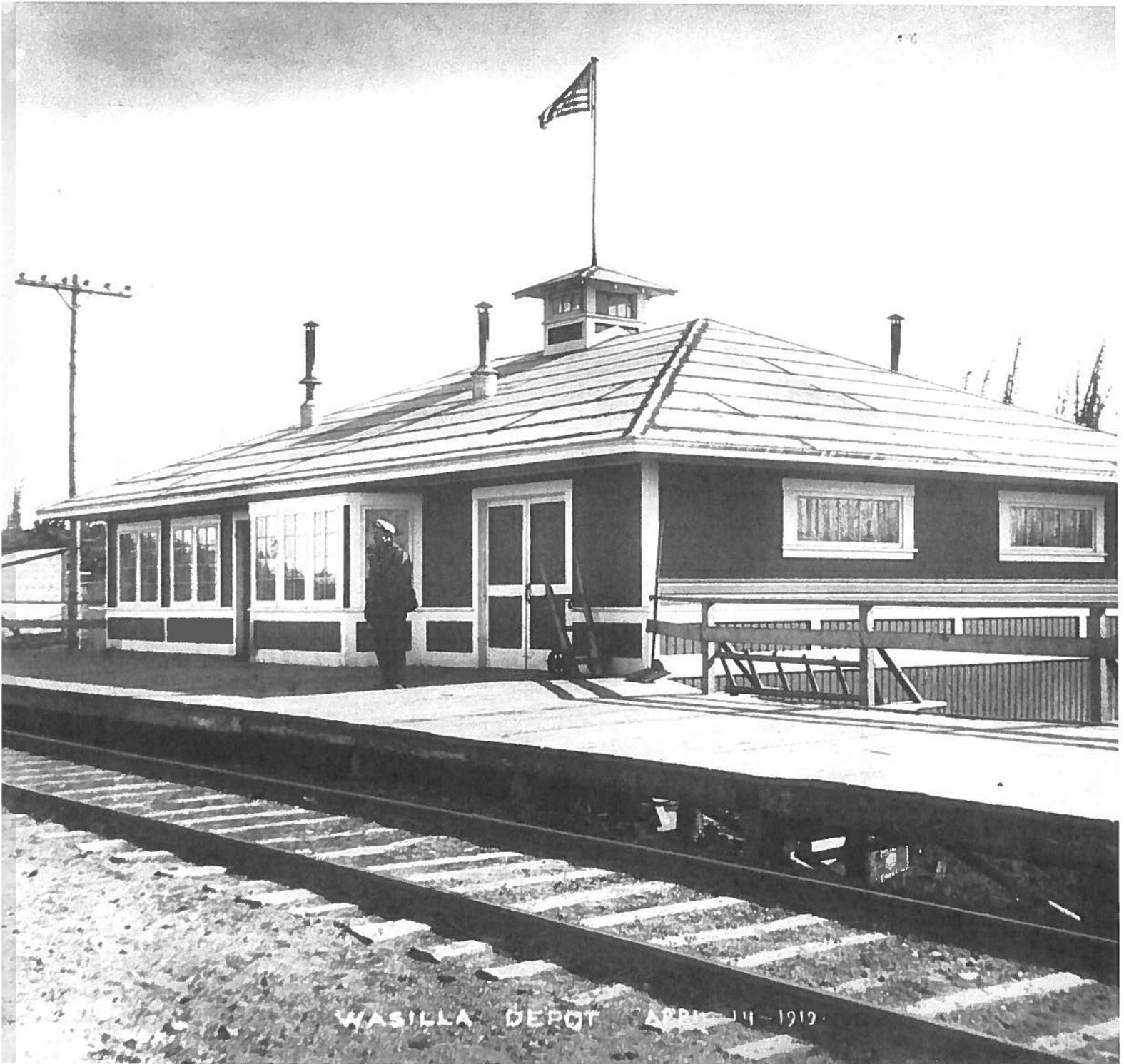
ATTEST:

Charles [Signature]

LEADER OF THE NATIONAL REGISTER

DATE 12-9-77

REPORT OF THE NATIONAL REGISTER



WASILLA DEPOT APRIL 14 - 1919

- 1. Wasilla Depot
(AHRS SITE NO. ANC-088)
- 2. Wasilla, Alaska
- 3. Name of Photographer:
unidentified

Matruska-Susitna Division

please credit

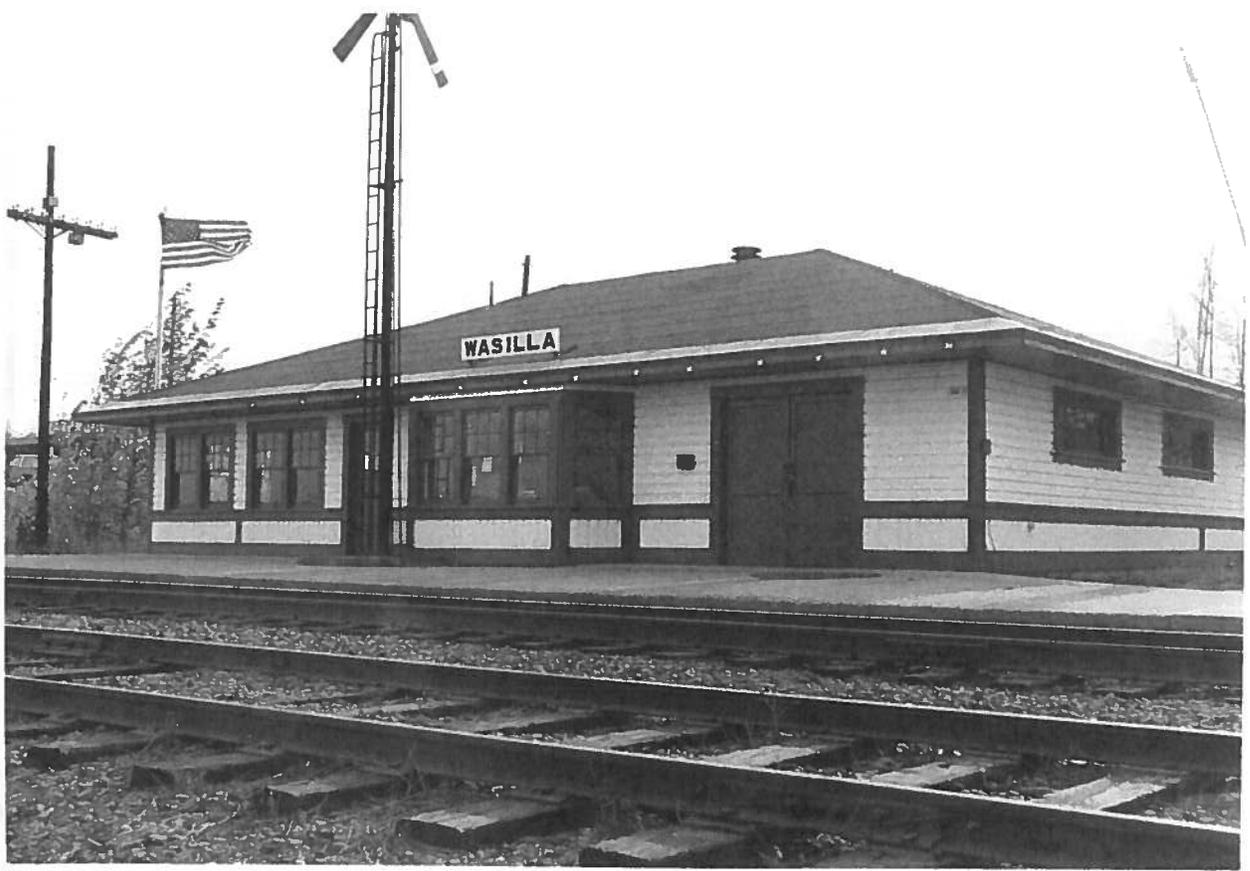
ANCHORAGE, ALASKA

1919

(B57.5 218)

- 4. Date of Photo: Apr 14, 1919
- 5. Location of Photo Negative
: Anchorage Fine Arts Museum,
Anchorage, Alaska
- 6. Description of View:
View southeastward toward
north face of structure
- 7. Photo #1 *13*

DOE
DEC 16 1977 FEB 24 1977



Wasilla Depot
Matanuska-Susitna Division, Alaska
AHSR Site No. ANC-088

Looking southeast at station

Alaska Division of Parks, 619
Warehouse Drive, No. 210,
Anchorage, Alaska

October, 1977

BOE
DEL 16 1977

#283

OCT 31 1977

PROPERTY OF THE NATIONAL REGISTER



Wasilla Depot
Matanuska-Susitna Division
Alaska
AHRS Site No. ANC-088

Looking southeast at station

Alaska Division of Parks
619 Warehouse Drive, Suite 210
Anchorage, Alaska 99501

October 1977

#303

OCT 31 1977

DOE
DEC 16 1977

PROPERTY OF THE NATIONAL REGISTER

Wasilla Train Depot Relocation
NRHP Reference #77000218

The documentation shall include:

1. Reasons for the move
2. Effect on the property's historical integrity:
3. The new setting and general environment of the proposed site, including evidence that the proposed site does not possess historical or archaeological significance that would be adversely affected by the intrusion of the property
4. Photographs showing the proposed location

Reasons for the move:

- The current location of the depot has become poorly suited for train stops, as trains stopped at the depot block vehicular traffic on S Knik Goose Bay Road. As the City of Wasilla has grown, this road has become an important traffic route, connecting portions of the city on either side of the George Parks Highway. In response to ever higher volumes of traffic, The Alaska Department of Transportation and Public Facilities (ADOT) Wasilla Main Street Project will widen and improve S Knik Goose Bay road. The Alaska Railroad Corporation has determined that the Main Street Project will require the relocation of the existing passenger boarding activities to another location.
- This depot has provided effective and practical transportation for people continuously since its construction in 1917. Relocation to a more suitable site is necessary to allow passenger stop operations at the Depot to continue.

Effect on the property's historical integrity:

- The depot will be relocated with no disturbance to its characteristic features.
- The depot's orientation towards the railroad tracks will be retained similar to the historical setting.
- In its new setting, the depot will continue to serve as the only public access on the Alaska Railroad between Anchorage and Talkeetna.
- The Wasilla Chamber of Commerce will continue to reside within the depot, as will the historical exhibit spaces occupying the northeast quadrant of the building.
- The relocated depot will become a central component of a future intermodal transit site.

New setting:

- The proposed site is an 11 acre commercial tract (Parcel A006 Section 10 T17N R1W).
- The new setting is approximately 3,200 feet away from the existing setting
- This site was previously utilized as a gravel pit and gravel storage yard.
- The site has been purchased recently by the City of Wasilla.
- The Alaska Railroad has confirmed that the Parcel is a suitable location for passenger boarding activities.

Photos of new setting:

- See attachments



CURRENT DEPOT LOCATION

APPROXIMATE PROPOSED NEW LOCATION (SEE CONCEPT PLAN FOR FUTURE INTERMODAL FACILITY PLAN)

S Knik-Goose Bay Rd

E Railroad Ave

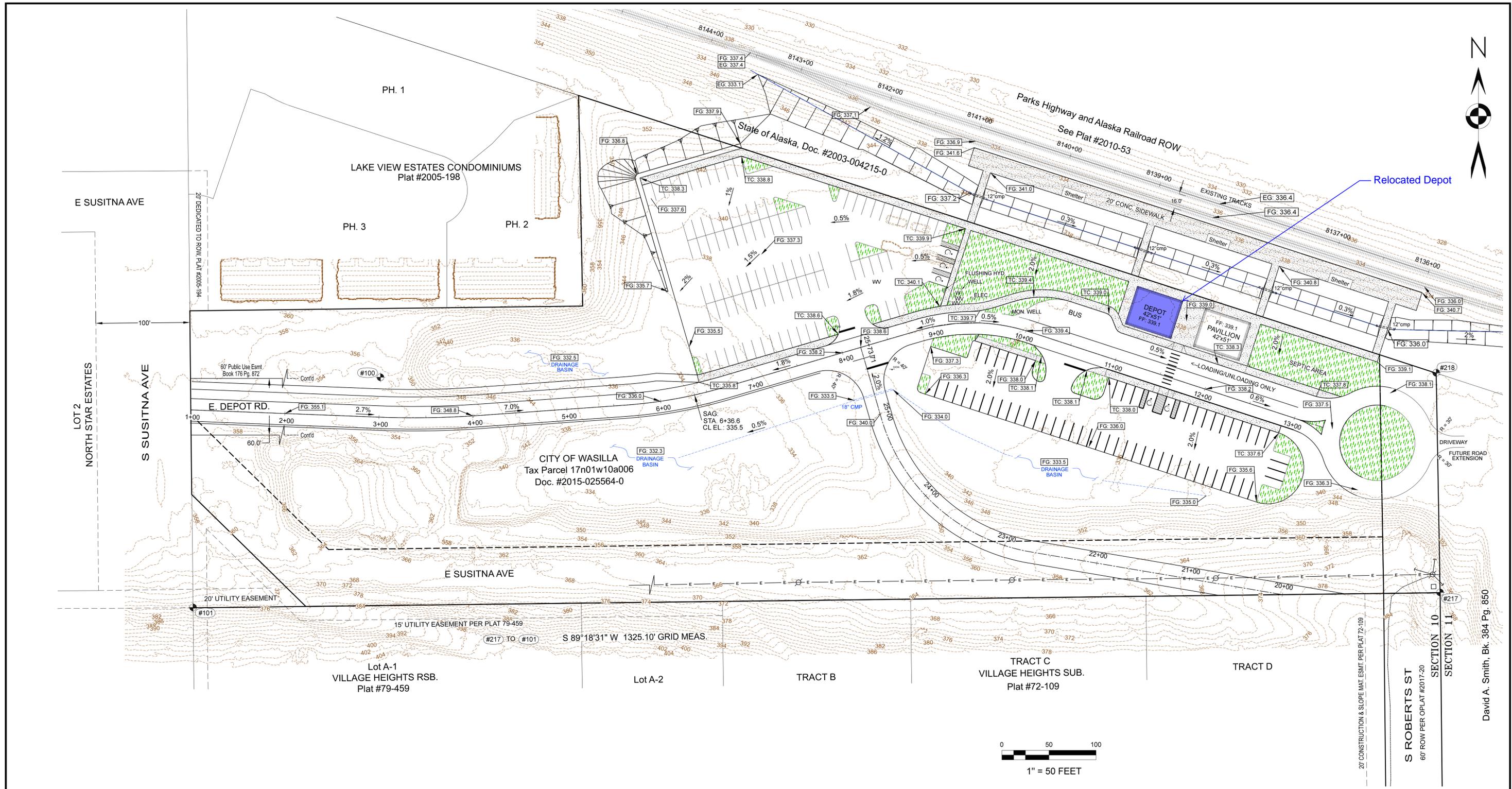
George Parks Hwy (AK-3)

Railroad tracks

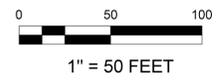
1000 ft



Google Earth



PARKING FACILITIES PROVIDED
 157 STANDARD SPACES
 5 ADA SPACES



Issued for concept design purposes only, not for construction

ALL POINTS NORTH CLIENT City of Wasilla PROJECT City of Wasilla Intermodal Facility SHEET TITLE Grading Plan	APN JOB # 18-78	SCALE 1" = 50 FEET
	DATE 5/14/2019	SHEET NO 4 OF 9
	STATE OF ALASKA 49TH Max A. Schillinger No. 12956 REGISTERED PROFESSIONAL ENGINEER 5-14-2019	



WASILLA
• ALASKA •

Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: <i>Kornis</i>	

O'Barr, Buswell, Graham, Wilson in favor
Sullivan - Leonard opposed
Wall absent

CITY COUNCIL ACTION MEMORANDUM

AM No. 15-31: Authorizing the Mayor to Purchase Parcel A006 Section 10, Township 17 North, Range 1 West, as part of the Main Street Couplet project for the relocation of train passenger service in Wasilla.

Originator: Public Works Director
Date: August 5, 2015

Agenda of: August 24, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	8/5/15
X	Finance Director	<i>[Signature]</i>	8-5-15
X	Deputy Administrator	<i>[Signature]</i>	8/5/15
X	City Clerk	<i>[Signature]</i>	8.6.15

Reviewed by Mayor Bert L. Cottle: *[Signature]* August 5, 2015

Fiscal Impact: yes \$1,500,000 **Funds Available:** yes

Account name/number: Main St Couplet/160-4320-432.45-61

Attachments: Appraisal Summary (3 pages)
Alaska Railroad Correspondence (4 pages)
Development Plan (9 pages)

Summary Statement: The attached July 15, 2015 letter from the Alaska Railroad confirms the Wasilla Main Street project design will require the relocation of the existing passenger boarding activities to another location. In addition, the Alaska Railroad has confirmed that Parcel A006 Section 10 T17N R1W is a suitable location for passenger boarding activities once the Main Street project is constructed. This will allow the train to continue stopping in Wasilla without blocking Knik-Goose Bay Road or the Talkeetna-Yenlo portion of the couplet project.

Funding for the property acquisition will be from a \$5 million State Grant the City received in 2012 for the Main Street Couplet project.

Staff Recommendation: Adopt AM No. 15-31.



July 15, 2015

Kelly Petersen
ADOT & PF
4111 Aviation Avenue
PO Box 196900
Anchorage, AK 99519-6900

RE: Wasilla Main Street project

Dear Ms. Petersen:

As we have been discussing since the first part of this year, the proposed Alaska Department of Transportation and Public Facilities (ADOT) Wasilla Main Street project design will require the relocation of the Alaska Railroad Corporation's (ARRC) existing passenger boarding activities to another location. Although the project is in final design, ADOT is concerned that the Federal Transit Administration (FTA) may require level platform boarding at the new location.

We do not believe that will be the case. Alaska Railroad passenger trains do not (and will not) stop at the Wasilla loading platform unless we have advance notice that there is a passenger getting on or getting off there. That makes the Wasilla platform a "conditional stop" rather than a "station" under 49 CFR § 37.3. Since the level platform boarding requirements only apply to "stations" as defined by Section 37.3, the level platform boarding requirements will not apply to the Wasilla platform.

Though the Wasilla location is a conditional stop, it provides the only public access on the Alaska Railroad between Anchorage and Talkeetna. ARRC therefore respectfully reiterates this conditional stop must be reconstructed at the new boarding location. We must jointly ensure there is no reduction in the level of service provided to passengers in the provision of public transportation access in the Matanuska Susitna Valley.

If you have any further questions regarding this matter, please feel free to contact me at your convenience.

Sincerely,

FOR
Brian Lindamood, PE, SE
Director, Capital Projects

cc: Judi Shapiro
Clark Hopp
Roy Thomas
Shawnessy Leon
Kristen McDonald
Blake Adolfae
Rachel Maddy

Archie Giddings

From: Shawnessy Leon <LeonS@akrr.com>
Sent: Wednesday, July 15, 2015 9:02 AM
To: Archie Giddings
Cc: 'kelly.petersen@alaska.gov'; Brian Lindamood; Clark Hopp
Subject: RE: Wasilla Main Street Railroad siding
Attachments: sysadmin@ci.wasilla.ak.us_20150714_155329.pdf; Wasilla Main St ltr_7.15.2015.pdf

Archie and Kelly, yes the ARRC passenger loading activities may be moved to the noted parcel, once the MSB acquisition is complete. And, Archie is correct, the Kenai Supply location at this time is not set up for passenger loading / offloading activities.

Attached is a pdf of a letter we just finalized. Hopefully this answers some of the questions regarding potential relocation of existing railroad services. Kelly, the original will be coming to you by regular mail.

If you do have any questions, please do let us know.

Regards,

Shawnessy Leon

Director Grants and Operations Budgets

907.265.2510 office | 907.242.3190 mobile
mailing: PO Box 107500, Anchorage, AK 99510
physical: 327 W. Ship Creek Ave, Anchorage, AK 99501
web: www.AlaskaRailroad.com



The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient of this message, please contact the sender and delete this material from this computer.

From: Archie Giddings [<mailto:agiddings@ci.wasilla.ak.us>]
Sent: Tuesday, July 14, 2015 4:39 PM
To: Shawnessy Leon
Subject: FW: Wasilla Main Street Railroad siding

Try again

From: Archie Giddings
Sent: Tuesday, July 14, 2015 4:08 PM
To: 'Shawnessy Leon'; 'kelly.petersen@alaska.gov'
Subject: FW: Wasilla Main Street Railroad siding

Kelly, the Kenai Supply property does not function for a train stop as I understand it, but what we were talking about is the parcel shown on attached map which the city is seeking to purchase.

Shawnessy, can you confirm that the train stop can be moved to this location once it is purchased by the city, without the development of a siding with ADA access?

thanks

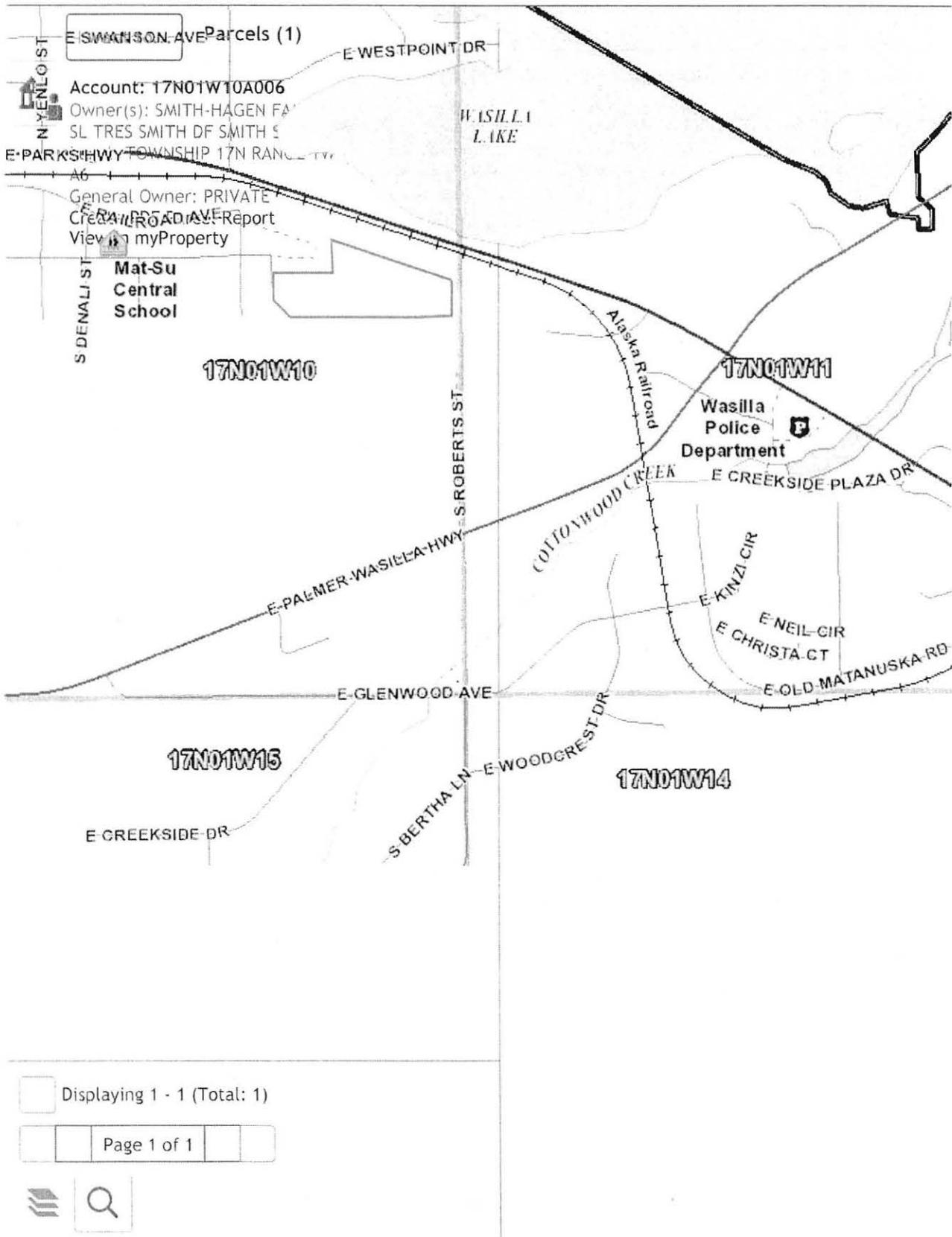
From: Petersen, Kelly L (DOT) [<mailto:kelly.petersen@alaska.gov>]
Sent: Tuesday, July 14, 2015 2:40 PM
To: Archie Giddings
Subject: Wasilla Main Street Railroad siding

Hi Archie,

Do you have any written documentation regarding our Main Street project not being required to build a parallel siding if we were to relocate the function of the depot to Kenai Supply? Anything you can send me is appreciated.

Thanks,
Kelly

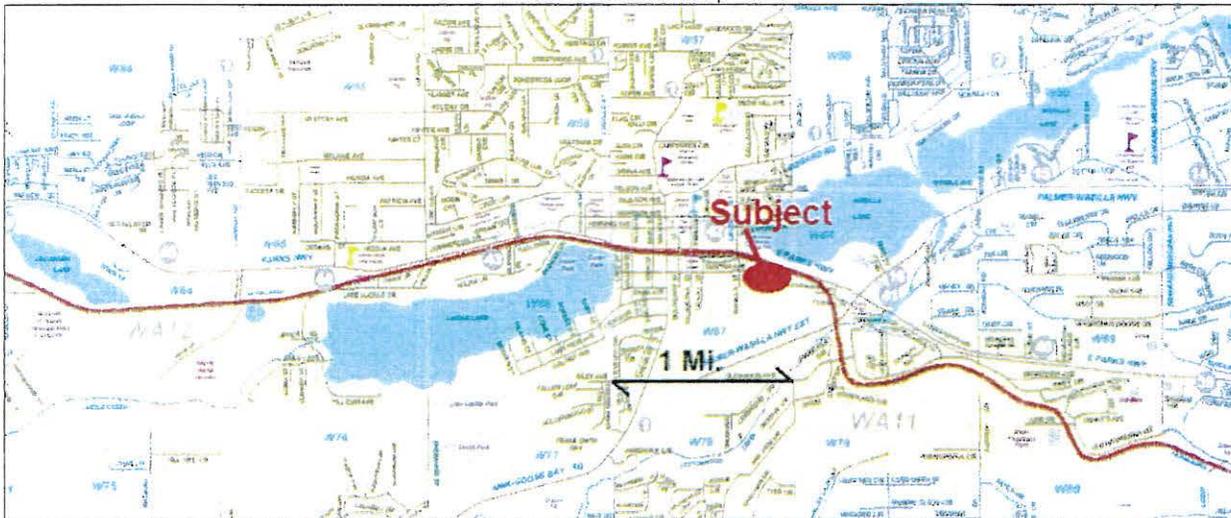
Kelly Petersen, P.E.
Project Manager
State of Alaska
Department of Transportation & Public Facilities
Preliminary Design & Environmental
Phone (907) 269-0546



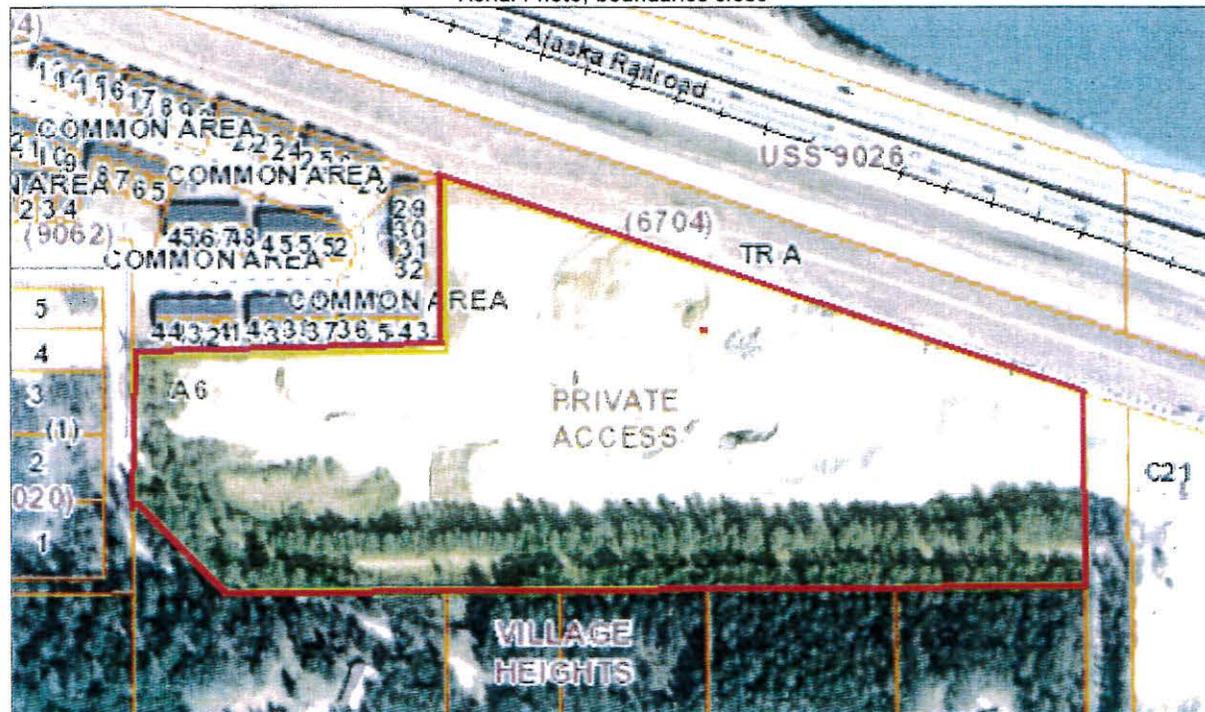
**NARRATIVE APPRAISAL REPORT
VACANT 11.14 AC +/- COMMERCIAL TRACT
17N01W10A006 (MAT-SU BOROUGH TAX ID#)
WASILLA, ALASKA 99654**

Value Estimate Effective Date: August 7, 2014
Report Preparation and Certification Date: August 7, 2014
(File No. 1123-14)

Wasilla Location Map



Aerial Photo; boundaries close



CLIENT: STEVEN F. SMITH

August 7, 2014

Steven F. Smith
PO Box 877563
Wasilla, Alaska 99687-7563

RE: Narrative Appraisal Report (Vacant 11.16 AC +/- Commercial Tract)
17N01W10A006 (MSB Tax ID #)
Wasilla, Alaska 99654 (File No. 1123-14)

Dear Mr. Smith:

As agreed, following this transmittal letter is a narrative appraisal of the above-referenced property, which is a large (11.14 AC +/-) vacant tract located in the core area of Wasilla, Alaska, that is zoned for general commercial use. It is understood that this appraisal report is to be utilized by you for "in-house" decision making purposes, including the possibility of listing the property. Development of the appraisal complies with the "Scope of Work Rule" and Standards Rule 1-1(h) of the Uniform Standards of Professional Appraisal Practice (2014-2015). Reporting of the appraisal complies with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (2014-2015) pertaining to "Appraisal Report" preparation. The format utilized also complies with the former (2012-2013) Uniform Standards of Professional Appraisal Practice pertaining to "Summary Report" preparation. Information and analyses are specific to the needs and intended use of the client.

Readers/users are advised to familiarize themselves with the citations, beginning on Page 4 in the body of the report, under the general heading "Premise of the Appraisal". The appraisal can not be understood without familiarity with these statements:

- "Scope of Work" (page 2)
- "Assumptions and Limiting Conditions" (page 3)
 - Special Economic Assumptions (page 3)
 - Extraordinary Assumptions (page 4)
 - General Assumptions and Limiting Conditions (page 5)

Following is the estimated market value of the fee-simple estate of the subject property "As Is", effective as of August 7, 2014. This estimate is subject to the "special economic assumptions", "extraordinary assumptions", and "general assumptions and limiting conditions" beginning on page 3 in the body of the report, and is based on cash or equivalent terms. **Absent a survey, size as noted in Mat-Su Borough data is utilized, which may include easement areas. A survey will be required for more definitive analyses.**

ONE MILLION FIVE HUNDRED THOUSAND DOLLARS
\$ 1,500,000

Respectfully submitted,


Vince Coan, AA-132
Certified General Real Estate Appraiser

Steve Smith

Appraisal Transmittal Letter (17N01W10A006: 11.14.AC - - Vacant Commercial Tract)

Page 2 of 2 (File No. 1123-14)

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one other than the undersigned, or those whose services are specifically acknowledged herein, prepared the analyses, conclusions, and opinions concerning the real estate that are set forth in this appraisal report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Vince Coan is currently certified by the State of Alaska as a General Real Estate Appraiser (Certificate No. AA-132).
- As of the report date, Vince Coan has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

Property Rights Appraised: Fee Simple Estate

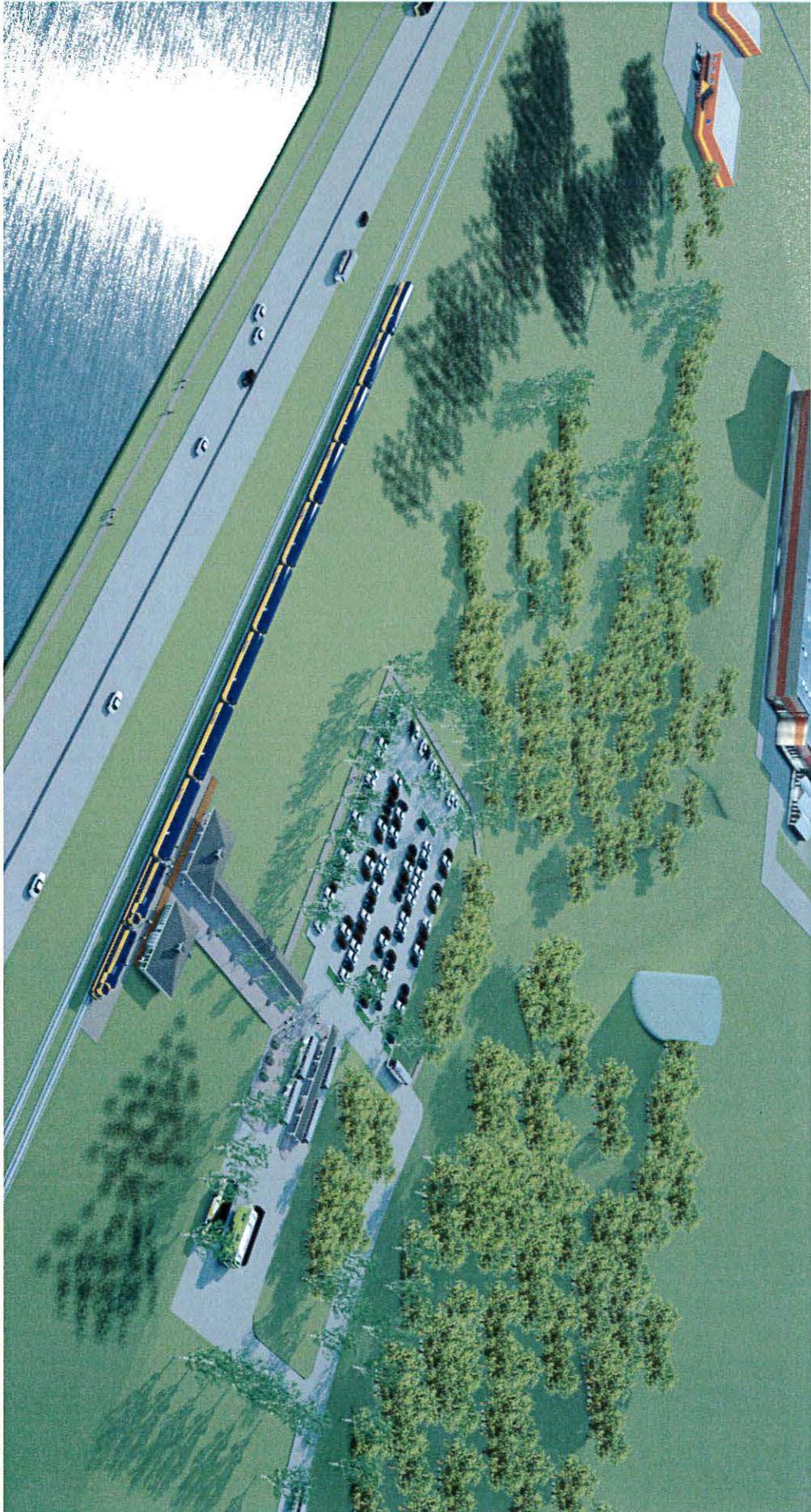
Value Estimate Effective Date: 8/7/14 (last inspection date)

Report Preparation Date: 8/7/14

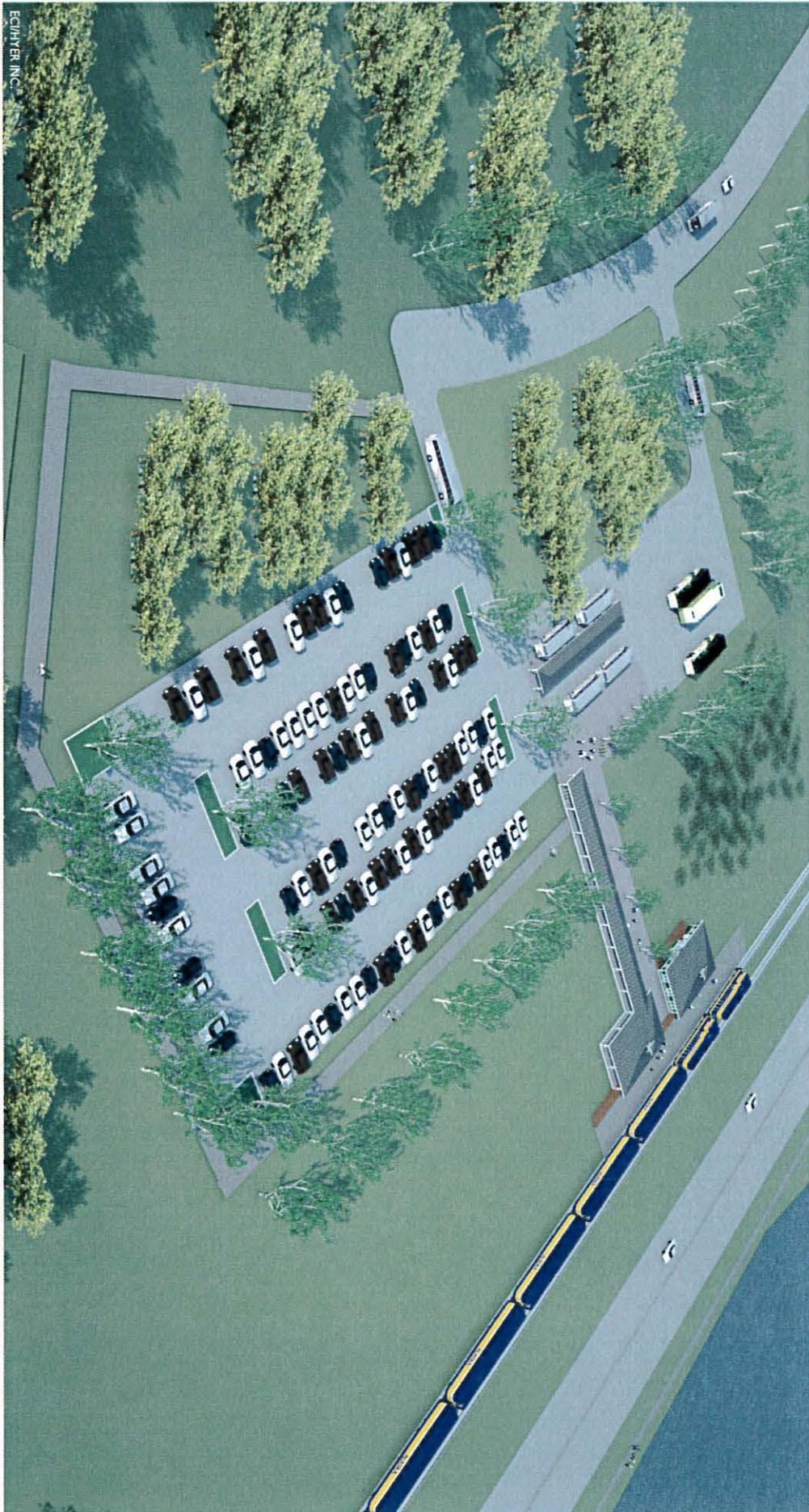


Vince Coan, AA-132

Certified General Real Estate Appraiser



WASILLA INTERMODAL FACILITY
OVERALL REDEVELOPMENT



WASILLA INTERMODAL FACILITY
AERIAL OVERVIEW



WASILLA INTERMODAL FACILITY
VIEW FROM PLAZA TO THE BUS STATION



WASILLA INTERMODAL FACILITY

VIEW FROM THE COVERED WALK TOWARDS THE BUS STOP



WASILLA INTERMODAL FACILITY

VIEW FROM THE WASILLA DEPOT TOWARDS THE BUS STOP AND PARK&RIDE

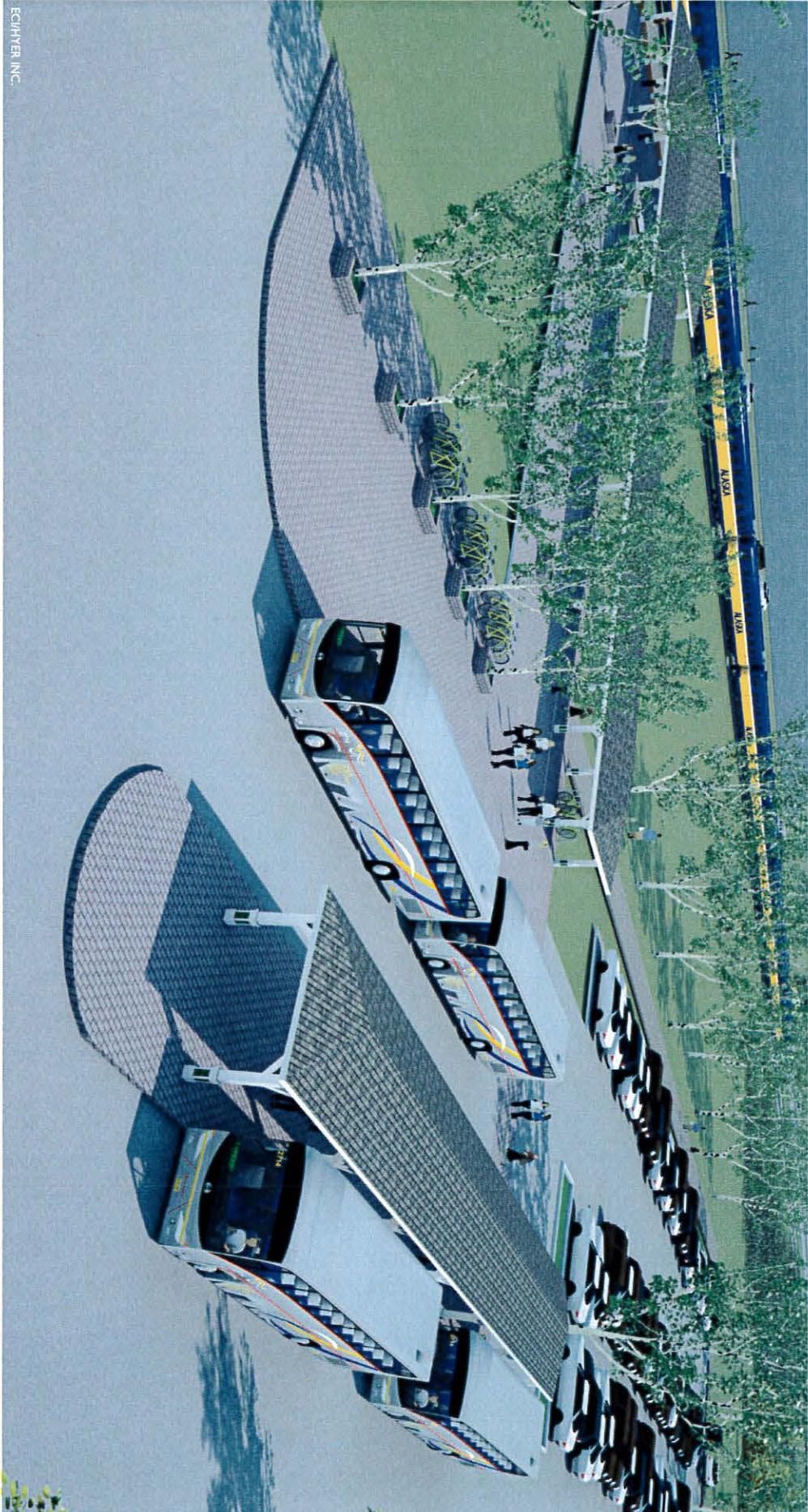


WASILLA INTERMODAL FACILITY

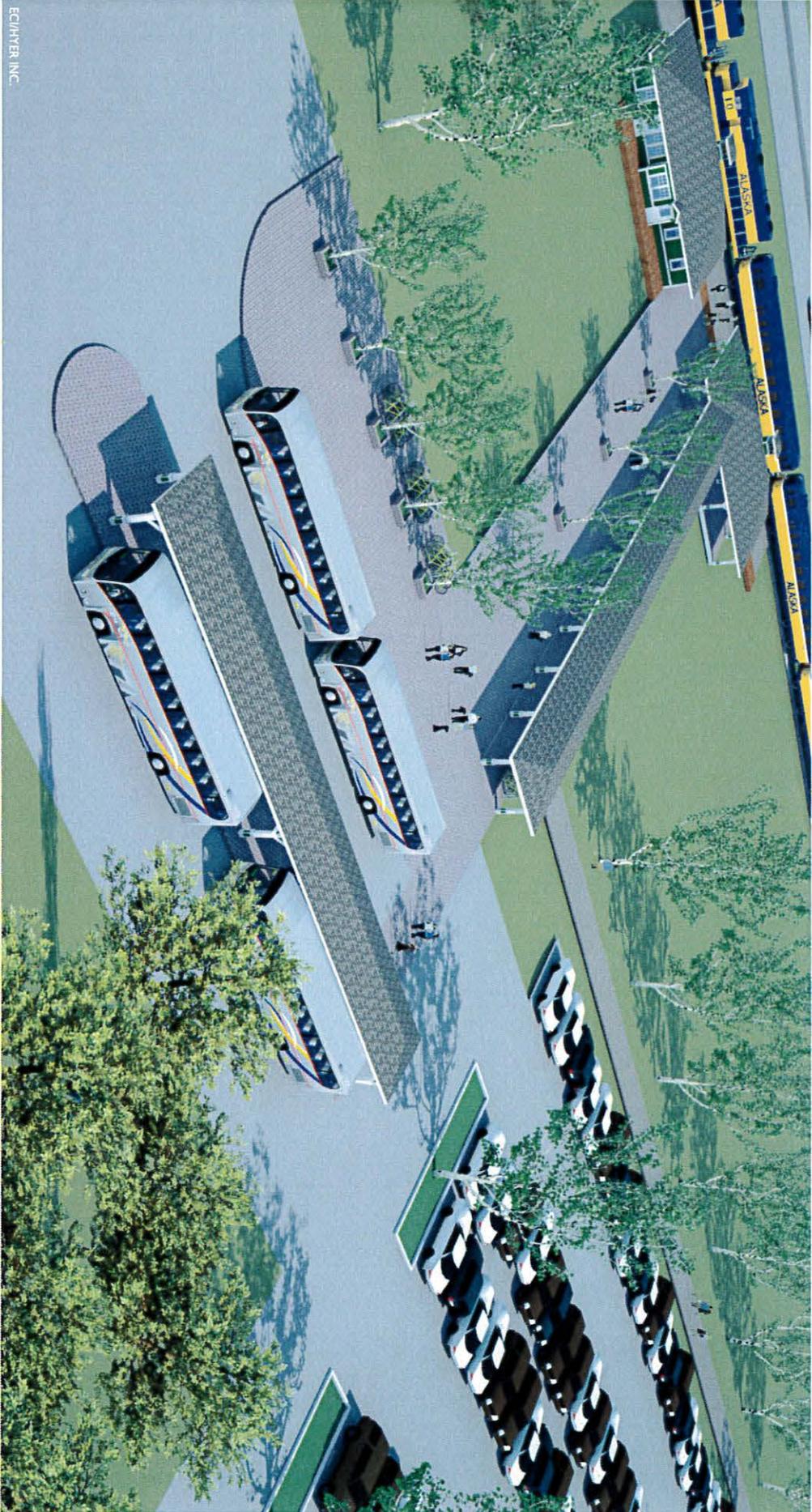
VIEW FROM THE WASILLA DEPOT TOWARDS THE BUS STOP AND PARK&RIDE



WASILLA INTERMODAL FACILITY
VIEW ALONG THE COVERED PATH TOWARDS THE WASILLA DEPOT



WASILLA INTERMODAL FACILITY
OVERVIEW OF FACILITY



WASILLA INTERMODAL FACILITY
OVERVIEW OF FACILITY

**MATANUSKA SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION**

Eileen Haines – (1)	Andrew Schweisthal – (2)	Angela Wade – (3)	Kevin Toothaker – (4)
Vacant – (5)	Deborah Burlinski – (6)	Vacant – (7)	Fran Seager-Boss – (8)
Jake Anders – (9)			

Staff: Adam Bradway, Planning Division

AGENDA

REGULAR MEETING
DSJ BUILDING-Assembly Chambers
350 E. Dahlia Avenue, Palmer AK 99645

July 09, 2020
6:00 - 8:00 PM

Phone: +1 907-290-7880
Conference ID: 110 508 389#

- I. CALL TO ORDER - ROLL CALL - QUORUM ESTABLISHED – 1 min.
- II. APPROVAL OF AGENDA – 1 min.
- III. PLEDGE OF ALLEGIANCE – 1 min.
- IV. APPROVAL OF MINUTES – 5 min.
- V. AUDIENCE INTRODUCTIONS & PARTICIPATION
(3-minute limit per person at chair's discretion)
- VI. HISTORICAL SOCIETY/MUSEUM UPDATES – 5 min.
- VII. REPORTS: STAFF/CORRESPONDENCE – 10 min.

VIII. ITEMS OF BUSINESS

a NEW BUSINESS

- i** Wasilla Train Depot Relocation – National Register
- ii** Review of Preservation Plan Sub-Committee Membership
- iii** Review Certified Local Government laws and guidelines (Federal and State)
- iv** Review MSB 1987 CLG application and agreement
- v** Discuss 2018 OHA review of MSB GLG compliance

b OLD BUSINESS

- 1.** 4.46 HPC Code Revision

IX. COMMISSION MEMBER COMMENTS – 5 min.

X. ADJOURNMENT

**ALASKA
CERTIFIED LOCAL GOVERNMENT
HISTORIC PRESERVATION PROGRAM**

**State Guidelines
and
Application for Certification**

**Office of History and Archaeology
Division of Parks and Outdoor Recreation
Alaska Department of Natural Resources
550 West 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3565
(907) 269-8721**

Email: oha@alaska.net

Web address: http://www.dnr.state.ak.us/parks/oha_web/index.htm

Table of Contents

Introduction 1

State Guidelines

A. Purpose 2

B. Requirements for certification 2

C. Procedures for certification 4

D. *The Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation* 6

E. The National Register of Historic Places process 6

F. Grant funding through the Historic Preservation Fund 8

G. Delegated Section 106 responsibilities..... 10

H. Monitoring and evaluation 10

I. Decertification 11

J. Additional information 12

K. Key to abbreviations..... 13

L. Glossary..... 13

Application for Certification

Application for certification 1

Certification agreement 1

Introduction

Historic buildings in a neighborhood are the framework for the memories, values, and history of a community. Poorly planned construction such as parking lots, highways, or housing developments fragment a neighborhood, and its sense of community, its cohesiveness, and its past are destroyed. The residents, among them those who work and live in the historic homes and neighborhoods, see the effects of alterations to the buildings. They enjoy the economic and social benefits that preservation and rehabilitation of historic properties brings.

The National Historic Preservation Act established the Certified Local Government Program to provide financial and technical assistance for preservation of historic resources at the local level. To participate in the program, a local government needs to establish a historical preservation commission and a program meeting state and federal standards. Once the State Historic Preservation Officer (SHPO) and the National Park Service (NPS) determine these are in place, then the government can request to be certified and participate in the program as a Certified Local Government (CLG).

Ten percent of annual Historic Preservation Fund (HPF) appropriations made to the states under the National Historic Preservation Act must be passed to CLGs through the SHPO office. In Alaska, this is done through grants. Various kinds of projects can be funded. These include nomination of a historic property to the National Register of Historic Places, survey and inventory of historic and archaeological resources, preparation of preservation plans, staff support for a local historic preservation commission, historic structure reports, archaeological testing of sites to determine their significance, and development of public education preservation programs. Technical assistance, training in historic preservation goals and programs, and guidance on how to conduct specific projects are available through the SHPO office.

Fourteen communities in Alaska, from Ketchikan to Barrow, have become CLGs by 2018. The first were certified in 1986. Our most recent CLG is Nome, who was certified on April 24, 2018. Between 1986 and 2018 Alaska CLGs conducted 199 projects and received \$2,072,336 in federal historic preservation funds for their programs. Projects have included neighborhood surveys in Juneau and Dillingham; archaeological testing in the Matanuska-Susitna Borough; preservation planning in Fairbanks and the North Slope Borough; creation of inventories in Sitka, Unalaska, Kenai and Anchorage; National Register documentation in Ketchikan; and public education programs in Seward, Cordova and Juneau.

This package has the state guidelines and application to become a CLG. Supplemental program information is available from the Alaska Office of History and Archaeology. In Alaska, the SHPO is in this office.

Alaska Certified Local Government Historic Preservation Program State Guidelines

A. Purpose. The CLG program is to:

B.

1. ensure widespread participation of local governments in the national historic preservation program while maintaining standards consistent with the National Historic Preservation Act and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (http://www.cr.nps.gov/local-law/arch_stnds_0.htm);
2. enrich, develop, and help maintain local historic preservation programs in cooperation and coordination with the SHPO; and
3. provide financial and technical assistance for these purposes.

B. Requirements for certification. Local governments are certified when the SHPO and the Secretary of the Interior, through the National Park Service, certify the local government meets five requirements set out in Federal Regulations (36 CFR 61). The requirements are:

1. The local government must agree to enforce appropriate state and local legislation for designation and protection of historic properties.
 - a. The local government will enforce the Alaska Historic Preservation Act whenever appropriate.
 - b. The local government will adopt and enforce a local historic preservation ordinance.
2. The local government must establish an adequate and qualified historic preservation review commission by local legislation.
 - a. The local government will enact an ordinance establishing the commission. Communities and boroughs with historical commissions may adapt an existing commission for the CLG program and expand their duties to include historic preservation responsibilities. The ordinance should direct the commission to meet a minimum of two times a year, and should define appointment of and terms for members.

- b. The local government will compose its commission of the following members to the extent feasible:
 - 1 architect or historical architect
 - 1 archaeologist
 - 1 historianand at least four other people (for a minimum total of 7). The membership should include Alaska Natives.
 - 1) A local government may be certified without the minimum number or types of disciplines if it can provide written documentation to the SHPO that it has made a reasonable effort to fill those positions.
 - 2) If a professional discipline is not represented in the commission membership, the commission shall seek expertise in this area from consultants meeting the *Secretary of the Interior's Professional Qualification Standards* (defined in Appendix A, 36 CFR 61).
 - 3) If the SHPO has delegated National Register program responsibilities to the CLG, the local commission must meet all applicable federal requirements.
 - c. The local government's historical preservation commission will:
 - 1) develop a local historic preservation plan providing for identification, protection, and interpretation of the area's significant cultural resources. This plan is to be compatible with the Alaska historic preservation plan.
 - 2) review and make recommendations about local projects that might affect properties identified in the historic preservation plan.
 - 3) review nominations to the National Register of Historic Places for properties within its jurisdiction.
3. The local government must maintain a system for the survey and inventory of historic properties.
 - a. The local government will establish and maintain a basic working inventory of cultural resources in the local area, compatible with the Alaska Heritage Resources Survey (AHRs), and annually provide new data to the Office of History and Archaeology.
 - b. CLG survey data shall be consistent with SHPO inventory requirements and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. This requirement does not apply to survey data produced by local governments before the date of CLG certification.

- c. The local government will establish policies and procedures for access and use of the inventory that addresses sensitive site location information.
 4. The local government must provide for adequate public participation in the local historic preservation program.
 - a. The local government will provide for open meetings.
 - b. The local government will maintain minutes that are publicly available, publish and disseminate historic preservation commission procedures, as well as comply with local, state, and federal public participation regulations.
 - c. The local government will invite public comment in its review of nominations to the National Register of Historic Places.
 - d. The local government will provide for public participation in development and review of the local historic preservation plan.
 5. The local government must satisfactorily perform the responsibilities delegated to it under the National Historic Preservation Act.
 - a. The local government will provide an annual report of all its historic preservation activities to the SHPO.
 - b. The local government will provide a commission member list and members' qualifications to the SHPO as part of its annual report.
 - c. The local government will provide a draft of the local historic preservation plan for SHPO review.
 - d. The local government will provide annual updates of AHRS information to the Office of History and Archaeology.
- C. Procedures for certification.** It is the local government, not the commission, that is certified. The jurisdiction of the CLG is that of the local government and must coincide with its geographic boundary. A local government, however, may perform required CLG activities through existing historic district commissions or other qualified agencies or organizations. Such arrangements must be detailed in written agreements in which the SHPO has concurred, that specify the responsibilities, authority, and accountability of each party. Each party must meet Alaska's CLG requirements pertinent to its CLG activity.

1. An application for CLG certification is to be made by the chief elected or appointed official of the local government to the Alaska SHPO. The application must include:
 - a. Documentation showing applicant meets the federal definition of a local government and has the authority to enforce legislation for the designation and protection of historic properties.
 - b. A statement that the local government will comply with all appropriate federal and state historic preservation laws and regulations.
 - c. The local historic preservation ordinance.
 - d. A copy of the most recent version of the local government's comprehensive plan.
 - e. Resumes for the historic preservation commission: archaeologist, historian, architect or architectural historian, and the names and occupations of all other members with a statement of each member's expertise. If a professional position is not filled, the name and resume of the consultant who will be used must be provided.
 - f. A list of properties in its cultural resources inventory.
 - g. A copy of the local government's historic preservation plan, outline, or draft.
 - h. An explanation of how the public will participate in the local historic preservation program.
 - i. An explanation of how a qualified local commission will review National Register of Historic Places nominations.
 - j. A narrative and flow chart explaining how local projects that might affect historic properties will be reviewed by the commission, and position titles of those individuals involved in the review process.
 - k. A copy of the certification agreement.
2. Review of the application for CLG certification will be done by the SHPO and NPS staff within 45 days of receipt. Additional documentation or clarification may be requested from the applicant. A representative of the SHPO may conduct an on-site visit to:

- a. determine that the systems documented in the application are in place,
 - b. assist the local government in establishing an inventory compatible with the AHRIS, and
 - c. provide orientation and training to the local government staff and members of the local preservation commission.
3. The SHPO will notify the local government in writing within 30 days whether or not the local government meets the state requirements for certification.
 4. If the application meets the requirements, the SHPO will send the package to the NPS for concurrence. The NPS has 15 working days to review the package. If the NPS concurs with the SHPO recommendation for certification, the NPS will notify the SHPO in writing and send a copy of the letter to the CLG.
 5. A certification agreement signed by the CLG and the SHPO completes the certification process. The effective date of certification is the date the SHPO signs the certification agreement. The agreement remains in effect until the CLG requests decertification or the SHPO decertifies the CLG following the process outlined in section I.
 6. A local government certification agreement can be changed when the SHPO and CLG agree. In such event a request is sent to the NPS for concurrence. The NPS will notify the SHPO in writing of its concurrence with any changes and send a copy of the letter to the CLG. NPS written concurrence must be received before changes will be in effect.

D. *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.* CLGs and local governments interested in becoming CLGs are encouraged to adopt *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* relevant to their activities. Locally developed standards and guidelines are acceptable if they are consistent with these. Local guidelines not in accord with the Secretary's standards, or that specifically recommend or require action in conflict with the standards, are not acceptable. The SHPO will not allocate HPF funds to implement unacceptable guidelines.

E. The National Register of Historic Places process.

1. Before a nomination of a property within the jurisdiction of a CLG is submitted to the Keeper of the National Register by the state, the SHPO will notify the chief elected local official and the commission in accordance with 36 CFR 60, 36 CFR 61, and state procedures. This notification will ask the CLG for local historic

preservation commission review of the documentation and a determination of eligibility for listing the property in the National Register.

The CLG notification procedures do not apply when a nomination is processed by or through a CLG, which provides its recommendation to the SHPO with the documentation.

2. After providing a reasonable opportunity for public comment, including the solicitation of comments from all local tribal entities, the local preservation commission shall determine whether or not, in its opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the SHPO, the CLG shall transmit in writing the determination of the commission to the SHPO. If the CLG does not provide its determination within 60 days, the SHPO can proceed with the nomination process.

For a property nominated for its architecture, the architect on the commission, or consultant, must agree the property is eligible for listing under that criterion. For a property nominated for its archaeological potential, the archaeologist on the commission, or consultant, must agree the property is eligible for listing under that criterion.

3. If either or both the commission and the chief elected local official recommend that the property is eligible for the National Register, the SHPO can proceed with the nomination process. If both the commission and the chief elected local official determine that the property is not eligible for the National Register, the SHPO may not proceed with the nomination of the property unless an appeal is filed in accordance with 54 U.S.C. 302504 of the National Historic Preservation Act and 36 CFR 60.
4. Any determination made by the CLG or recommendation from the chief elected local official will be included with the documentation submitted by the SHPO to the Keeper of the National Register.
5. The SHPO may delegate to a CLG, through its CLG procedures and the Certification Agreement, any of the responsibilities of the SHPO pertaining to the National Register of Historic Places. Any delegated responsibilities will be performed in accordance with the requirements for the state. The SHPO may authorize the historic preservation commission of a CLG to act for the Alaska Historical Commission (AHC) for the purpose of considering National Register nominations within the CLG's jurisdiction, provided the commission meets the professional qualifications required for the AHC.

F. Grant funding through the Historic Preservation Fund.

1. The state will designate at least 10% of its yearly HPF appropriation to the CLG program. The state will designate 50% of any excess of the state's HPF appropriation to the CLG program in any year in which the nationwide HPF appropriation exceeds \$60 million (36 CFR 61.7a)
 - a. Only CLGs are eligible to receive these grant funds.
 - b. All CLGs are eligible to receive funds from the 10% of the HPF appropriations. The state is not required, however, to award funds to all CLGs eligible to receive funds.
 - c. Other federal grants may not be used as matching share for any HPF grant funds to CLGs.
 - d. All CLG activities assisted with HPF grant funds must meet *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*.
 - e. A CLG shall adhere to any requirements mandated by Congress regarding the use of HPF funds.
2. Examples of types of projects funded through grants to CLGs:
 - preparing documentation for the National Register of Historic Places
 - surveying and inventorying historic and archaeological resources
 - preparing preservation plans
 - supporting a local historic preservation commission
 - developing local design guidelines
 - preparing historic structure reports
 - writing or amending preservation ordinances
 - testing archaeological sites to determine their significance
 - developing public education preservation programs
 - preparing exhibits and brochures about local historic resources and the activities of the historic preservation commission
 - holding special events to educate the public about local history, resources, and historic preservation
 - developing local designation programs

3. To be eligible for these grant funds, the CLG must continue to comply with the terms of its certification agreement.

Applications for CLG grant funds will be reviewed by the SHPO for completeness and accuracy. The AHC will review the proposals and make recommendations on grant allocations to the SHPO. The SHPO will make the final awards.

- a. Funds will be awarded on a competitive basis to CLGs. Criteria for grant selection include:
 - 1) request for activities eligible for HPF assistance,
 - 2) availability of matching share (40% of total project costs),
 - 3) clear, realistic and precise goals for the funds, attainable within the funding period,
 - 4) meets priorities for funds established by the AHC and the SHPO,
 - 5) demonstrates relation to state and local historic preservation plans.
 - b. The AHC will consider projects for funding based on priorities it establishes annually. Criteria include the extent to which a project seeks to help properties that may be adversely affected by development or natural dangers such as erosion; the extent to which the project has potential to find and document properties that qualify for the National Register of Historic Places; the extent to which the project is part of other historic preservation projects or programs; the extent to which the scope of work is consistent with available funding and time; and the extent to which the project will enhance the knowledge and understanding of the history or prehistory of a given area.
4. A CLG may use grant funds for activities involving historic or archaeological resources outside the jurisdiction of the CLG if the activity clearly demonstrates a direct benefit to identifying, evaluating, and protecting the historic and archaeological resources of the CLG, and if the CLG and any local or tribal government with jurisdiction agree.
 5. Grants may be pooled by CLGs for specific purposes. For example, several CLGs can pool grant funds to share the services of a preservation professional.
 6. CLG grants may be administered by a third party if the CLG indicates in its application that it wants any award to it to be administered by a specific organization. Designation of a third-party to administer a subgrant is not a procurement action. Such a delegate agency may be another unit of local government, a commercial firm, a nonprofit entity, or an educational institution as long as it has the administrative capability required by the NPS *Historic Preservation Fund Grants Manual*. The third party, however, cannot be the SHPO

or any part of the Alaska Department of Natural Resources.

7. Funds will be transferred and monitored following HPF grant guidelines established by the Secretary of the Interior. Funds will also be administered and monitored by the state and by the CLG according to the applicable sections of OMB Circular A-102, Attachment P, "Audit Requirements." Indirect costs may be charged as part of a CLG grant only if the subgrantee meets the requirements of Chapter 12 of the NPS *Historic Preservation Fund Grants Manual*.

G. Delegated Section 106 responsibilities.

1. The SHPO may delegate to a CLG, through its CLG procedures and the Certification Agreement, any of the responsibilities of the SHPO pertaining to the Section 106 responsibilities, if a programmatic agreement has been executed with the Advisory Council for Historic Preservation (<http://www.achp.gov/>). Any delegated responsibilities will be performed in accordance with the requirements for the state.

H. Monitoring and evaluation.

1. The SHPO will monitor CLGs to assure that each continues to meet the requirements for certification and is satisfactorily conducting its responsibilities as a CLG.
 - a. The CLGs will be monitored through annual reports, correspondence, telephone conversations, and, when possible, visits to the local government.
2. Each CLG shall submit a written annual report of its activities to the SHPO, due in the spring for the previous calendar year.
 - a. Annual reports shall include information relating to commission membership and meetings, planning, survey activity, inventory updates for the AHRS, local project reviews, and participation in the National Register of Historic Places program.
3. The SHPO will conduct periodic evaluations of each CLG to determine whether or not the local government continues to meet minimum state performance requirements for CLGs.
 - a. The evaluation will be based upon annual reports submitted by the CLG, grant performance, grant products, and telephone conversations, correspondence and visits to the CLG by SHPO representatives during the review period.

- b. If the SHPO needs additional information from the CLG for evaluation, the SHPO will clearly indicate to the CLG that the information is being requested as part of an evaluation.
- c. Within 60 days after an evaluation, the SHPO will send the CLG a written evaluation of its performance in program operation and administration for the review period.
 - 1) If deficiencies are identified, the written evaluation shall include suggestions to the local government for correcting the deficiencies and a time frame for correcting them.
 - 2) The CLG will have 60 days from the date of the report to comment on the evaluation and recommendations.
 - 3) The SHPO will provide training and technical assistance, as appropriate, to the CLG staff and its commissioners to assist in correcting deficiencies.
 - 4) If the deficiencies are not corrected within the time frame established, the SHPO may take steps towards decertifying the local government.

I. Decertification.

- 1. If a CLG's historic preservation program is found to have major deficiencies after a formal evaluation or during the course of routine monitoring, the SHPO will advise the CLG that failure to correct the program deficiencies within six months may result in decertification.
 - a. If sufficient improvement is not made by the end of the six months, the SHPO will decertify the CLG and notify the Secretary of the Interior that the CLG is decertified.
 - b. In an instance where the SHPO decides on an involuntary decertification of a CLG, the SHPO will provide the CLG with written notice of intention to decertify and include the specific reasons for the proposed decertification.
- 2. The CLG may request voluntary decertification at any time by petitioning the SHPO in writing.

- a. After consultation with a representative of the local government, the SHPO will forward the written request for decertification to the NPS.
 - b. Upon receipt of the NPS's written determination of decertification, the SHPO will inform the local government of the official date of decertification.
3. If the CLG has been delegated Section 106 responsibilities in its jurisdiction by the state, and a programmatic agreement has been executed with the Advisory Council for Historic Preservation (<http://www.achp.gov/>), then the SHPO must notify the Advisory Council that the CLG has been decertified.
 4. If a local government wishes to become recertified it must reapply for certification.
 5. Decertified local governments with unfinished HPF grants.
 - a. Decertification will not release the CLG from any prior obligations under federal HPF grant guidelines.
 - b. Decertification, by itself, may not constitute grounds for termination of a CLG grant unless the terms of the grant cannot continue to be met after decertification.

J. Additional information.

The Office of History and Archaeology has additional information available through its Historic Preservation Series to assist a community interested in becoming a CLG. Many of the issues in the Historic Preservation Series are available on the office's web page (<http://dnr.alaska.gov/parks/oha/hpseries/hpseries.htm>). Copies can also be obtained by calling or writing the OHA. Topics include:

- *The Certified Local Government Historic Preservation Program in Alaska*
- *Basic Components of a Historic Preservation Ordinance*
- *Annual Certified Local Government Report Outline*
- *Applying For Historic Preservation Fund Grants: Writing a Successful Application*
- *Sample Local Project Review Process*
- *Alaska Certified Local Governments 2003 Directory*
- *The Secretary of the Interior's Standards for Archaeology and Historic Preservation* (http://www.cr.nps.gov/local-law/arch_stnds_0.htm).

K. Key to abbreviations

AHC.....	Alaska Historical Commission
AHPA	Alaska Historic Preservation Act
AHRS	Alaska Historic Resources Survey
CFR	Code of Federal Regulations
CLG	Certified Local Government
HPF.....	Historic Preservation Fund
NHPA	National Historic Preservation Act
NPS.....	National Park Service
NRHP	National Register of Historic Places
OHA	Office of History and Archaeology
SHPO.....	State Historic Preservation Officer

L. Glossary

Alaska Heritage Resources Survey (AHRS) is Alaska's inventory of prehistoric and historic sites. The inventory is maintained at the Office of History and Archaeology.

Alaska Historic Preservation Act (AHPA) is the state legislation governing historic preservation and the management of historic, prehistoric and archaeological sites, as set forth in 1971 (AS 41.35) and its implementing regulations (11 AAC 16).

Alaska Historical Commission (AHC) is the state review board that reviews and makes recommendations to the SHPO on CLG grants from the Historic Preservation Fund.

Certified Local Government (CLG) is a local government with a historic preservation program that has been certified to carry out the purposes of the National Historic Preservation Act.

Chief elected local official is the elected head of a local government.

CLG share is the funding authorized for transfer to local governments through grants in accord with the National Historic Preservation Act, as amended.

Historic Preservation Fund (HPF) is the monies accrued under the Outer Continental Shelf Lands Act, as amended, to support the program of matching grants-in-aid to the states for historic preservation programs and projects, as authorized by [Section 303101](#) of the National Historic Preservation Act, as amended.

Historic preservation commission is a board, council, commission, or other similar collegial body, which is established in accordance with 36 CFR 61.4 (c)(2).

Keeper of the National Register is the official with whom authority has been delegated by the Secretary of the Interior for expanding and monitoring the NRHP, listing properties, and determining the eligibility of properties for inclusion.

Local government is a city, municipality, or borough, or any other general purpose political subdivision of any state.

National Register of Historic Places (NRHP) is the national list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, maintained by the Secretary of the Interior under authority of [Section 302101](#) of the National Historic Preservation Act, as amended.

National Park Service (NPS) is the bureau of the Department of the Interior to which the Secretary of the Interior has delegated the authority and responsibility for administering the National Historic Preservation Program.

Office of History and Archaeology (OHA) is the office within the Division of Parks and Outdoor Recreation, Alaska Department of Natural Resources, authorized to carry out the Historic Preservation Fund program in the state and maintaining the Alaska Heritage Resources Survey (AHRS).

Secretary is the U.S. Secretary of the Interior. Unless otherwise stated in law or regulation, the Secretary has delegated the authority and responsibility for administering the National Historic Preservation Program to the National Park Service.

Secretary's Standards and Guidelines is *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. These provide technical information about archaeological and historic preservation activities and methods. They are prepared under the authority of [Section 306107](#) of the National Historic Preservation Act, as amended. The subjects covered include preservation planning, identification, evaluation, registration, historic research and documentation, architectural and engineering documentation, archaeological investigation, historic preservation projects, and preservation terminology.

State Historic Preservation Officer (SHPO) is the official within each state who has been designated and appointed by the Governor to administer the historic preservation program in the state under authority of [Section 302301](#) of the National Historic Preservation Act, as amended.

Revised 2/1/2018

**Alaska Certified Local Government
Historic Preservation Program
Application for Certification**

State Historic Preservation Officer
Office of History and Archaeology
Alaska Department of Natural Resources
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565

This is an application for certification under the Certified Local Government
Historic Preservation Program:

City or borough:

Mailing address: _____

Submitted by,

Applicant's authorized signature

Applicant's printed name, title

Date

Telephone number / email address

Date received (to be completed by Alaska Office of History and Archaeology):

1. Attach documentation showing applicant meets the federal definition of a local government and has the authority to enforce legislation for the designation and protection of historic properties.
2. Attach documentation demonstrating applicant has authority to enter into this agreement.
3. Attach a copy of the local historic preservation ordinance, or a draft with a probable timetable for implementation.
4. Attach a statement indicating that as a Certified Local Government (CLG), the government entity will comply with all appropriate federal and state historic preservation laws, regulations and guidelines enforcing legislation for the designation and protection of historic resources.
5. Attach a copy of the most recent version of the local government's comprehensive plan.
6. Attach information for implementing the following responsibilities of the local government as a CLG:
 - a. Having an outline, draft, or adopted local historic preservation plan.
 - b. Maintaining a system for survey and inventory of historic properties, with a list of known historic and archaeological properties in the community.
 - c. Providing for adequate public participation in the local historic preservation program.
 - d. Reviewing National Register of Historic Places nominations through a qualified local commission.
 - e. Reviewing projects that might affect historic properties (include position titles for those involved in the review process.)

7. List all commission members.

Professional

Other

Attach resumes for architect or architectural historian, historian, and archaeologist.

If the commission does not include the requisite professional members, attach information explaining how the expertise will be obtained when needed, and provide the name and resume of the consultant who will be used.

8. Attach a copy of the partially completed Certification Agreement.

Affidavit

- a. I understand that this is an application for certification in the Certified Local Government Historic Preservation Program.
- b. In submitting this application, I understand that it is my responsibility to comply with all requirements of the program as stated in the Alaska Certified Local Government Historic Preservation Program State Guidelines.
- c. In submitting this application, I understand that records of the program are subject to review and audit. The program may be decertified if it is found inadequate.
- d. I understand that this is not an application for a grant and that no money will be forthcoming.

Applicant's authorized signature

NOTARY SEAL

Printed name, title

Signature of Notary Public

City or borough

My commission
expires: _____

Date

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(b) The National Park Service (NPS) will administer HPF matching grants-in-aid in accordance with the Act, OMB Circular A-133 and 43 CFR part 12, and related guidance that NPS issues. Failure by a State program to meet these requirements is cause for comment and appropriate action by the Secretary.

§ 61.6 Certified local government programs.

(a) Each approved State program must provide a mechanism for certification (by the State Historic Preservation Officer and the Secretary) of local governments to carry out the purposes of the Act.

(b) Each State Historic Preservation Officer (SHPO) must follow procedures that the Secretary approves for the certification of local governments. Each SHPO also must follow procedures for removal of certified local government (CLG) status for cause. A SHPO must submit any proposed amendment to its procedures to the Secretary for approval. The Secretary will act on each proposal in a timely fashion generally within 45 days of receipt.

(c) When a SHPO approves a local government certification request in accordance with the State program's National Park Service (NPS)-approved certification process, the SHPO must prepare a written certification agreement between the SHPO and the local government. The certification agreement must list the specific responsibilities of the local government when certified. The SHPO must submit to the Secretary the written certification agreement and any additional information as is necessary for the Secretary to certify the local government pursuant to the Act and this part. If the Secretary does not disapprove the proposed certification within 15 working days of receipt, the Secretary has certified the local government.

(d) Beyond the minimum responsibilities set out in the Act for all CLGs, the SHPO may make additional delegations of responsibility to individual CLGs. However, these delegations may not include the SHPO's overall responsibility derived from the Act or where law or regulation specifies.

(e) The SHPO must ensure that each local government satisfies the following minimum requirements as conditions for certification. Each CLG must:

(1) Enforce appropriate State or local legislation for the designation and protection of historic properties. The State procedures must define what constitutes appropriate legislation, as long as:

(i) Designation provisions in such legislation include the identification and registration of properties for protection that meet criteria established by the State or the locality for significant historic and prehistoric resources within the jurisdiction of the local government;

(ii) Protection provisions in such legislation include a local review process under State or local law for proposed demolitions of, changes to, or other action that may affect historic properties as paragraph (e)(1)(i) of this section describes; and

(iii) The legislation otherwise is consistent with the Act.

(2) Establish by State or local law and maintain an adequate and qualified historic preservation review commission (Commission). All Commission members must have a demonstrated interest, competence, or knowledge in historic preservation. Unless State or local legislation provides for a different method of appointment, the chief elected local official must appoint all Commission members.

(i) The State procedures must encourage certified local governments to include individuals who meet "the Secretary's (Historic Preservation) Professional Qualifications Standards" among the membership of the Commission, to the extent that such individuals are available in the community.

(ii) The State procedures may specify the minimum number of Commission members who must meet "the Secretary's (Historic Preservation) Professional Qualifications Standards." The State procedures may also specify which, if any, disciplines the Commission's membership must include from among those disciplines that the Standards describe. Membership requirements set by the State procedures for Commissions must be cognizant of

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the needs and functions of Commissions in the State and subject to the availability of such professionals in the community concerned.

(iii) Provided that the Commission is otherwise adequate and qualified to carry out the responsibilities delegated to it, the SHPO may certify a local government without the minimum number or types of disciplines established in State procedures, if the local government can demonstrate that it has made a reasonable effort to fill those positions, or that an alternative composition of the Commission best meets the needs of the Commission and of the local government.

(iv) The SHPO must make available to each Commission orientation materials and training designed to provide a working knowledge of the roles and operations of Federal, State, and local historic preservation programs, and historic preservation in general.

(3) Maintain a system for the survey and inventory of historic properties. The SHPO must ensure that such systems and the data that they produce are capable of integration into and are compatible with statewide inventories and (when and as appropriate) with State and local planning processes.

(4) Provide for adequate public participation in the local historic preservation program as a whole. The SHPO must provide each CLG with appropriate guidance on mechanisms to ensure adequate public participation in the local historic preservation program including the process for evaluating properties for nomination to the National Register of Historic Places.

(5) Satisfactorily perform the responsibilities delegated to it under the Act. The SHPO must monitor and evaluate the performance of each CLG according to written standards and procedures that the SHPO establishes. If a SHPO's evaluation of a CLG's performance indicates that such performance is inadequate, the SHPO must suggest in writing ways to improve performance. If, after a period of time that the SHPO stipulates, the SHPO determines that the CLG has not improved its performance sufficiently, the SHPO may recommend that the Secretary decertify the local government. If the Secretary does not object within 30 working days

of receipt, the Secretary has approved the decertification.

(f) Effects of certification include:

(1) Inclusion in the process of nominating properties to the National Register of Historic Places in accordance with sections 101 (c)(2)(A) and (c)(2)(B) of the Act. The SHPO may delegate to a CLG any of the responsibilities of the SHPO and the Review Board in processing National Register nominations as specified in 36 CFR part 60 (see also §61.4(b)(3)), except for the authority to nominate properties directly to the National Register. A CLG may make nominations directly to NPS only when the State does not have an approved program pursuant to §61.4.

(2) Eligibility to apply for a portion of the State's annual Historic Preservation Fund (HPF) grant award. Each State must transfer at least 10 percent of its annual HPF grant award to CLGs for historic preservation projects and programs in accordance with the Act and as §61.7 specifies.

(g) The District of Columbia is exempt from the requirements of this section because there are no subordinated local governments in the District. If any other jurisdiction that section 301(2) of the Act defines as a State believes that its political subdivisions lack authorities similar to those of local governments in other States, and hence cannot satisfy the requirements for local government certification, it may apply to the Secretary for exemption from the requirements of this section.

(h) *Procedures for direct certification by the Secretary where there is no approved State program pursuant to §61.4.* To the extent feasible, the Secretary will ensure that there is consistency and continuity in the CLG program of a State that does not have an approved State program.

(1) Where there is no approved State program, a local government wishing to become certified must apply directly to the Secretary.

(2) The application must demonstrate that the local government meets the specifications for certification set forth in paragraph (e) of this section.

(3) The Secretary will review certification applications under this paragraph (h) and take action in a timely

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fashion generally within 90 days of receipt.

§ 61.7 Subgrants to certified local governments.

(a) Each SHPO must transfer at least 10 percent of its annual Historic Preservation Fund (HPF) grant award to CLGs as subgrants for historic preservation projects and programs in accordance with the Act. In any year that the annual HPF State grant appropriation exceeds \$65,000,000, SHPOs must transfer one half of the amount over \$65,000,000 to CLGs according to procedures that the Secretary will establish.

(b) Each CLG is eligible to receive funds from the 10 percent (or greater) CLG share of the State's total annual HPF grant award. However, the SHPO need not award funds to all CLGs.

(c) Each SHPO must maintain and follow a procedure that the Secretary approves for the use and distribution of funds from the State's annual HPF grant award to CLGs to ensure that no CLG receives a disproportionate share of the allocation. The procedure will provide a clear basis for the funding decisions. The SHPO must submit any proposed amendment to its procedure to the Secretary for approval. The Secretary will respond to such a proposal in a timely fashion generally within 45 days of receipt.

(d) Each SHPO must notify annually each CLG of its opportunity to apply for HPF funding as well as what is entailed in the application and project selection process.

(e) Each CLG receiving an HPF grant award from the CLG share is a subgrantee of the State. The SHPO must ensure that each CLG adheres to all applicable grant conditions and government-wide and program specific requirements that the National Park Service issues. The SHPO may require specific uses of funds subgranted to CLGs. CLGs may not apply subgranted HPF monies as matching share for any other Federal grant.

(f) Where there is no approved State program pursuant to § 61.4, the Secretary will determine the method for allocating funds to CLGs in that State in accordance with the procedures set forth for the State in this section. To

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the extent feasible, the Secretary will ensure consistency and continuity in the funding allocation policy of the CLG program for a State that does not have an approved historic preservation program.

§ 61.8 Tribal programs. [Reserved]**§ 61.9 Grants to tribal programs. [Reserved]****§ 61.10 Waiver.**

The Secretary may waive any of the requirements of the rules in this part that are not mandated by statute or by other applicable regulations if the Secretary finds, in writing, that the historic preservation program would benefit from such waiver and the waiver would not compromise the purposes, conditions, and requirements of the National Historic Preservation Act of 1966, as amended.

§ 61.11 Information collection.

(a) The Office of Management and Budget (OMB) under 44 U.S.C. 3507 *et seq.*, has approved the collection of information contained in this part. OMB has assigned clearance number 1024-0038 to this collection of information. The National Park Service (NPS) collects this information as part of the process for reviewing the procedures and programs of State and local governments participating in the national historic preservation program and the Historic Preservation Fund grant program. NPS will use the information to evaluate those programs and procedures for consistency with the National Historic Preservation Act of 1966, as amended, and compliance with government-wide grant requirements. The obligation to respond is required to obtain a benefit under these programs. Note that a Federal agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. NPS provides no assurance of confidentiality to respondents with the exception of locational information concerning some properties that government historic preservation property inventories include. Pursuant to section 304 of the National Historic Preservation Act of 1966, as amended, NPS

CERTIFIED LOCAL GOVERNMENT HISTORIC PRESERVATION PROGRAM, ALASKA
CERTIFIED LOCAL GOVERNMENT PARTICIPANT AGREEMENT

This agreement is made and entered into by and between the Alaska State Historic Preservation Officer (SHPO) and the Matanuska-Susitna Borough, the Certified Local Government (CLG), whose address is Box 1608, Palmer, Alaska 99645.

The SHPO has authority to enter this Agreement pursuant to the National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470, et seq.; the CLG has authority to enter into this Agreement pursuant to AS 29.35.010(9) and Matanuska-Susitna Borough.

Code section 1.10.160 & 2.80.010-030

PART I. CONTRACT TERM

This Agreement will begin on the date it is signed by the SHPO, and shall remain in effect until the CLG requests decertification as a CLG or is decertified by the SHPO pursuant to the provisions of CLG Decertification Process section of the "Certified Local Government Historic Preservation Program, Alaska Regulations", a copy of which is attached hereto as Exhibit A and is incorporated by reference as a part of this Agreement.

PART II. CONSIDERATION

The consideration for this Agreement is the mutual promises of the parties contained herein.

PART III. COMPLIANCE

The parties shall comply with all applicable laws, rules and regulations pertaining to the execution and administration of the terms contained in Exhibit A to this Agreement.

The CLG and its agents shall be specifically subject to all applicable provisions of the National Register Program Guidelines, NPS-49, dated 1 October 1984 as presently in effect or as may be promulgated during the period of this Agreement. A copy of the National Register Program Guidelines, NPS-49, is available for inspection at the Alaska State Historic Preservation Office, Department of Natural Resources, Division of Parks and Outdoor Recreation, Office of History and Archaeology, 3601 C Street, Anchorage, Alaska (mailing address: P.O. Box 10-7001, Anchorage, Alaska 99510-7001) The SHPO will provide guidance on the provisions of the National Register Program Guidelines, NPS-49.

Page 2
CLG Agreement

PART IV. ENFORCEMENT OF LOCAL ORDINANCE

The CLG agrees to enforce its Historic Preservation Ordinance, a copy of which is attached as Exhibit B and incorporated by reference as part of this Agreement.

The parties have executed this Agreement as of the dates entered below.

CERTIFIED LOCAL GOVERNMENT

ALASKA STATE HISTORIC
PRESERVATION OFFICE

Matanuska-Susitna Borough
(Name of CLG)

By Dorothy A. Jones

By Judith E. Bittner
(State Historic
Preservation Officer)

Dorothy A. Jones
(Typed Name)

Judith E. Bittner
(Typed Name)

MSB Mayor
(Title)

September 8, 1987
(Date)

9/2/87
(Date)

CLG's ATTORNEY APPROVAL AS TO FORM

[Signature]
(Signature)

9-2-87
(Date)

APPLICATION CHECKLIST
CERTIFIED LOCAL GOVERNMENT HISTORIC PRESERVATION PROGRAM, ALASKA

Community or Borough Matanuska-Susitna Borough

Date Submitted 1/5/87 Date Approved 5/18/87

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 1) Applicant has authority to enforce acceptable legislation for the designation and protection of historic properties.
<i>Ord # 87-007 / Prop # 2 passed 1985</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Applicant has established an historic preservation review commission consisting of <u>7</u> members. <i>82-14</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

There are 2 professional members. *Cooper - Hist; Bissett - Architect; workman archaeologist*
There are 5 non-professional members.

- | | | |
|--|-------------------------------------|--------------------------|
| 3) Resumes for each of the professional members and statement of expertise and occupation of all other members of the historic preservation commission attached. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|

History Architect

- | | | |
|---|-------------------------------------|--------------------------|
| 4) We have verified that professional members of the commission have been appointed to the extent available in the community, and have reviewed resumes that document professional qualifications and are acceptable under 36 CFR 61, Attachment A.
<i>Advertisement Resumes</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|

- | | | |
|---|-------------------------------------|--------------------------|
| 5) We have verified that an appropriate professional will be contacted and utilized when necessary on CLG projects. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|

- | | | |
|---|-------------------------------------|--------------------------|
| 6) The role and responsibilities of the commission in local preservation decisions have been specified in detail in the enclosed agreement. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|

- a) includes the three (3) basic responsibilities only
 - i) develop historic preservation plan *Section*
 - ii) review and make recommendations on local *hot department* projects - *office visit PRZ visit, hot 7 Denver Dist.*
 - iii) review and develop nominations to the *Sec. F* National Register of Historic Places

- b) includes basic responsibilities and additional responsibilities specific to this CLG (for example: do Tax Act certifications)

list: N/A

- c) also includes other activities (list)

7) Orientation/training sessions for the local commission have been/will be held Feb 6, 1987.

8) Applicant has applied for CLG funds.

___ ___

If yes:

Applicant will be awarded funds
(Info 424 will be sent to NPS)

___ ___

Applicant's request for funds under review
Applicant's request for funds denied

___ ___

___ ___

If no:

Applicant intends to apply for funds
Applicant will not/unlikely to apply for funds

___ ___

___ ___

9) Other information relevant to this application.

CLG APPLICATION

LETTER OF APPLICATION

State Historic Preservation Officer
Office of History and Archaeology
Alaska Division of Parks and Outdoor Recreation
P.O. Box 7001
Anchorage, Alaska 99510

This is an application for certification under the Certified Local Government
Historic Preservation Program:

Community or Borough: Matanuska-Susitna Borough

Location: South Central Alaska

Sincerely,



, Development Services Director

Applicant's authorized signature

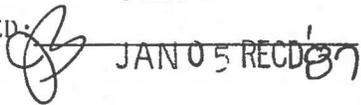
P. O. Box 1608, Palmer, AK 99645
Applicant's mailing address

745-4801 Ext. 855
Applicant's telephone number

DATE SUBMITTED: _____

DATE POSTMARKED: Handcarried
Jan 5 1987 (to be completed by State)

DATE RECEIVED: _____ (to be completed by State)



APPLICATION FORM FOR CERTIFICATION UNDER THE
CERTIFIED LOCAL GOVERNMENT HISTORIC PRESERVATION PROGRAM, ALASKA

Community or Borough: Matanuska-Susitna Borough

Address: P. O. Box 1608, Palmer, AK 99645

Date: December 30, 1986

Name and title of responsible individual: Robert E. Robes, Development Services Director
This person is authorized by the elected body represented to make this appli-
cation.



Signed before me this 05 day of January, 1987.

NOTARY SEAL Carner Carlson
Notary in and for the state of
My commission expires 05/02/87 . Alaska

1) The applicant must state that as a Certified Local Government (CLG), they will comply with all appropriate laws and regulations as stated in the Requirements and Responsibilities section of the CLG regulations.

2) Please attach a copy of the local historic preservation law, or a draft of the proposed regulation with a probable timetable for implementation.

3) Please attach a draft of, a final of, or a proposal for, a local historic preservation plan.

4) Please list all commission members:

Professional

Public

Ronald J. Bissett, Architect

Patricia Newman, Willow Representative

Robert Tucker, Geologist Retired
(writer/historian)

Rita Pfauth, Chickaloon Representative

Ron Wendt, Journalist (historian)

The 6th and 7th members recently resigned. There are no replacements as yet.

5) . Please attach resumes of all professional members of the commission and occupations and member expertise for all non-professional members.

6) Please make a brief statement of the goals you propose to accomplish under this program, if funds are awarded to you.

The Mat-Su Borough would like to continue implementing an ongoing Borough survey of sites. This survey was begun in 1977 and has slowly progressed to include 16 townships (nearly completely surveyed) and sites located in various other townships of the 710 within the Borough. The inventory (utilizing the same numerical system as the AHRS) would aid planners, developers, historians and other interested persons in their reviews of local projects that might affect properties with historic/prehistoric sites located on them. The implementation of the local historic preservation plan would be another goal, as well as the process of updating AHRS information and recommending properties for the National Register.

7) Please provide a preliminary list of resources identified by you, as historic or potentially historic in your area. SEE ATTACHED

Cottonwood Vicinity
 Fairview School
 Werner Farm
 John Springer cabin and barn
 Lakeview School
 Woodward cabin and barn
 Forks Roadhouse
 Chickaloon House (Lucas Place)
 Chickaloon House (Gladson House)
 Felton Fishhook house and cabins
 Palmer Depot
 Any structures built in 1935 in
 conjunction with the ARRC

Willow Section House
 Sunshine Section House
 Talkeetna Section House, tool
 sheds and depot
 Talkeetna (Historic Dist. could
 be designated)
 University Experimental Farm -
 several buildings.
 Roy Cornelius homestead
 Jake Metz cabin
 Susitna Station
 Fish Creek - Echo Lake area
 Saindon's Concrete House

Additional lists of cultural resources already identified within the Borough may be found in previous survey grant reports.

- 8) Please provide any other information you deem relevant to your application for certification.

Beginning Fiscal Year 1986-87, the Matanuska-Susitna Borough permanently employed part-time, three people as historians. Their resumes are attached.

The effort to survey and actively preserve Borough cultural resources is still in its initial stage. We feel that progress is being made towards the goals outlined in the Borough Preservation Plan. The certification of the Mat-Su Borough is an important step in the furthering of preservation efforts in the Borough.

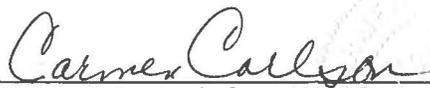
MATANUSKA-SUSITNA BOROUGH SITE
ON THE NATIONAL REGISTER OF HISTORIC PLACES

1. Susitna River Railroad bridge
2. Fairview Inn - Talkeetna
3. Wasilla Depot
4. Teeland's - Wasilla
5. Wasilla Elementary School
6. Wasilla Community Hall/Museum
7. Palmer Depot
8. United Protestant Church - Palmer
9. Ray Rebarchek Colony Farm - Palmer
10. Knik Site - Knik
11. Independence Mines - Hatcher Pass

1. I understand that this is an application for certification in the Certified Local Government Program.
2. In submitting this application, I understand that it is my responsibility to comply with all requirements of the program as stated in the "Requirements and Responsibilities of a CLG".
3. In submitting this application, I understand that records of the program are subject to biennial review and audit. The program may be decertified if it is found inadequate.
4. I understand that this is not an application for a grant and that no money will be forthcoming.


 Signature of authorized applicant

NOTARY SEAL Signed before me this 05
 day of January, 1987.


 Notary in and for the State of Alaska

My commission expires 5/2/87 .

THE STATE
of ALASKA

GOVERNOR BILL WALKER

Department of Natural Resources

DIVISION OF PARKS & OUTDOOR RECREATION
Office of History & Archaeology500 West 7th Ave., Suite 1400
Anchorage, Alaska 99501-3606
Phone: 907 262 5721
FAX: 907 262 5722

August 23, 2018

File No.: 3350-1 Matanuska-Susitna Borough

Ted Eischeid
Planner II
Planning and Land Use Department
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

Subject: Matanuska-Susitna Borough Certified Local Government Performance Review 2018

Dear Mr. Eischeid:

Summer Louthan thoroughly enjoyed sitting down with you August 26, 2018. It was an excellent opportunity to discuss current historic preservation issues specific to the Matanuska-Susitna Borough while outlining preservation goals for the future. It is wonderful to know that the Borough has a functioning engaged commission after a period of struggle. Enclosed you will find a copy of the *Certified Local Government Performance Standards Checklist* that was discussed and completed during the meeting.

The goals that you outlined for the program over the next five years are excellent and should help the Borough focus its limited resources to be the most effective. Please let this office know how we can help you accomplish the following goals as effectively as possible:

- Develop a historic preservation plan for the Borough and get it passed by the Assembly.
- As part of the planning process, assess the known historic resources within the Borough and compare with OHA's AHRs data. Work with OHA to ensure there is a method for sharing data.
- Use historic preservation plan to focus annual efforts on specific plan goals.
- Conduct more face-to-face outreach with the community to educate them on historic preservation in the Borough and the Historical Preservation Commission (and membership).
- Develop training session for the commission in partnership with the Office of History and Archaeology.

Thank you and the historic preservation commissioners for all the hard work and dedication you bring to ensure the Matanuska-Susitna Borough's history is preserved for the future.

Sincerely,

Handwritten signature of Judith E. Bittner in black ink.

Judith E. Bittner
State Historic Preservation OfficerJEB:sl
enclosure

CERTIFIED LOCAL GOVERNMENT
HISTORIC PRESERVATION PROGRAM, ALASKA
CERTIFIED LOCAL GOVERNMENT PERFORMANCE STANDARDS CHECKLIST

Summer Louthan met with Ted Eischeid on August 16, 2018 to monitor the Mat-Su Borough's CLG program and discuss the CLG's goals over the next five years.

Local Legislation

1. Did the CLG adopt changes to the local ordinance during the review period?

Yes No

The Mat-Su Borough is currently updating their Historic Preservation Ordinance. This comes from a push within the Borough to look at all their commissions not just the HPC.

2. Did the CLG forward copies of all revisions of the ordinance, regulations, by-laws, or guidelines enacted during this period to the SHPO?

Yes No

The SHPO office has reviewed and commented on one draft of the revised ordinance. The SHPO currently reviewing the second draft.

3. The SHPO determined that all revisions above are consistent with the requirements and intent of the program.

Yes No

The SHPO office is currently still reviewing the most recent draft for the updated ordinance.

4. The local government enforces appropriate state or local legislation for the designation and protection of historic properties, through a local ordinance which meets the requirements of the Alaska CLG program.

Yes and No

Yes, the ordinance calls for the commission to review and make recommendations on construction and development projects within the MSB that have the potential to adversely affect cultural resources within the Borough. Local projects are reviewed by MSB CLG staff Ted Eischeid against the AHRs. Projects with the potential to effect historic resources are brought to the attention of the commission.

No, Section 106 projects are not making it to his desk. Research is needed to determine where those consultation letters are going and how to make sure they make it to his desk for review and comment by the commission if needed. The SHPO will check with agencies such as DOT&PF to see where their letters are sent and how to make sure CLG coordinators are receiving copies for review.

8/24/2018

Public Participation

5. Did the CLG maintain an adequate and qualified Commission throughout the review period.
 Yes No

Yes, in the last year (2018) they have maintained an adequate qualified Commission. Prior to 2018 they did have issues with their commission that have been noted in past reviews. It appears that they have been able to move past those issues at this point.

6. How many meetings did the Commission hold during the previous year?

2017 they only held one meeting. 2018- so far, they have held meetings in March, April, and May. They have meetings planned for September, October, and November. Their new ordinance is calling for a minimum of 4 meetings a year.

7. Did the Commission maintain and operate in accordance with its written by-laws or rules of procedure, including conflict of interest rules?
 Yes No

Yes, Ted Eischeid, staff to the commission is a stickler for Roberts Rules of Order. He did express interest in receiving training for the commission from the State of Alaska's Local Government Assistance Section on running effective commission meetings.

8. Did the Commission obtain qualified expertise in the review of nominations or any actions normally evaluated by a professional if such expertise was not available on the Commission?
 Yes No

The commission currently has two archaeologists as members.

9. Did Commission members attend either a conference or training workshop on historic preservation issues this year, or did the CLG arrange for on-site training by SHPO?
 Yes No

- *Ted Eischeid, attended NAPC, NPS Vanishing Treasures, and OHA Workshop 2018*
- *Fran Seager-Boss (commission Chair) attended the OHA Workshop 2018*
- *Jake Anders (vice-chair) attended the OHA Workshop 2018*
- *Ted expressed interest in the commission members receiving training from OHA.*

10. All new appointees evidence a demonstrated interest, competence of knowledge of historic preservation?
 Yes No

Three new members in 2018, Fran Seager-Boss (archaeologist with Knik Tribe), Jake Anders (archaeologist), Andrew (local teacher with interest in history)

11. Was an effort made to obtain qualified professionals to fill any vacancies?

Yes No

Reached out to all local historical societies/museums. Currently needs someone to officially fill the historian seat and may need an Alaska Native seat. In the future Ted would like to make more personal (face to face) outreach to fill professional vacancies.

12. Has the CLG forwarded to the SHPO resumes of any new Commission members appointed?

Yes No

No, will send. OHA is aware that both Fran Seager-Boss and Jake Anders are qualified archaeologist.

13. Do resumes for any professional members evidence compliance with Professional Qualification Standards outlined in the Guidelines?

Yes No

While we have not received the resumes for the new qualified professionals on the commission, OHA is aware that both Fran Seager-Boss and Jake Anders are qualified archaeologist.

14. Can the Commission demonstrate that it has an active program to designate landmarks and to review activities affecting local landmarks and historic districts?

Yes No

The CLG does not have a local landmark/district program.

15. Review and render opinions on all new construction and all alterations, repair, moving and demolition of structures and places within officially designated local historic district.

Yes No

The CLG does not have a local/landmark/district program. They do review local government project for effects on resources found in the AHRS.

16. Work toward continuing education of citizens within the CLG's jurisdiction, regarding historic preservation issues and concerns with historic preservation.

Yes No

Currently no, but very interested in developing ways to increase this with limited staff time available. Discussed ways to piggy back on other events related to history in the Borough. Develop outreach during Historic Preservation Month.

17. Have all commission meetings been publicly announced, open to the public, had advertised agendas, and been held in accordance with the Alaska Open Meetings Act?

Yes No

18. Has the Commission maintained, and made available to the public, minutes of all meetings?

Yes No

19. Do the minutes include all decisions and actions of the Commission and the reasons for those decisions?

Yes No

The minutes include all decisions and actions of the commission but does not go in to detail on the reasons for those decision.

National Register Nominations

20. Has the CLG changed by-laws or rules of procedure governing the process for accepting National Register applications from the public?

Yes No

21. Has the CLG, as part of its process of handling National Register nominations, maintained an accurate record of each nomination it has received?

Yes No

Yes, copies are on file as well as part of the agenda packets that are made public.

22. Did reports on nominations objectively evaluate the property(ies) in relation to National Register criteria?

Yes No

The only nomination they have reviewed in 2018 were received from NPS- Denali. They expressed usefulness of form that guides the commission through their review. I noted that OHA provides one when we submit nomination for the commissions reviews. Park Service likely does not.

23. Has the CLG forwarded copies of each nomination it has received to the SHPO?

Yes No

The CLG has not received a nomination yet that needs to be submitted to our office. The NPS nomination and already been reviewed by our office prior to them receiving. Ted said they will notify us in the future by email if the commission reviews and acts on a nomination received by the NPS.

24. Has the CLG reviewed and submitted copies of the Commission comments to SHPO for nominations forwarded to the CLG by the SHPO?

Yes No

Since Ted has been staff to the commission the SHPO office has not forwarded any nominations to the Commission for review and comment. Prior to Ted's time the commission did receive the nomination for the Willow Community Center and provide us in October of 2016.

Local Survey and Inventory

25. Have archaeological/architectural/historical survey of the CLG's area of jurisdiction been initiated and/or completed satisfactorily?

Yes No

No survey work has been undertaken by the CLG over the review period.

26. For CLGs whose survey have been completed, is there a system in place to keep the survey up-to-date?

Yes No

27. Did the CLG prepare community-wide historical overviews, in conformance with OHA Criteria?

Yes No

28. Has the CLG established and used written guidelines for the conservation of formally designated historic districts?

Yes No

29. Has the CLG made all survey data available to the SHPO in an acceptable format?

Yes No

There have been no surveys conducted over the review period.

Section 106

30. Has the CLG demonstrated compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, in regard to federal funded, assisted, or permitted activities undertaken by the local government?

Yes No

Ted Eischeid, the Borough's staff, noted that request for Section 106 review do not make it to his desk and thus do not make it in front of the commission. This is a missing link that needs to be fixed. OHA is working with our DOT&PF coordinator to ensure that DOT Section 106 consultation letters make it to all our CLG commission staff members. OHA will work with our Review and Compliance staff to make sure they know who each of our contact are within our CLGs and provide that agencies working within the Borough.

31. Act in an advisory role to other officials, agencies, departments, boards, commissions, and committees of the local government with regard to the identification, protection and preservation of local historical resources.

Yes No

Goals

Outline three to five goals for the program over the course of the next five-years.

1. The Borough would like to do an assessment of known historic resources, comparing with OHA's data and work with OHA to develop a system for sharing cultural resource information.
2. Develop a historic preservation plan. This is a responsibility of the HPC so the Borough would get their feedback on what components should be in the plan. Look at undertaking the plan in phases. Seek CLG grant funding to help fund the planning process and hire a planner. The planning process could be split into two phases, phase 1 compiling data on known historic resources and data gap analysis (see goal 1), background research, and public outreach, Phase 2 drafting the plan, additional public outreach and getting the plan adopted by the assembly.
3. Use historic preservation plan to focus the annual efforts on specific plan goals. This focused effort will allow progress measurement and will create continuity in the face of staff and/or HPC turn over.
4. Create a historic resource GIS layer for use by planners and the public (unrestricted data for the latter only). This would include training for any borough staff with access to restricted data.
5. Work with OHA to provide training for the Commission. Trainings may include, running an effective meeting, reviewing national register nominations, and Section 106 review.

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
RESOLUTION SERIAL NO. HPC19-01**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION RECOMENDING AMENDMENTS TO MSB 4.46 HISTORICAL PRESERVATION COMMISSION.

WHEREAS, on January 3, 2017 the Matanuska-Susitna Borough Assembly directed the offices of the Manager, Clerk, and Planning to bring forward draft ordinance what would make changes to the tasks, duties, make-up, and meeting frequency of boards and commissions; and

WHEREAS, these changes are to clarify responsibilities and expectations to make the boards function more efficiently and further the goals of the Assembly; and

WHEREAS, planning staff has asked for the input of the Historic Preservation Commission in the drafting of this ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Historical Preservation Commission recommends that the Matanuska-Susitna Borough Assembly amend MSB 4.46 as follows:

Section

- 4.46.010 [ESTABLISHED] **Establishment and purpose**
- 4.46.020 Functions
- 4.46.030 Composition
- 4.46.035 **Meetings**
- 4.46.040 Term of members
- 4.46.050 Compensation
- 4.46.060 **Definitions**

4.46.010 [ESTABLISHED] ESTABLISHMENT AND PURPOSE.

[THERE IS] In order to comply with the Certified Local Government Program of the National Historic Preservation Act, the Matanuska-Susitna Borough has established a historical preservation commission. The purpose of the commission is to encourage, participate, and coordinate historic preservation activities within the borough, to provide local government involvement in regional and state-wide historic preservation efforts, and to advise and report to the Assembly as outlined in the functions listed below.

4.46.020 FUNCTIONS.

(A) The commission shall:

- (1) advise the assembly in [THE IDENTIFICATION OF BUILDINGS, SITES AND LANDMARKS AND WRITINGS AND OBJECTS] identifying, protecting, preserving and interpreting cultural resources within the borough that are of archaeological, historic, cultural, scientific, or geographic importance;
- (2) develop and maintain an inventory of [LANDMARKS, HISTORICAL BUILDINGS AND SITES AND WRITINGS AND OBJECTS] cultural resources within the borough;
- (3) [ADVISE THE PLANNING COMMISSION ON PLANNING IN CONNECTION WITH HISTORIC PRESERVATION]
- (4) [ADVISE THE BOROUGH AND PRIVATE PROPERTY OWNERS ON RESTORATION AND MAINTENANCE OF HISTORICAL BUILDINGS, SITES AND LANDMARKS AND WRITINGS AND OBJECTS]
- (5) [COORDINATE, ASSIST AND AID IN THE PLANNING OF HISTORICAL PRESERVATION AND RESTORATION PROJECTS IN THE BOROUGH]

(6) [RECOMMEND TO THE ASSEMBLY BUILDINGS, SITES AND LANDMARKS AND WRITINGS AND OBJECTS OF HISTORICAL, CULTURAL OR GEOGRAPHIC SIGNIFICANCE IN THE BOROUGH ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES BY THE UNITED STATES OR STATE GOVERNMENTS, AND SEEK APPROVAL FROM CITY COUNCILS ON RECOMMENDATIONS REGARDING HISTORIC PLACES WITHIN CITIES; AND]

(7) [RECOMMEND TO THE ASSEMBLY HISTORICAL PRESERVATION AND RESTORATION PROGRAMS AND SITE IMPROVEMENTS TO BE IMPLEMENTED BY OR SUPPORTED BY THE BOROUGH.]

(8) develop a local historic preservation plan providing for the identification, protection, management, and interpretation of cultural resources within the borough;

(a) The preservation plan shall be compatible with the Alaska Historic Preservation Plan.

(b) The preservation plan will be reviewed by the commission annually, and updated every 5-10 years to reflect newly identified cultural resources, changes to local, state, and/or federal laws that affect cultural resources within the borough, and any other relevant information regarding cultural resources within the borough.

(9) review and make recommendations on construction and development projects within the borough that have the potential to adversely affect cultural resources within the MSB;

(a) The commission will work with staff to develop a "high potential map for cultural resources" to be used in development permit reviews. Developments located in areas with high potential will be referred to a

cultural resources professional for a voluntary cultural resource survey. The purpose of developing a high potential map is to ensure that developers of parcels identified as high potential shall receive verbal and written information about this during their pre-development conference.

(10) receive and review nominations for listing borough cultural resources on the National Register of Historic Places from the Alaska State Historic Preservation Office, National Park Service, a tribe, academic institution, or from the borough community; and

(11) review and make recommendations on Certified Local Government grant applications and/or grant applications from the Matanuska-Susitna community.

4.46.030 COMPOSITION.

(A) The commission shall consist of [NINE] seven citizens of the borough who have demonstrated an interest, competence, or knowledge in the historical and cultural foundations of the borough and the state, which includes Alaska Native traditional knowledge bearers who are members of federally-recognized tribes within the borough. To the extent available in the borough, the mayor shall appoint [PROFESSIONAL MEMBERS FROM] , subject to confirmation by the assembly, citizens with professional expertise in the disciplines of architecture, history, architectural history, planning, archaeology, or other historic preservation related disciplines, such as urban planning, American studies, American civilization, cultural geography, or cultural anthropology.

4.46.035 MEETINGS.

The commission shall meet at least quarterly, or as requested by the administration, Historical Preservation Commission chair, or assembly.

4.46.040 TERM OF MEMBERS.

(A) Irrespective of the limits specified in MSB [4.05.040](#), a board member may serve more than two consecutive three-year terms.

4.46.050 COMPENSATION.

Commission members shall be reimbursed for mileage incurred in connection with meetings of the board in the same manner as borough employees are compensated for mileage expenses upon presentation of supporting documentation satisfactory to the appropriate director.

4.46.060 Definitions.

Within this section, the following definitions are used:

- "Cultural Resources" includes, but is not limited to, historic buildings, archaeological sites, important landmarks, historic objects, traditional use areas, cultural landscapes, structures, and historic districts.
- "Adverse affect" means any change to the qualities or characteristics of a cultural resource that may diminish its ability to convey its historic or cultural importance. Examples of adverse effects may include the demolition, relocation, or alteration of historic buildings or structures, the destruction of archaeological or cultural sites, or the introduction of intrusive elements into a historic district.

ADOPTED by the Matanuska-Susitna Borough Historical Preservation Commission this 5th day of December, 2019.



Fran Seager-Boss, Chair

ATTEST:


Adam R. Bradway, Planner II