

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

SPECIAL MEETING
Microsoft Teams Meeting/Teleconference

July 23, 2020
6:00 - 8:00 PM

Phone: +1 907-290-7880
Conference ID: 575 698 671#

- 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 OLD BUSINESS

i Wasilla Train Depot Relocation – National Register

IX. COMMISSION MEMBER COMMENTS – 5 min.

X. ADJOURNMENT

MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION

REGULAR MEETING MINUTES
July 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 6:07 on Thursday, July 9, 2020, in the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska, and also by teleconference (1-907-290-7880).

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

Eileen Probasco, Staff

Kim Sollien, Staff

Alex Strawn, Staff

II. **APPROVAL OF AGENDA**

MOTION: Andrew Schweisthal moved to approve the agenda. Fran Seager-Boss seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

III. **APPROVAL OF MINUTES**

MOTION: Jake Anders moved to approve the minutes. Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

IV. **AUDIENCE INTRODUCTIONS & PARTICIPATION**

V. **HISTORICAL SOCIETY/MUSEUM UPDATES**

VI. **REPORTS:STAFF/CORRESPONDENCE**

Adam Bradway: Gave a report on the Historic Preservation Plan Update, Machetanz Elementary project, and MSB staff vacancy.

VII. **ITEMS OF BUSSINESS**

a) New Business

i Wasilla Train Depot Relocation – National Register

MOTION: Fran Seager-Boss moved to support the relocation of the Wasilla Train Depot and its retention of National Register status, but recommend that the proposed pavilion structure be redesigned so that it does not overshadow the historic Depot in size or design. Deborah Burlinski seconded.

DISCUSSION: Discussion related to potential adverse effects of the proposed pavilion structure and whether it is the role of the HPC to make recommendations on design at this time.

VOTE: Motion failed with Jake Anders opposed.

i Wasilla Train Depot Relocation – National Register

MOTION: Jake Anders moved to postpone this agenda item and revisit later in the meeting, to hear the remainder of the agenda items. Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

i Wasilla Train Depot Relocation – National Register

MOTION: Jake Anders moved to take back up the discussion related to the Wasilla Train Depot. Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

i Wasilla Train Depot Relocation – National Register

MOTION: Deborah Burlinski moved to table the discussion related to the Wasilla Train Depot Relocation, to allow for clarification of the required timeline for review, and to be revisited at the next meeting. Fran Seager-Boss seconded.

DISCUSSION: Discussion related to needing more clarification, and not having enough time to finish discussion on this agenda item.

VOTE: Motion passed unanimously.

b OLD BUSINESS

i 4.46 HPC Code Revision

MOTION: Jake Anders moved to postpone the discussion of 4.46 HPC Code Revision to the next available meeting agenda. Andrew Schweisthal seconded.

DISCUSSION: None.

VOTE: Motion passed unanimously.

VIII. **COMMISSION MEMBER COMMENTS**

IX. **ADJOURNMENT**

MOTION: Jake Anders moved to adjourn the meeting at 7:59 P.M. Deborah Burlinski seconded.

DISCUSSION: None.

VOTE: None opposed. Motion passed.

Jake Anders, Chair

DATED

Adam Bradway, Planner II – Staff

DATED

From: [Bittner, Judith E. \(DNR\)](#)
To: [Fran Seager-Boss](#); [John](#)
Cc: [Adam Bradway](#); [Jake Anders](#)
Subject: RE: design of Pavillion vs Depot
Date: Friday, July 10, 2020 1:45:01 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Fran – There are two issues I would like the MSB Commission to consider. First, does the Commission think that the Wasilla Depot can be moved to the new location and still maintain its listing on the National Register of Historic Places? I need a yes or no answer. That decision will be part of the file that is sent to the Keeper of the National Register with the notification that the listed property is being moved. If the Depot is moved without notifying the NPS, it will automatically be delisted.

Second, the design of the new pavilion and its effect on the Wasilla Depot is the separate issue/action. If the move to the new location makes the Depot no longer eligible for the National Register, it may not be an historic property for purposes of Section 106.

Because of the timing, I would like the Commission's opinion on whether or not the Wasilla Depot meets the criteria for National Register listing at its new location as soon as possible. Discussion of the design issues may take some time and I would ask the Commission consider that discussion as a separate action/issue. It is possible that as designed, the pavilion may have an adverse effect on the Depot. Working through the consultation process with the project designer, there may be ways to avoid or minimize a potential adverse effect.

The National Register program and the project review/ consultation process involve different agencies and jurisdictions. The National Park Service needs to be notified about the move if the Wasilla Depot is to remain a listed National Register property. If notification is not sent to the Keeper before the move, the Depot will no longer be a National Register listed property. Discussions about the effect of the new facility design on a historic property is an Advisory Council on Historic Preservation/Section 106 and Office of History and Archaeology/ Alaska Historic Preservation Act consultation process.

Let me know if you like to discuss further.

Judy

State Historic Preservation Officer
Chief, History and Archaeology
Office of History and Archaeology
Division of Parks and Outdoor Recreation
Department of Natural Resources
550 W 7th Ave, Suite 1310
Anchorage, AK 99501
Phone 907 269-8715
Fax 907 269-8908
judy.bittner@alaska.gov
<http://dnr.alaska.gov/parks/oha>

From: Fran Seager-Boss <fseagerboss@gci.net>
Sent: Thursday, July 9, 2020 8:38 PM
To: John <john_wachtel@nps.gov>; Bittner, Judith E (DNR) <judy.bittner@alaska.gov>
Cc: Adam Bradway <Adam.Bradway@matsugov.us>
Subject: design of Pavillion vs Depot

Hi John and Judith:

Last night the MSB CLG reviewed the moving and proposed relocation of Wasilla Depot (currently listed in the National Register of Historic Places) farther down the tracks. The Commission agreed to relocation of the building to its proposed location. The building would still serve its original intent, as a transportation railroad building, oriented in the same direction in addition to accommodating travelers, its original intent. Commission members realized the necessity for moving the building due to traffic pressures and the need to widen Knik Goosebay Road.

The Commission however, had questions on the proposed design of the pavilion in relation to the Depot. Duplication of size and design of the pavilion in the same orientation and proximity to the tracks is not in keeping with the environment and view of the Depot as a significant building along the tracks. It was proposed by four members out of 5 present ** not to support the relocation of the building until the design is redone so that the proposed passenger pavilion does not distract the view of the Depot by placing it in the same line of sight along the tracks.

The motion was finally tabled until further research could be conducted that requires the opinions of architectural historians on whether the proposed construction of the pavilion would be a distraction from the significance of the Depot in its environment, location and design. Enclosed is the proposed design put forth by the architectural firm. We suggested the pavilion be set back a little from the depot and not be the same size and footprint of the Depot. Your input on this request would be much appreciated. We look forward to your response. Thank you. Cheers - Fran

** (the motion did not pass due to 4 vacant positions on the board).

Fran Seager-Boss
Archaeologist M.A.
Cultural Resource Specialist
(907) 982-0709



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

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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.

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§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.

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§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** VICINITY OF **Alaska, at large**

STATE **Alaska** CODE **02** COUNTY **Mathuska-Susitna Division** CODE **170**

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"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> TRANSPORTATION
			<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** VICINITY OF **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** VICINITY OF **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** VICINITY OF **Alaska**

7 DESCRIPTION

Historical Preservation Commission

COMPTON 2020 Packet

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 ROTTEN
 UNEXPOSED

CHECK ONE
 UNALTERED
 ALTERED

CHECK ONE
 ORIGINAL & IN
 MOVED DATE _____

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*

SIGNIFICANCE

Historical Preservation Commission
July 23, 2020 Packet

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

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.

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.

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY -1

UTM REFERENCES

475			750		
A 0,6	317,04,40	16,82,9180,0	B		
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
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

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

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

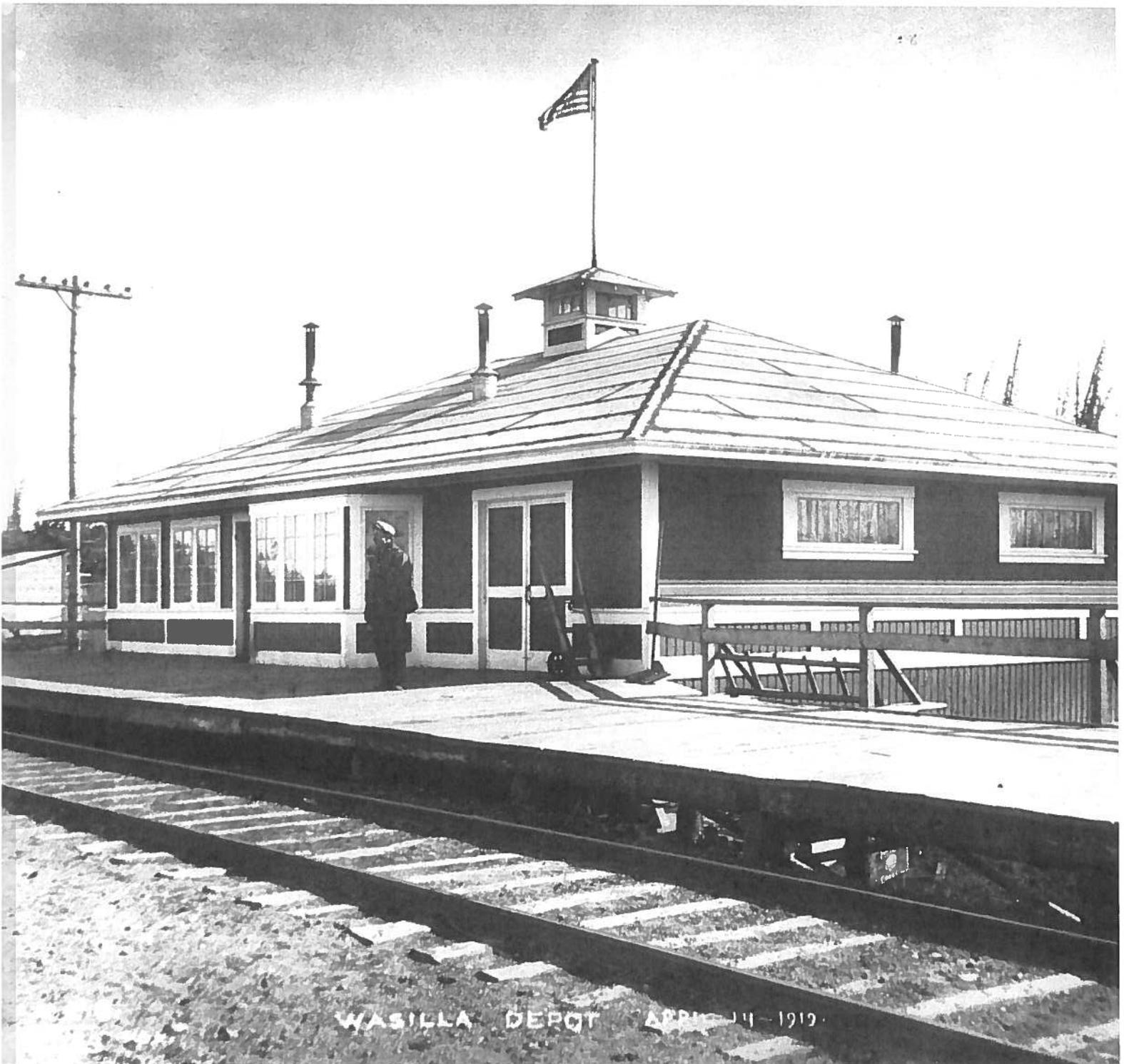
DATE

12/16/77

ATTEST:

RECORDS OF THE NATIONAL REGISTER

DATE 12-9-77



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 MUSEUM

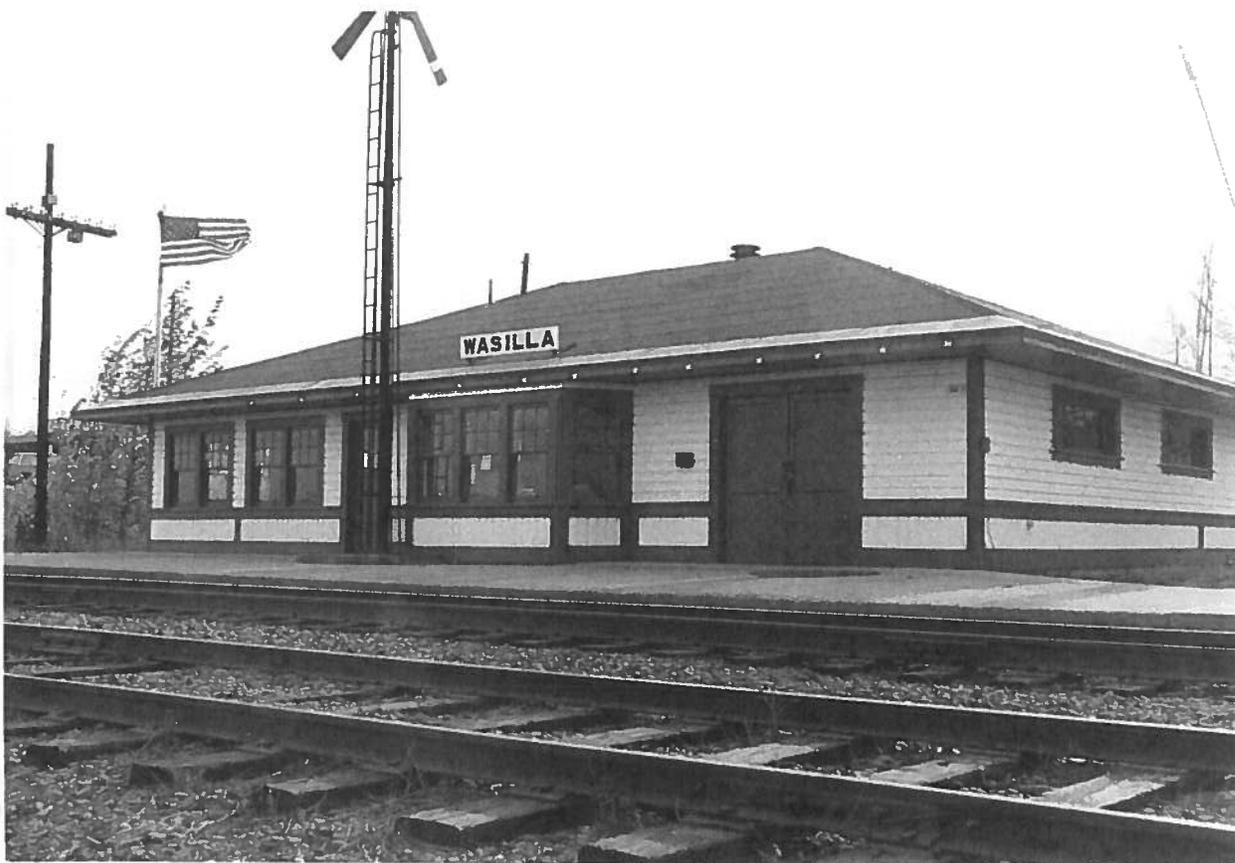
ANCHORAGE, ALASKA

(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 FEB 24 1977
DEC 16 1977

PROPERTY OF THE NATIONAL REGISTER



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:

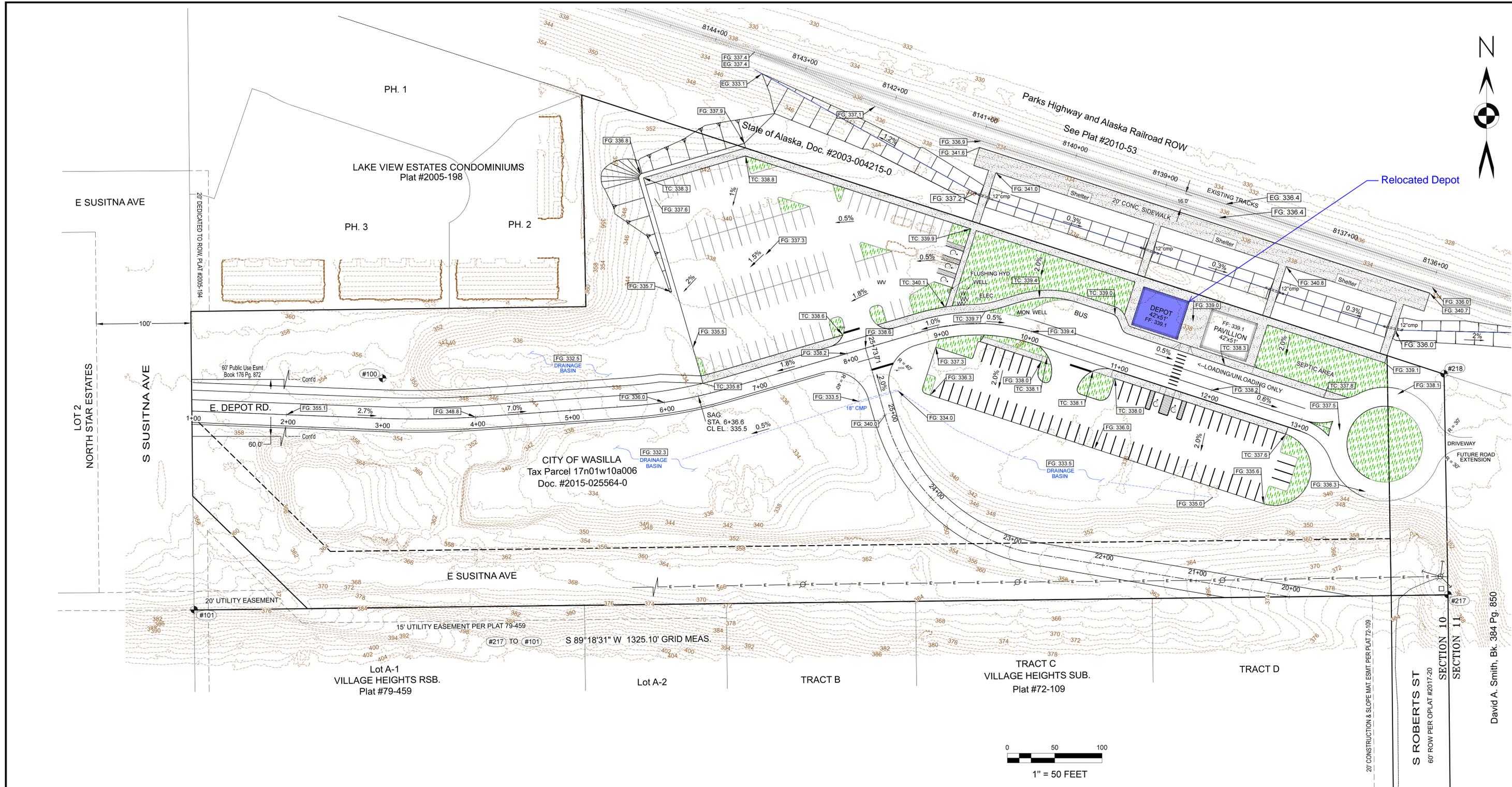
- The proposed site is an 11 acre commercial tract (Parcel A006 Section 10 T17N R1W).
- The new setting is approximately 3,200 feet away from the existing setting
- This site was previously utilized as a gravel pit and gravel storage yard.
- The site has been purchased recently by the City of Wasilla.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

Photos of new setting:

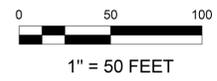
- See attachments







PARKING FACILITIES PROVIDED
 157 STANDARD SPACES
 5 ADA SPACES



Issued for concept design purposes only, not for construction

	CLIENT	City of Wasilla	APN JOB #	18-78
	PROJECT	City of Wasilla Intermodal Facility		
	SHEET TITLE	Grading Plan		
SCALE				1" = 50 FEET
DATE				5/14/2019
SHEET NO				4 OF 9

David A. Smith, Bk. 384 Pg. 850



WASILLA

• ALASKA •

Date of Action: 8.24.15 Page 41 of 61	
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>Kornis</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

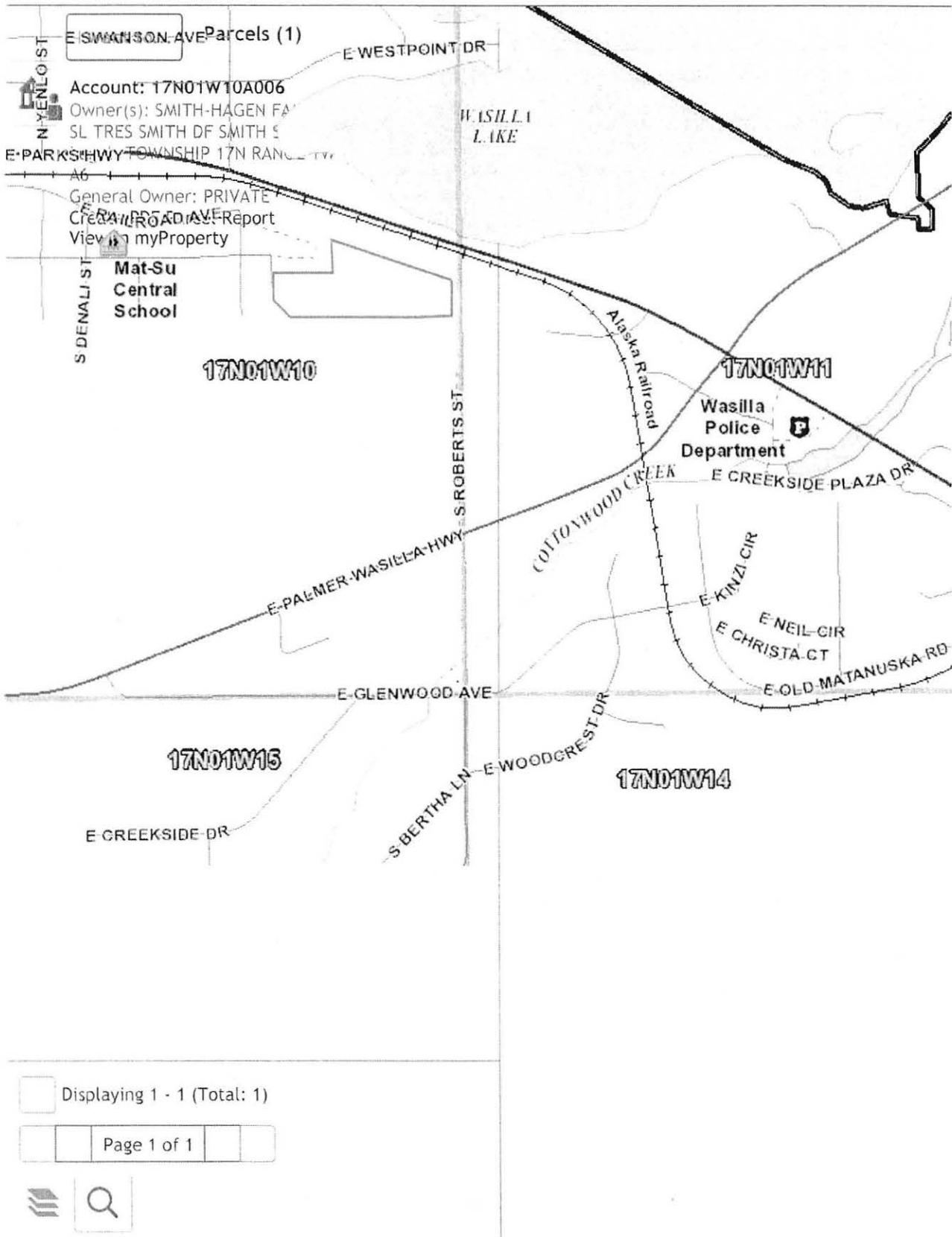
From: Petersen, Kelly L (DOT) [mailto:kelly.petersen@alaska.gov]
Sent: Tuesday, July 14, 2015 2:40 PM
To: Archie Giddings
Subject: Wasilla Main Street Railroad siding

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



Displaying 1 - 1 (Total: 1)

Page 1 of 1

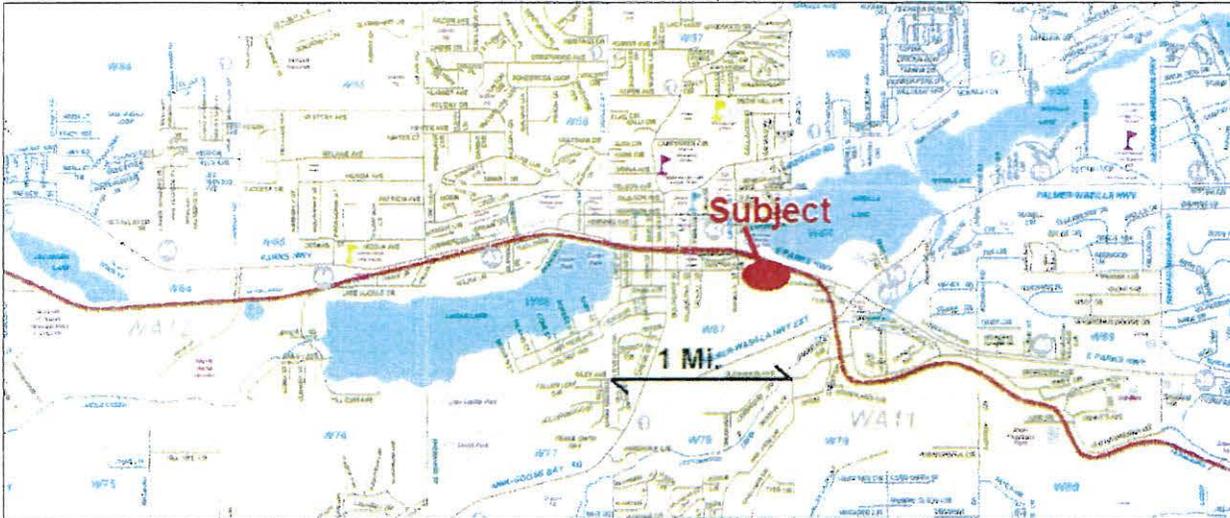


Statewide Appraisal Svcs.

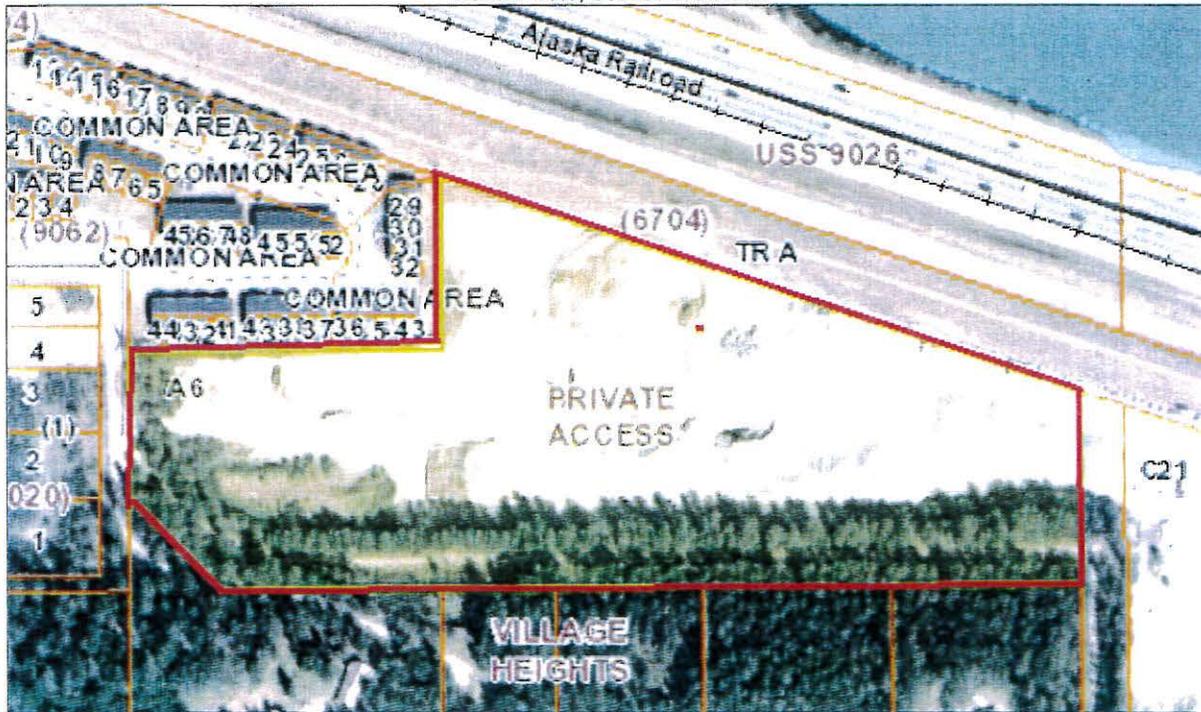
**NARRATIVE APPRAISAL REPORT
VACANT 11.14 AC +/- COMMERCIAL TRACT
17N01W10A006 (MAT-SU BOROUGH TAX ID#)
WASILLA, ALASKA 99654**

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

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

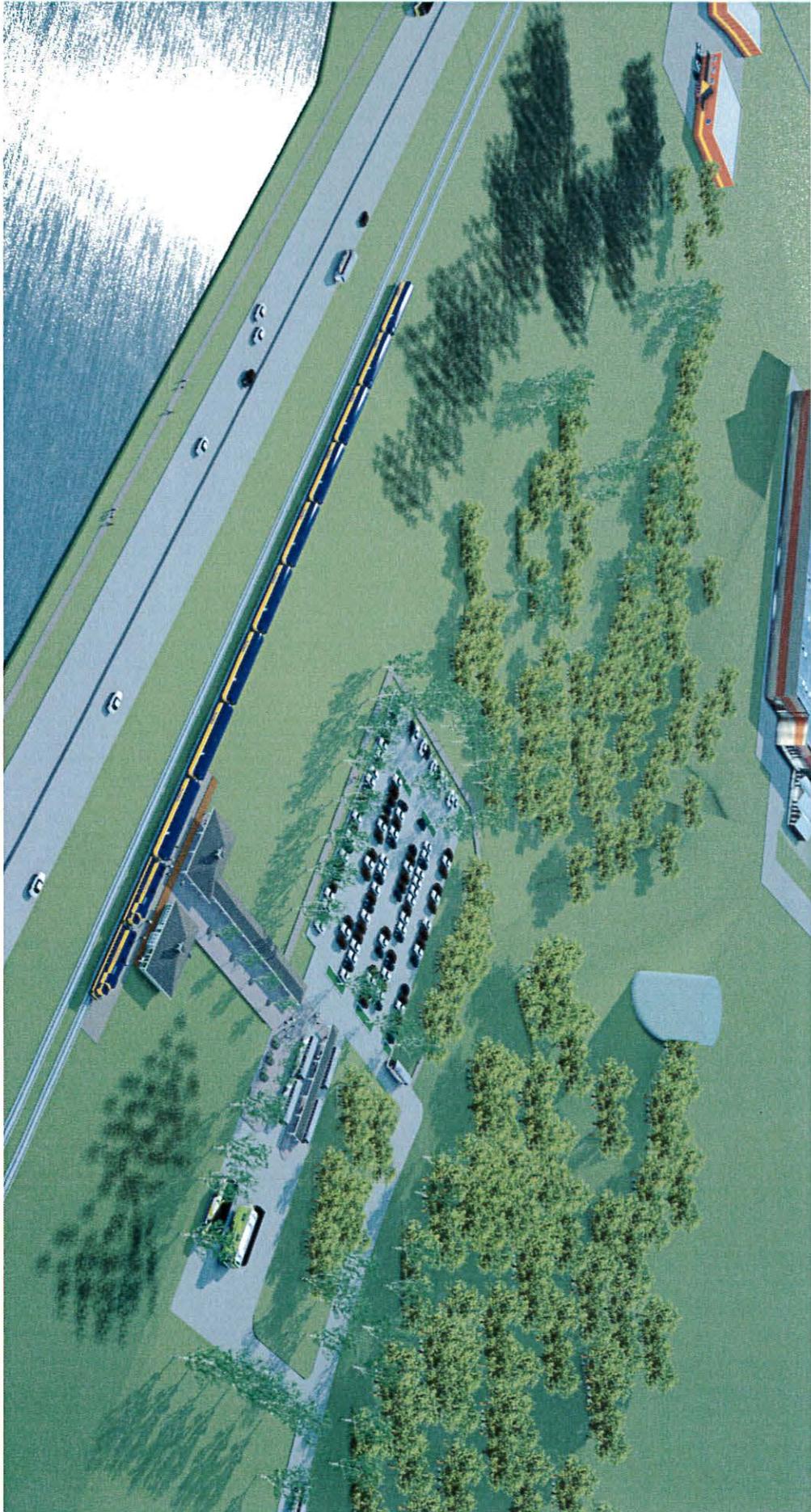
Value Estimate Effective Date: 8/7/14 (last inspection date)

Report Preparation Date: 8/7/14

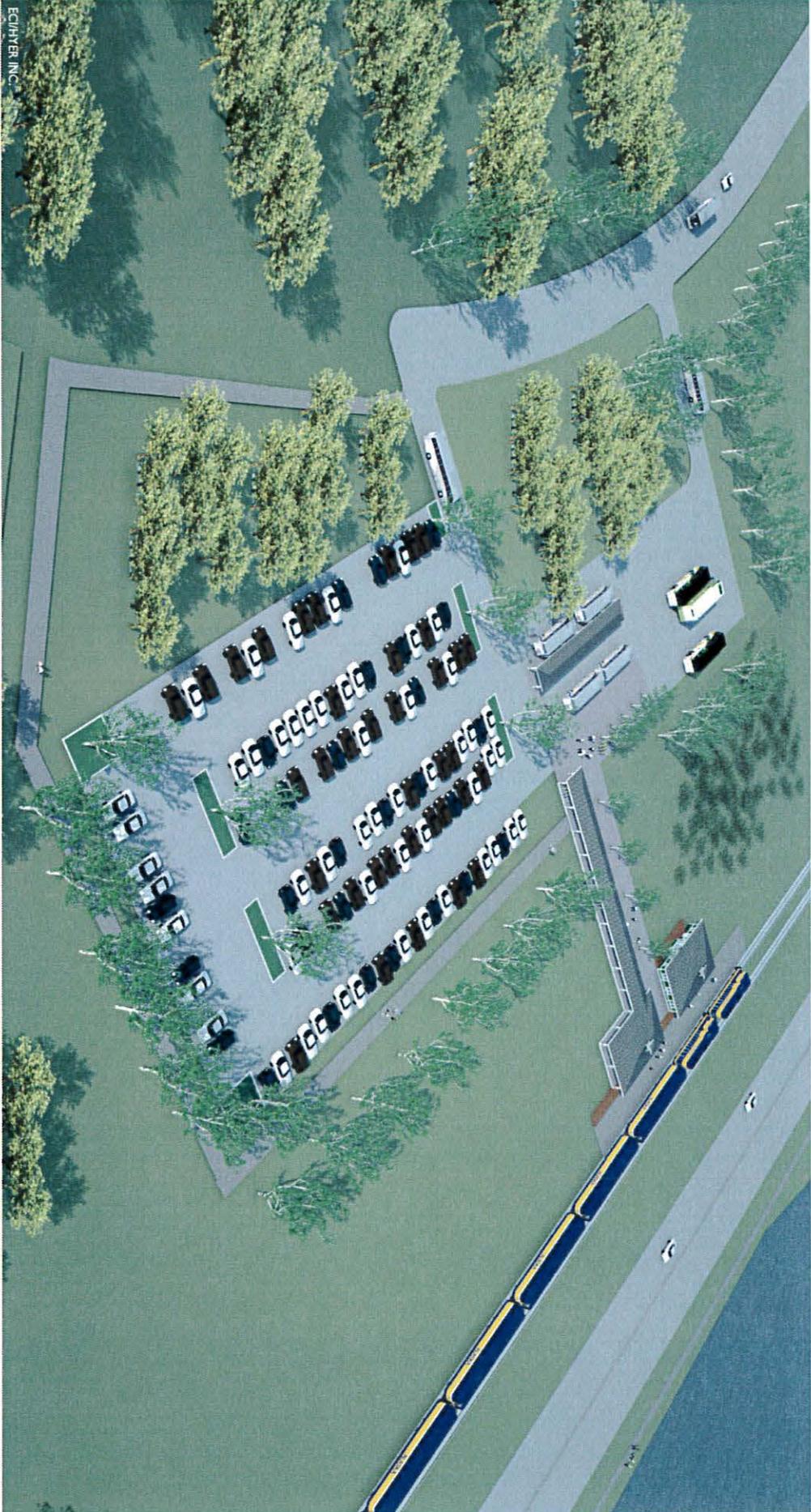


Vince Coan, AA-132

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

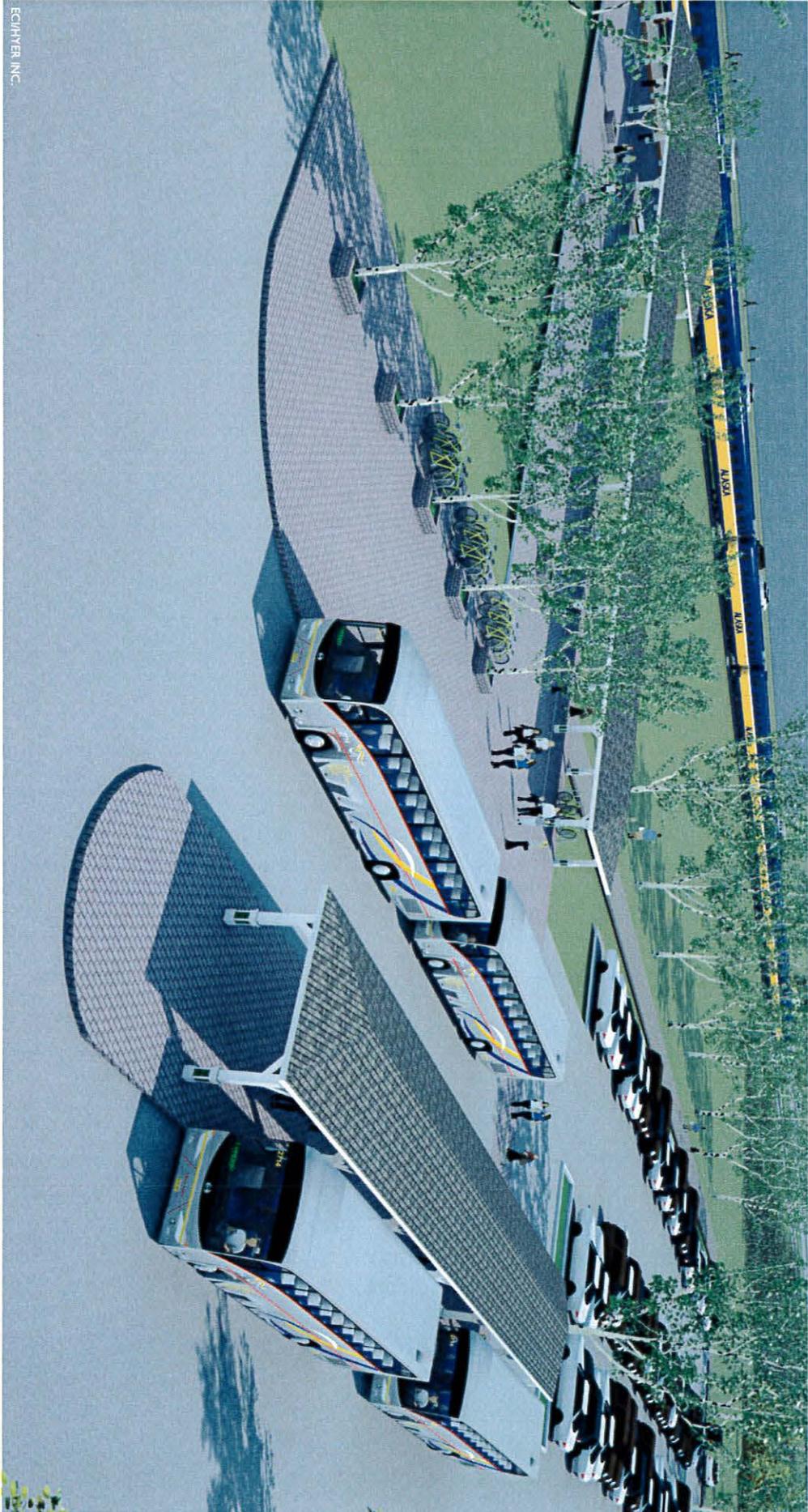
VIEW FROM THE WASILLA DEPOT TOWARDS THE BUS STOP AND PARK&RIDE



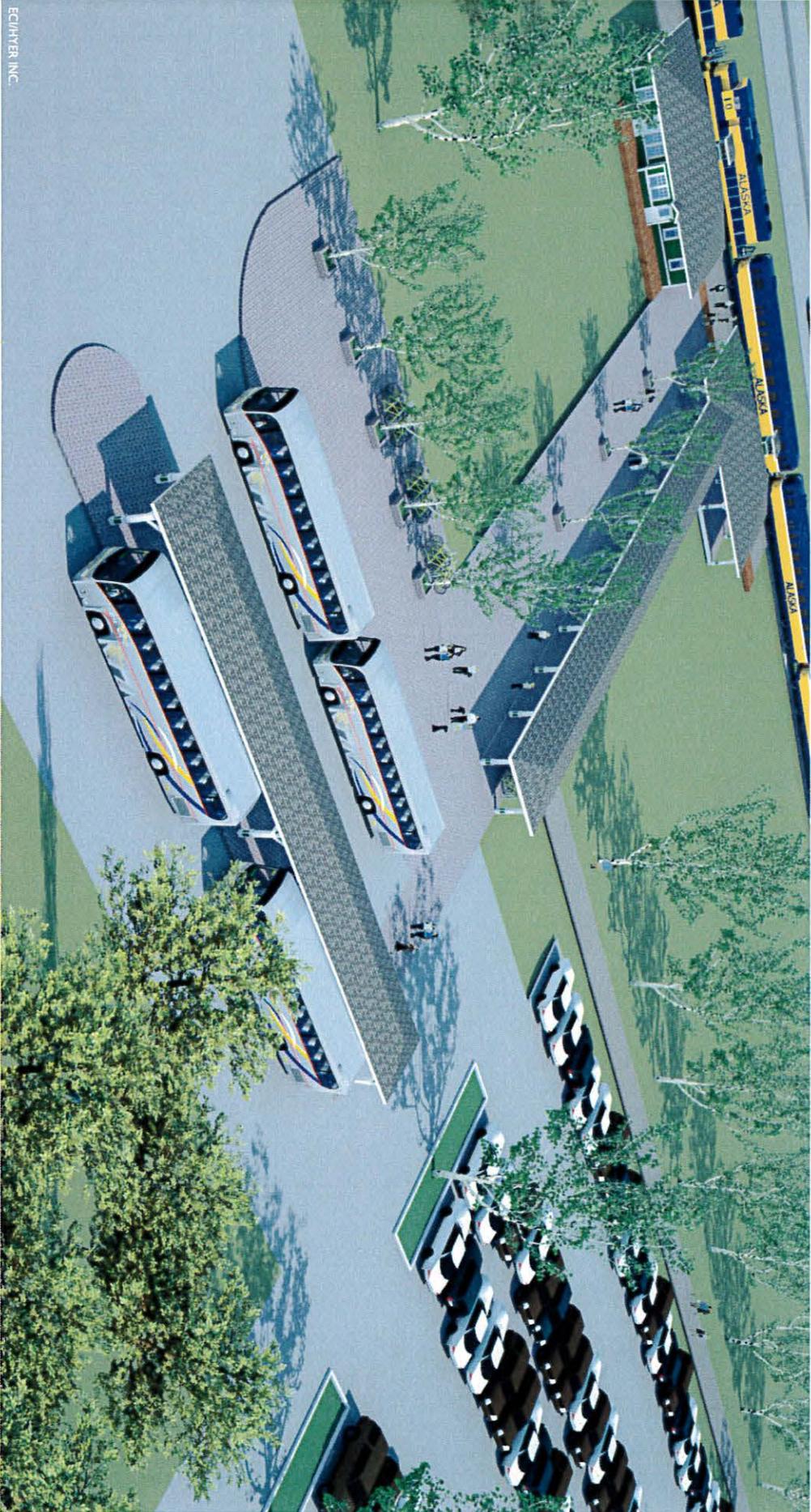
ECI/HYER, INC.



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
RESOLUTION SERIAL NO. 20-02**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION SUPPORTING THE RELOCATION OF THE WASILLA DEPOT, A PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is to recommend historical preservation and restoration programs and site improvements to be supported by the Borough; and

WHEREAS, the Wasilla Depot, a property listed in 1977 on the National Register of Historic Places, located within the Matanuska-Susitna Borough, is scheduled to move to a new location and the owner, the City of Wasilla, wishes it to remain on the National Register; and

WHEREAS, the Borough, as a Certified Local Government, is to review and make comments on whether the new location reestablishes the property's historic orientation, immediate setting and general environment; and

WHEREAS, the Commission finds that the new location reestablishes the property's historic orientation, immediate setting and general environment.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Historical Preservation Commission supports the relocation of the Wasilla Depot, and recommends that it remain listed on the National Register of Historic Places.

ADOPTED by the Matanuska-Susitna Borough Historical Preservation Commission this 23rd day of July, 2020.

Jake Anders, Chair

ATTEST:

Adam Bradway, Planner II

**MATANUSKA-SUSITNA BOROUGH
HISTORICAL PRESERVATION COMMISSION
RESOLUTION SERIAL NO. 20-03**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION MAKING RECOMMENDATIONS ON THE PROPOSED DESIGN OF THE WASILLA TRAIN DEPOT INTERMODAL FACILITY.

WHEREAS, the Matanuska-Susitna Borough Historical Preservation Commission is to recommend historical preservation and restoration programs and site improvements to be supported by the Borough; and

WHEREAS, the Wasilla Depot, a property listed in 1977 on the National Register of Historic Places, located within the Matanuska-Susitna Borough, is scheduled to move to a new location and the owner, the City of Wasilla, wishes it to remain on the National Register; and

WHEREAS, Commission resolution 20-02 supports the move, and recommends that the Depot remain listed on the National Register; and

WHEREAS, the National Register relocation packet, provided to the Commission, included conceptual drawings for a Wasilla Intermodal Facility, located in close proximity to the new Depot site; and

WHEREAS, the Commission is concerned that the proposed design of the Intermodal Facility, could adversely affect the Depot's, immediate setting, general environment, and ultimately National

Register status; and

WHEREAS, the Commission acknowledges that the proposed Intermodal Facility design is subject to change.

NOW, THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough Historical Preservation Commission recommends that the Wasilla Intermodal Facility be designed in a manner that does not adversely affect the National Register Status of the Wasilla Depot.

ADOPTED by the Matanuska-Susitna Borough Historical Preservation Commission this 23rd day of July, 2020.

Jake Anders, Chair

ATTEST:

Adam Bradway, Planner II