

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: (always blank)

**ANCHORAGE, ALASKA**  
**AO No. 2020-\_\_\_\_\_**

1 **AN ORDINANCE ESTABLISHING THE MUNICIPALITY OF ANCHORAGE LOCAL**  
2 **LANDMARK REGISTER.**  
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4  
5 **WHEREAS**, the Anchorage Historic Preservation Commission “shall prepare and  
6 submit to the assembly, mayor, and planning and zoning commission for approval by  
7 ordinance a procedure for designating, without modifying the underlying zoning  
8 classification,” historic and cultural resources for inclusion into an Anchorage-wide  
9 Historic Inventory; and

10  
11 **WHEREAS**, the recognition of cultural and historic resources gives the public  
12 valuable information about the people who came before, their struggles, successes,  
13 and way of life; and

14  
15 **WHEREAS**, local landmark registers are a foundational element of historic  
16 preservation programs throughout the world enabling communities to survey,  
17 recognize, and preserve their unique history and culture by inventorying and listing  
18 these resources with an adopted local landmark register; and

19  
20 **WHEREAS**, the residents of the Municipality of Anchorage have expressed their  
21 support for the adoption of a local landmark register during a Municipal-wide historic  
22 preservation planning process conducted during 2017-2018; now, therefore,

23  
24 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
25

26 **Section 1.** Anchorage Municipal Code section 4.60.030 is hereby amended to read  
27 as follows (*the remainder of the section is not affected and therefore not set out*):  
28

29 **4.60.030 Historic Preservation Commission**

30 \*\*\* \*\*

31 **E. Powers and duties of commission.** The commission shall:

32 \*\*\* \*\*

33 2. Prepare and maintain a comprehensive inventory of historic and  
34 cultural resources. The local Historic Inventory shall be  
35 compatible with Alaska Heritage Resources Survey categories.  
36 [AND SHALL BE SUBMITTED ANNUALLY]. A digital file shall  
37 be submitted annually to the State of Alaska Office of History  
38 and Archeology.

39  
40 3. Prepare and submit to the assembly, mayor, and planning and  
41 zoning commission for approval by ordinance, a procedure for  
42 designating, without changing or modifying the underlying zoning  
43 classification:



1 be qualified for listing on the Local Landmark Register, a  
2 resource must be identified as at least 30 years old and must be  
3 both “Significant” and retain sufficient “Integrity” to convey the  
4 significance, as those terms are defined in Anchorage Municipal  
5 Code of Regulations Chapter 4.60.

6  
7 3. **Nomination and Designation Process.**

8 Anyone may file an application to initiate the designation of a  
9 resource to the Local Landmark Register, provided they have  
10 obtained the owner’s permission. The Historic Preservation  
11 Officer shall review the application and refer completed  
12 applications to the Historic Preservation Commission in  
13 accordance with Anchorage Municipal Code of Regulations  
14 Chapter 4.60.

15  
16 H [G]. The sunset provisions in section 4.05.150 shall not apply to this board.

17  
18 (CAC 2.64.680—2.64.690; AO No. 77-304; AO No. 82-49; AO No. 83-44;  
19 AO No. 86-154; AO No. 87-96; AO No. 2004-96, § 1, 6-8-04; AO No.  
20 2006-175, § 1, 1-9-07; AO No. 2011-64(S-1), § 5, 6-28-11; AO No. 2011-  
21 81, § 3, 8-30-11; AO No. 2015-97, § 1, 9-15-15.)

22  
23 **Charter reference**— Boards and commissions, § 5.07.

24  
25 **Cross reference**— Naming of municipal buildings, other fixed facilities  
26 and public places, ch. 3.97; historic preservation project fund, ch. 6.100;  
27 land use planning, supplementary district regulations, ch. 21.45; building  
28 regulations, ch. 23.05; public lands, tit. 25.

29  
30 **State Law reference**— Historical commissions, AS 29.55.010; historical  
31 district revolving loan fund, AS 45.98.

32  
33 **Section 2.** Anchorage Municipal Code of Regulations is hereby amended by  
34 adding a new chapter 4.60—Municipality of Anchorage Local Landmark Register.

35  
36 **Regulation 4.60 Municipality of Anchorage Local Landmark Register**

37  
38 **4.60.001 Definitions**

39 The following words, terms, and phrases, when used in this  
40 chapter and Anchorage Municipal Code section 4.60.030, shall  
41 have the meanings ascribed to them in this section, except  
42 where the context clearly indicates a different meaning:

43  
44 *Building Improvements* shall mean capital events that materially extend the  
45 useful life of a building or increase the value of a building, or both.

46  
47 *Contributing resource* shall mean any resource that adds to the historic  
48 significance of a district or landscape.

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2        *Director* shall mean the Director of the Planning Department or the  
3        Director's designee.

4  
5        *Feature* shall mean any component or element of a landmark which has  
6        been designated by the Historic Preservation Commission pursuant to this  
7        ordinance and is found to be of importance to the historic, architectural,  
8        archaeological, Tribal, scenic, or natural value of the property.

9  
10       *Historic Context* shall mean an organizing structure for interpreting history  
11       that groups information about historic properties which share a common  
12       theme, common geographical location, and common time period. The  
13       development of historic contexts is a foundation for decisions about the  
14       planning, identification, evaluation, registration, and treatment of historic  
15       properties, based upon comparative significance. Examples of historic  
16       context may include Indigenous cultures, stories, or place names, Alaska  
17       Gold Rush, Alaska Railroad, World War II, Homestead Act, 1964  
18       Earthquake, Urban Renewal, or the Prudhoe Bay Oil Discovery.

19  
20       *Historic Preservation Officer* shall mean the Anchorage Historic  
21       Preservation Officer or designee.

22  
23       *Integrity* shall mean the ability of the landmark resource to convey its  
24       significance. Integrity must always be grounded in an understanding of a  
25       resource's physical features and how those features relate to the  
26       significance of the resource. The seven aspects of integrity are location,  
27       design, setting, materials, workmanship, feeling, and association.

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29       *Nomination* shall mean a proposal to list a historic or cultural resource for  
30       designation as a landmark.

31  
32       *Nominator* shall mean any person, group of owners, property owner, Tribal  
33       entity, the Historic Preservation Officer, or any member of the Historic  
34       Preservation Commission who may nominate a resource for designation.

35  
36       *Owner* shall mean a person with a fee simple interest, a substantial  
37       beneficial interest of record, or a substantial beneficial interest in a  
38       resource. Where the owner is a public agency or government, that agency  
39       shall specify the person or person(s) to receive notices hereunder.

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41       *Person* shall mean any individual, partnership, corporation, group or  
42       association.

43  
44       *Resource* shall mean any type of landmark proposed for nomination to  
45       include a building, district, structure, site, landscape, traditional cultural  
46       property, object, or travel route as described in 4.60.002 Landmark Types.

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2        *Significance* shall mean the determination of the essential features that  
3        define why a resource is important and must include the period-in-time the  
4        resource is significant to. Significance is determined by identifying the links  
5        to important events or persons, design or construction features, or other  
6        potential information that makes the resource important. “Significant”  
7        landmark resources will be found to have a meaningful or notable influence  
8        or effect on our history or culture.

9  
10        *Substantial Alteration* shall mean to demolish or materially alter the physical  
11        characteristics of a resource in an adverse manner.

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13        **4.60.002        Landmark Types**

14        Landmarks shall be nominated as buildings, districts,  
15        structures, sites, landscapes, traditional cultural properties,  
16        objects, or travel routes. The nomination of object as a  
17        landmark does not constitute a nomination of the site on  
18        which the object is located unless the nomination states  
19        otherwise.

20  
21        **A.        Building**

22        A building is a construction used for human shelter, e.g. to house  
23        animals, or for commerce, business, or education. Nominators can  
24        nominate a building exterior, interior, or both. Nominators cannot  
25        nominate just portions of the exterior. However, non-movable  
26        portions of a building interior can be nominated. It must be noted on  
27        the nomination form when both the exterior and interior of a building  
28        are being nominated for designation to the Local Landmark Register.

29  
30        Examples: A house, barn, place of religious assembly, school,  
31        theatre, Quonset hut, Wanigan, hall, machine shop, depot, office  
32        building, shed.

33  
34        **B.        District**

35        A significant concentration, linkage, or continuity of sites, buildings,  
36        structures, travel routes, or objects united historically or aesthetically by  
37        plan or physical development and features related by period, type, or  
38        location. Single properties may not be significant by themselves, but  
39        still contribute to the whole by providing continuity of historic era,  
40        design, appearance, cultural use, or function. A district may include both  
41        contributing and non-contributing properties. A district may also  
42        comprise individual landmarks separated geographically but linked by  
43        history, architecture, and/or culture.

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45        Examples: A residential neighborhood, business district, archaeological  
46        site, a building complex such as a cannery, military base, or college  
47        campus.

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**C. Structure**

A construction used for purposes other than human shelter.

Examples: Caches, bridges, dredges, dams, roadways, railroads, locomotives, aircraft, trail remnants or markers, and vessels.

**D. Site**

The location of a significant event, a historic or prehistoric occupation or activity, or building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value, regardless of the value of any existing structure. The significance of a historic site does not depend upon the survival of original standing structures and may include buried archaeological materials, accurately reconstructed buildings or visible alterations of the land. However, the setting must retain integrity and be mostly free of modern or non-historic elements, which confuse the historical relationship of the site with its period of significance.

Examples: Habitation sites, funerary sites, village sites, gardens, ruins of historic buildings and structures, and natural features such as rock and land formations having cultural significance.

**E. Landscape**

A geographic area including both historical, cultural, and natural resources associated with a prehistoric or historic event, activity, or person or peoples, or exhibiting other cultural or aesthetic values.

Examples: Farmlands, ancestrally used coastal areas, creek corridors, recreation areas, plant harvesting areas, parks, industrial and mining areas, etc.

**F. Traditional Cultural Property**

A place associated with cultural practices or beliefs of a living community that are rooted in that community's history and are important in maintaining the cultural identity of the community. Traditional Cultural Properties have one or more of the following attributes: spiritual power, practice, stories, therapeutic quality, and remembrance.

Examples: Important ancestral fish camps, a location where a community has traditionally carried out economic, artistic, or other cultural practices important to maintaining its historic identity, or an urban neighborhood that is the traditional home of a particular cultural group and reflects its beliefs and practices.

**G. Object**

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.

1 Examples: Monuments, sculptures, boundary markers, a portion of a  
2 building interior, or fountains.

3  
4 **H. Travel Routes**

5 Motorized or non-motorized routes of travel on land or water in urban,  
6 suburban, and remote, or rural settings. The landmark may represent a  
7 route of which there is no physical evidence remaining.

8  
9 Examples: Trails, paths, roads, railway routes, mountain passes, or  
10 waterways.

11  
12 **4.60.003 Designation Process.**

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14 **A. Application**

15 Anyone may file an application to initiate the designation of a resource  
16 to the Local Landmark Register, with the permission of each owner. A  
17 resource will not be considered for nomination without the owner's  
18 approval or 51% of owners' approval for resources with multiple  
19 owners. An application may be obtained from the planning department  
20 in hard copy or accessed online.

21  
22 **1. Application Fee.**

23 An application fee based on a sliding scale (Table 4.60.003-1)  
24 will be assessed after the nomination has been determined  
25 complete. Nominations for municipal resources initiated by the  
26 Historic Preservation Commission are exempt from the  
27 application fee. The application fee will be used to support the  
28 Anchorage Historic Preservation Program including the  
29 management of the Local Landmark Register and will be directly  
30 deposited to the Historic Preservation Fund 740 (SAP 490000).

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32 **TABLE 4.60.003-1**

<b>TYPE</b>	<b>RESOURCE</b>	<b>FEE</b>
1	Single Resource	\$100
2	District Contributing Resource (1-15)	\$150 total
3	District Contributing Resource (16-30)	\$200 total
4	District Contributing Resource (>31)	\$300 total

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35 **2. Owner Notification and Approval.**

36 a. Fifty-one percent of a resource's owners must approve  
37 the nomination of a Landmark in writing. Owners may  
38 indicate their support or lack of support through a letter, a  
39 signed petition, through input at a public meeting, or  
40 through an email to the Historic Preservation Officer or  
41 Historic Preservation Commission.

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43 b. All owners within a proposed Landmark will be notified of  
44 the landmark nomination by the Historic Preservation  
45 Officer.

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2 **B. Completeness Review**  
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- 4 1. The Historic Preservation Officer is the administrative official  
5 with jurisdiction to determine the nomination is complete. One  
6 hard and electronic copy of the nomination is required to make  
7 the determination of completeness. The Historic Preservation  
8 Officer may request additional information or work with the  
9 applicant to complete an application.  
10  
11 2. The Historic Preservation Officer will contact the nominator upon  
12 determination of completeness to request at least 10 copies and  
13 one electronic copy of the nomination packet for distribution.  
14 *(Additional copies may be required depending on the number of*  
15 *community councils to be noticed by the nomination.)* The  
16 Historic Preservation Officer will disseminate packets to  
17 municipal departments and the Historic Preservation  
18 Commission.  
19

20 **C. Anchorage Historic Preservation Commission Review**  
21

- 22 1. The Historic Preservation Officer shall refer a completed  
23 application for landmark designation to the Historic Preservation  
24 Commission. The Historic Preservation Officer will place the  
25 nomination on the Historic Preservation Commission's agenda  
26 for discussion and recommendation within 90 days after the  
27 Historic Preservation Officer deems the nomination packet  
28 complete and the nomination fee is paid. The Historic  
29 Preservation Officer will notify owners and/or proponents of the  
30 nominated resource of the Historic Preservation Commission  
31 meeting by mail at least thirty (30) days prior to the Historic  
32 Preservation Commission meeting at which a nomination is set  
33 for consideration.  
34  
35 2. The Historic Preservation Officer shall send notices of the  
36 Historic Preservation Commission meeting to any affected and  
37 adjacent community councils.  
38  
39 3. The Historic Preservation Commission shall make a  
40 determination of eligibility based on whether the resource meets  
41 all of the following:  
42 a. The resource is identified as one or more of the  
43 landmark types as defined in 4.60.002;  
44 b. The resource meets the requirements of 4.60.004; and  
45 c. The resource retains sufficient integrity to convey that  
46 significance.  
47

48 **D. Findings and Recommendations of Commission**  
49

1 The Historic Preservation Commission shall act officially on landmark  
2 designation within two regular meetings. The Historic Preservation  
3 Commission may approve, reject, or request additional information.

4 1. Approve

5 a. The Historic Preservation Commission shall compose  
6 and approve a resolution that the nominated landmark  
7 meets the criteria for designation found in 4.60.004 and  
8 should be added to the Local Landmark Register, if  
9 recommending approval.

10 b. The Historic Preservation Commission will forward its  
11 recommendation through the Historic Preservation Officer  
12 to the Planning and Zoning Commission for a  
13 recommendation of approval by the Planning and Zoning  
14 Commission to the Anchorage Assembly.

15 c. Upon the passage of an Assembly ordinance designating  
16 the landmark, the Municipal Clerk shall send notice of the  
17 Assembly action by mail to the owner, or owners, of the  
18 designated landmark. The Historic Preservation  
19 Commission will also notify the owners of the Assembly  
20 approval.

21 2. Request More Information

22 a. The Historic Preservation Commission may request  
23 additional information from the nominator, owner(s), or  
24 Historic Preservation Officer at or prior to the Historic  
25 Preservation Commission meeting to assist them in  
26 making a determination. If additional information is  
27 requested at the meeting, the nomination will be tabled  
28 until the requested information is received.

29 b. Once additional information is received, the process  
30 established in 4.60.003B and C will be followed.

31 3. Deny

32 A resource may be found ineligible by the Historic Preservation  
33 Commission. The Historic Preservation Commission will state in  
34 their findings during the Historic Preservation Commission  
35 meeting why they believe the resource is ineligible. The  
36 nominator may appeal this finding per 4.60.008.  
37

38 **E. Recordation**

39 1. Municipal Databases.

40 Within 90 days of designation of a landmark, the Historic  
41 Preservation Officer shall record the designation in five  
42 Municipal department databases: Cityview, the Real Property  
43 records database maintained by the Municipal Assessor with  
44 "HR" per 4.60.030E.3.b, the permit system maintained by  
45 Development Services, the municipal geographic information  
46 system database, and the online Local Landmark Register  
47 database maintained by the Historic Preservation Officer.  
48

49 2. Alaska Heritage Resources Survey Database (AHRS).

1 Upon designation of a landmark the Historic Preservation  
2 Commission shall submit the Landmark to the AHRS and the  
3 Alaska Department of Natural Resources Recorder's Office  
4 within 90 days for recordation.  
5

6 **4.60.004 Evaluating Historic and Cultural Resources**

7 Qualified landmarks shall be at least 30 years old and must  
8 meet at least one criterion in one of the five categories: History,  
9 Architecture, Geography, Culture, or be listed on the National  
10 Register or Alaska Landmark Register.  
11

12 **A. History:** The landmark shall meet at least one of the following criteria:  
13

- 14 1. Have direct association with development of the nation, state,  
15 Municipality, or communities within; or
- 16 2. Be the location of a significant historical event; or
- 17 3. Have direct or substantial association with an individual or  
18 group who influenced society; or
- 19 4. Exemplify the cultural, social, economic, political, aesthetic, or  
20 engineering history of the nation, state, Municipality, or  
21 communities within; or
- 22 5. Have potential to or has provided important information on the  
23 prehistory or history of the nation, state, Municipality, or  
24 communities within.  
25

26 **B. Architecture:** The landmark shall meet at least one of the following  
27 criteria:  
28

- 29 1. Embody distinguishing characteristics of an architectural style  
30 or type; or
- 31 2. Be a significant example of the work of a recognized architect  
32 or master builder; or
- 33 3. Contain elements of architectural design, engineering,  
34 materials, craftsmanship, or artistic merit which represent a  
35 significant or influential innovation; or
- 36 4. Embodies a style or character that demonstrates the building  
37 traditions of a group of people of an area in an era of history  
38 or prehistory.  
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40 **C. Geography:** The landmark shall meet at least one of the following  
41 criteria:  
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1. It represents an established and familiar feature of the neighborhood, community, or city, due to its prominent location or physical characteristics; or
2. Has historically promoted understanding and appreciation of the natural and cultural environment by means of its distinctive physical characteristics or rarity; or
3. Represent a resource, whether natural or human-made, which has historically or culturally contributed to the character of areas within the Municipality or communities within.

**D. Culture:** The landmark shall meet at least one of the following criteria:

1. Embody the customary beliefs, social forms, and material traits of an ethnic, religious, or social group shared by people in a place or time; or
2. Embody an integrated pattern of human knowledge, belief, and behavior that depends upon the capacity for learning and transmitting knowledge to succeeding generations; or
3. Demonstrate an important association with customary practices or beliefs of a living community that are rooted in that community's history and are important in maintaining the continuing cultural identity of the community; or
4. Exemplify social, cultural, ethnic, or historical heritage of the Municipality or communities within.

**E. National or Alaska Historic Registers:** Any resource listed on the National Register of Historic Places or the Alaska Landmark Register may also be listed on the Local Landmark Register with owner approval.

**4.60.005 Use of Property Designated as a Landmark**

A landmark designation shall not affect the existing legally established use of the property at the time of designation. Anchorage Municipal Code Title 21 shall continue to apply to the designated landmark. Landmark properties that have received a historic preservation incentive or entitlement will not be allowed to opt-out of the landmark register.

Incentives benefiting the landmark property may include but are not limited to; property tax relief, Title 21 deviations, transfer of development rights, gifts, preferential leasing policies, private or public grants-in-aid, beneficial placement of public improvements or amenities, or parking reductions will not be allowed to opt-out of the local landmark register.

1  
2 The Development Services Department and the Planning  
3 Department will notify the Historic Preservation Officer about  
4 permits affecting a landmark. The Historic Preservation Officer  
5 will apprise the Historic Preservation Commission of any such  
6 permitting actions. Demolition, relocation, or substantial  
7 alteration may result in removal of the landmark from the Local  
8 Landmark Register. The removal of the landmark from the Local  
9 Landmark Register may be initiated by the Historic Preservation  
10 Commission.

11  
12 **4.60.006 Commemoration.**

13 Upon request, the Historic Preservation Commission may  
14 provide landmarks with an appropriately designed recognition  
15 in commemoration of landmark designation for a fee. This  
16 may include a commemorative plaque, interpretive panel, or  
17 interpretive signage.

18  
19 There may be instances when a landmark will not be  
20 publically-commemorated. Commemoration outreach will  
21 include Government-to-Government consultations with Alaska  
22 Indigenous groups by the Historic Preservation Commission  
23 and Historic Preservation Officer to ensure sensitivity and  
24 understanding of a landmark and the extent to which the  
25 landmark can be publically-acknowledged.

26  
27 **4.60.007 Opt-out Provision**

28 The owner of a resource may request to remove their property  
29 from the Local Landmark Register. This request will be made to  
30 the Historic Preservation Officer by a signed letter from the  
31 "owner of record." The owner will be required to pay associated  
32 recordation fees for such removal upon approval.

- 33  
34 1. Exceptions: Two exceptions to this provision occur as  
35 follows:
- 36 i. A landmark owner has received a historic  
37 preservation incentive to improve or maintain  
38 their property from the Municipality of  
39 Anchorage, or
  - 40 ii. A landmark owner has a historic preservation  
41 conservation easement.
- 42  
43 2. The incentive received on a landmark will guide the  
44 timeframe when a landmark may be removed from the  
45 Local Landmark Register.

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49 **4.60.008 Appeals.**

