

City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

MEMORANDUM

To: Mayor Hunter and Members of the Assembly
Keith Brady, Municipal Administrator

From: Michael Scarcelli, Planning and Community Development Director *MS*
Samantha Pierson, Planner I

CC: Jay Sweeney, Chief Finance and Administrative Officer
Melissa Haley, Controller

Date: October 16, 2017

Subject: Certified Local Government Grant Applications

Background

On September 15, 2017, the State Historic Preservation Office announced a grant opportunity through the Historic Preservation Fund for Certified Local Governments. The Planning and Community Development Department received and processed five applications. The state's application deadline is October 31, 2017.

Analysis

All applications have been supported by the Sitka Historic Preservation Commission. Four applying entities are non-profit organizations and have been determined to meet federal eligibility requirements. The fifth application was submitted by an individual and thus does not meet the requirements to be a sub-recipient of federal funds.

Due to risk of violating federal code regarding federal award requirements, a sub-recipient of federal funds must be either a non-profit organization or a government. A business or individual would be considered a contractor, and CBS would violate not only federal guidelines, but its own procurement procedures if it passed on federal funds to a contractor. Sole-proprietors cannot perform both roles of sub-recipient and contractor without creating a conflict of interest, thus resulting in the violation of municipal, state, and federal procurement requirements. Violation of state or federal grant administration law can result in CBS losing the opportunity to utilize such grant programs in the future.

If awarded, a municipal subgrant agreement must be signed prior to commencement of the project. The subgrant must follow all applicable federal, state, and city requirements regarding procurement, entity status, and reporting. Qualified historic preservation professionals must be consulted throughout the project as directed by the State Historic Preservation Office.

<u>Applicant</u>	<u>Project Description</u>	<u>HPC Approval</u>	<u>Approx. Request</u>	<u>Approx. Match</u>	<u>Federally Eligible Entity</u>
Sitka Sound Science Center	Develop architectural plans for the Mill Building	June 14, 2017	\$25,000	\$25,000	Yes Non-Profit
Sitka Historical Society	Research, compile, and distribute a historic architecture pamphlet	October 13, 2017	\$6147	\$4098	Yes Non-Profit
Alaska Arts Southeast	Continue work on the Fraser Hall façade	October 13, 2017	\$25,000	\$16,667	Yes Non-Profit
Sitka Maritime Heritage Society	Continue work on the Japonski Island Boathouse accessible entry	October 13, 2017	\$25,000	\$16,667	Yes Non-Profit
Anne Pollnow	Inventory and digitally catalog cemetery information	June 27, 2017	\$24,921	\$17,425	No Individual

Fiscal Note

The grant application is for a 60-40 match grant, wherein the federal funds provide 60% of the budget and the applicant provides a minimum of 40% through in-kind, cash donations, or similar arrangements. No funds are being requested from the municipality. In order to ensure that the municipality's costs of administering the grants are covered, the municipality will charge an 8.5% administrative fee to all awarded grants. Please note that proposed budgets are not final.

Recommendation

Approve resolutions supporting the grant applications submitted by Sitka Sound Science Center, Sitka Historical Society, Alaska Arts Southeast, and Sitka Maritime Heritage Society.

CLG GRANT APPLICATION: FY18

State of Alaska: Office of History and Archaeology

Historic Preservation Fund: Grants for Certified Local Governments

Deadline: Applications are due by 4:30 pm on Tuesday, October 31, 2017.

The Certified Local Government (CLG) identified below is applying for a 60-40 Historic Preservation Fund (HPF) matching grant through the State of Alaska, Department of Natural Resources, Office of History and Archaeology.

CLG Name: City and Borough of Sitka

Federal Tax Identification Number: 920041163 DUNS _____

Project Title and Location: Fraser Hall Entry and Exterior, Sheldon Jackson School National Historic Landmark, Sitka

Type of CLG Grant Project: (Check project type below, as applicable)

<input type="checkbox"/>	Survey	<input checked="" type="checkbox"/>	Public Preservation Education
<input type="checkbox"/>	Inventory	<input type="checkbox"/>	Predevelopment
<input type="checkbox"/>	National Register Nomination	<input checked="" type="checkbox"/>	Development
<input type="checkbox"/>	Historic Preservation Planning	<input type="checkbox"/>	Acquisition

Project budget required: (Use figures from shaded area on budget form)

- a. Estimated Total Project Cost (TPC) \$ 41,667
- b. Federal Share (60%) \$ 25000
- c. Sponsor Share (40%) \$ 16,667

Source of applicant (sponsor) share: (Use figures from "Sources" box on budget form)

- a. Cash \$ _____
- b. In-kind Goods and Services \$ 16,667
- c. Donated Goods and Services \$ _____

Provide name, title and contact information for the following:

Project Manager: Roger Schmidt
Mailing Address: Alaska Arts Southeast
P.O. Box 3086, Sitka, Alaska 99835
Telephone: (907)747-3085
E-mail Address: office@fineartscamp.org

Preservation Commission Chair: Anne Pollnow
Mailing Address: P. O. Box 6326
Sitka, Alaska 99835
Telephone: 907 738-0794
E-mail Address: sealevelanne@gmail.com

CLG Contact: Samantha Pierson, Planner I
Mailing Address: City and Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835
Telephone: 907 747-1814
E-mail Address: samantha.pierson@cityofsitka.org

Signature: Authorized Local Government Official

Date

Name and Title (Print or Type)

Entity Name

Notary Seal

Subscribed and sworn before me this _____ day of _____, 20_____.

My commission expires _____

Notary for the State of Alaska

Willingness to Comply with Grant Requirements

1. I understand that this is a 60-40 matching grant application through the Historic Preservation Fund (HPF) administered by the State of Alaska Department of Natural Resources, Office of History and Archaeology.
2. Should this project be awarded, I understand that the State levies an indirect cost which may vary throughout the course of the grant period, but will not exceed the amount stated in the executed grant agreement.
3. If awarded an HPF grant, I understand that it is my responsibility to comply with all pertinent State and Federal regulations, the State-Local Grant Agreement, and requirements outlined in the *Historic Preservation Fund: Certified Local Government Grants Manual*.
4. Should this project be awarded, I understand that project records are subject to audit after project completion, and that if such an audit questions expenditures for which I have been reimbursed I will return an amount equal to the questioned expenditures.
5. I understand that no grant exists until the State Historic Preservation Officer (SHPO) signs the State-Local Grant Agreement, even if the Alaska Historical Commission recommends funds for my project. Any funds expended before the performance period specified on the fully executed grant agreement or before obtaining the SHPO's signature may not be reimbursed without specific approval.

Signature: Authorized Local Government Official

Date

Name and Title (Print or Type)

PROJECT INFORMATION

1. PROJECT DESCRIPTION

Aim and Scope

This project's aim is to continue the historic restoration of the exterior of Fraser Hall, 1911, which defines the eastern side of the formal campus quadrangle of the Sheldon Jackson School National Historic Landmark in Sitka, Alaska. The scope of the project is:

1. to restore the East and North exterior walls
2. to restore missing or damaged trim elements
3. to restore decorative panels and extend side casing under windows (shingled over in the 1950s)
4. to move the entry, which was moved off center in 2002, back to its original location,
5. to replace the modern entry door with an exact replica of the original, and
6. to restore the transom window that was originally above the entry door
7. to conduct a public presentation on the historic architecture's significance, on the architecture, construction and history of the physical campus, and the approach and methods of historic preservation.

The work will continue the preservation and restoration of the facades of the buildings of the campus quadrangle, and sharing this work with the public. Work began with the most urgent need, the facades of the two south-facing buildings, which were on the edge of failure because of being exposed to the prevailing southeast and southwesterly weather.

Fraser Hall's orientation means that the exterior is in better condition. In 2017 the south and west-facing walls were restored, which involved hand scraping and refinishing the exterior, restoring and replicating when needed the original trim elements, and uncovering and restoring panels under the ground floor windows that had been shingled over in the 1950s. This facade includes a covered porch, and the 2017 project restored woodwork of the columns and railings, that had been replaced in 2001.

Like the previous three projects, we will be using the Historic Restoration Team, of one to two dozen college students and recent graduates, who volunteer over four weeks in July and August.

This work will follow *The Secretary of the Interior's Standards for Treatment of Historic Properties*, 1995, Standards for Restoration. The entire facade is character defining, and all of it will be preserved or replicated exactly. Modifications such as synthetic flashing, and stainless steel nails will not show.

This project will continue the work in 2017 in restoring the south and west walls. During that project we noted that the original doorway had been moved to accommodate an interior partition wall. We plan to remove that wall over the winter (after first consulting with an engineer), so that the doorway can be moved back to its central location. We will install an exact replica of the original door and window above it.

This project will preserve the building envelope, to insure against water infiltration for the next 100 years.

This project will also restore character-defining features (as described in the *Sheldon Jackson School National Historic Landmark Campus Restoration Plan*, 2004), namely 1. symmetry (of the entry), which is a vital component of the Beaux-Arts-derived campus architecture; and 2 "quality of the materials and craftsmanship" by replacing the modern entry door and restoring the window above it with a hand-crafted door and window in the same materials, quality and construction as the original, and restoring the decorative panels below the windows, and restoring missing and badly damaged decorative architectural elements such as wooden corbels.

The finish will be as close to the original as possible. (The original finish was a sort of oil stain, based on creosote.)

Significance

The campus is a National Historic Landmark, significant as a mission school for Alaska Natives during a period of intense racial prejudice and rapid change for Native people. The school perpetuated the notion of inferiority of Native language and culture, while at the same time, provided education for Alaska Natives that they could not get otherwise. This legacy is difficult and complicated, and extremely important to examine, today.

The school was founded in 1878 by Presbyterian missionaries under the leadership of the Reverend Sheldon Jackson, and moved to the current site in 1882. Fraser Hall and the other buildings of the quadrangle were built in 1911 to a formal plan by William Ludlow and Charles Peabody, nationally prominent architects in New York City, who designed several hundred buildings, including other college campuses.

Their campus design, with its central grass quadrangle facing the ocean, has five architecturally distinctive Craftsman and Western stick buildings on three sides.

Our project site, Fraser Hall, was named for Presbyterian missionary Thomas Fraser (1820-1903) by the Women's Board of Home Missions, which raised money for this building's construction.

From 1911 to 1967, throughout the period of significance, Fraser Hall was the small boys dormitory, with rooms for school staff. The high school closed in 1967. At the time the college closed in 2007, the main floor was used for offices, the copy center, and a classroom, and the upper floor for classrooms and faculty offices. The floor plan has been altered over the years, mainly in carving up large rooms into smaller spaces. The current use of the building is as a dormitory and classroom space.

We have had the pleasure of hearing stories from elders about their school days, when, as young teens, they “learned to live together,” by living in a group dormitory room with Native students from all over Alaska, and by changing roommates through the year. As the young boys' dorm, this place holds special significance to these men – young adolescents leaving home and family for the first time. This was a hard time for many, especially those from villages, who had the added difficulty of being punished for using their language. Many did not return to the school.

For those who did graduate, this was a formative experience, learning to adapt to the society at the time, in which Native culture was devalued. But they had fun, too, and tell stories of pulling pranks, and punishments (being “campused,” or confined to campus instead of going to town). A former dormitory supervisor, Ken Smith, wrote about a watergun fight in the hallway, and of how some boys once diverted plumbing so that hot water was going to the toilets.

During the 2017 project, one of these men, Charles Daniels, visited with the restoration team, sharing with them the excellence of the high school when he attended, and how in his opinion it should never have been closed!

This building's architecture does not even give a nod to indigenous culture: Sheldon Jackson School was all about assimilation, and this is expressed in the architecture. As a small, private school, it offered advantages over other schools, and over no school at all, but it was part of the dominant society's repression of Native culture and language, which did immense harm to Native Alaskans' sense of identity and self-worth.

These buildings are very important not just for their unique architecture, but as a place where young Native Alaskan people navigated identity and prepared for their future, which, then as now, is a challenging and complicated project.

Previous HPF grants for this project and by the project manager:

Alaska Arts Southeast has just completed a HPF grant (as a CLG grant to the City and Borough of Sitka) to restore the west and south walls of this building (Fraser Hall). Earlier this year Alaska Arts Southeast completed a Historic Preservation Fund grant-funded project to restore the facade of Whitmore Hall, next to Fraser Hall. That work took place in July and August of 2016 and was done by the Historic Restoration Team of college students. That project included an open house, a presentation on the architects, and a web page with information and documents on campus preservation.

In 2015 Alaska Arts Southeast completed a Historic Preservation Fund grant-funded project to restore the facade of North Pacific Hall, also using the Historic Restoration Team.

In 2013, we used a Historic Preservation Fund grant to restore windows on North Pacific Hall. We used that project to research best practices, and to build a steam box. We got set up for repairing windows, restored and rebuilt windows, conducted a workshop on window repair and interior storm windows, and created a brochure on the significance of the Landmark.

The project manager, Rebecca Poulson, worked on all the previous CLG grants on campus, as well as seven Historic Preservation Fund projects on the Japonski Island Boathouse, which were used for: a structural survey and haz mat survey; conceptual design; painting, and inventory of the contents of the building; replacement of the foundation; repair of all of the original windows and rewiring the shop; and restoring all the doors and moving an outbuilding in 2016. In 2017 a CLG grant is being used for restoring the north wall and adding a toilet, part of ongoing historic preservation to approved historic preservation construction documents.

Relationship of this project to past, present and future preservation work:

- In the 1990s, the Allen Memorial Preservation Project, Inc., formed and raised over a million dollars to rehabilitate Allen Memorial Hall, the central building of the historic campus quadrangle. AMPPI turned the project over to the college, which got as far as restoring the building shell and adding an addition for an elevator and restrooms.
- The entire Campus and twenty buildings were designated a National Historic Landmark in 2001, when this was Sheldon Jackson College.

- In 2003-4 there was a Historic American Buildings Survey done of the historic campus quadrangle.
- Also in 2004, the University of Oregon Program in Historic Preservation developed a *Campus Preservation Plan*.

Sheldon Jackson College closed in 2007. The campus and buildings were left empty and unheated for four years. In 2011, the trustees turned over the core Campus and 20 buildings to Alaska Arts Southeast, sponsor of Sitka Fine Arts Camp.

The AASE Board and Executive Director embarked on the gargantuan effort of reopening a Campus that had had decades of deferred maintenance. The goals and methods of historic preservation were part of the project from day one.

Within the first 6 months, over 500 local persons volunteered to clean up and clean out the Campus. Work focused first on immediate threats to the buildings, such as roofs, and on bringing Allen Hall, which had already been partly restored, to completion.

The long-term project is to completely restore the century-old buildings to historic preservation standards. With each building brought back to use, the Fine Arts Camp is able to expand programs and dormitory space, and is now able to provide year-round arts education classes, host visiting conferences and conventions, and accommodate visiting scientists, artists, educators, and university graduate students. These programs will include history and historic preservation.

- In 2013, 2014, 2015 and 2016 have hosted the Historic Restoration Team, for college students and recent graduates to learn historic preservation hands-on, working under our experienced and talented local preservation work crew leaders.

- Allen Memorial Hall has been completely rehabilitated. North Pacific, Whitmore, Fraser, and the Laundry Building/Power House have new roofs. North Pacific, and Whitmore and Fraser Hall have restored facades. Interiors of these buildings are gradually being put back to their historic condition, by removing modern drop ceilings, linoleum flooring, and plywood paneling.

- Historic windows are steadily being restored to working order, glazing repaired, and sash reglued by volunteer craftsmen.

The campus hosts conferences, including history, tourism, anthropology, and culture, which showcase the historic qualities of the campus and the ongoing work to restore it, as well as the important human history of this place.

- 2016 the landscaping around Allen Hall was restored, with the removal of mounds and plantings dating from the 1970s and later, and installation of sidewalks based on the original 1910 campus plan, with modifications for wheelchair and equipment access.

- 2016 site drainage for Allen Hall, connecting building drainage with storm sewer. This project included extensive research into the archaeology and history of landscaping, utilities and construction in the area. Archeologist Mike Yarborough, here for the annual meeting of the Alaska Anthropological Association, had done the monitoring plan for a major utilities project in 2003. A report was never completed at that time. He shared his research, notes, the Monitoring Plan, drawings and photographs, which add immeasurably to our understanding of the campus history and was included in the 2016 report. Other historic archaeologists here for the conference identified the artifacts (ceramics, brick, leather) that had turned up in the landscaping project, again adding depth we would never have had access to without this conference.

- Also in 2016, an agreement was signed between the Fine Arts Camp and the National Park Service, allowing the FAC to take advantage of consultation with NPS experts.

- In May of 2016 and May of 2017, the Fine Arts Camp hosted National Park Service Vanishing Treasures workshops, in which FAC contractors and employees learned from one of the foremost historic structural engineers in the country, then in 2017, it was an in-depth, hands-on workshop on the process of designing preservation treatments. This includes research into character-defining features and significance and designing work to preserve those.

- Every project has included public presentations, workshops, and educational materials on line. Photos of the work are regularly featured on the front page of the local newspaper. In October 2016 this included events around the 50th Anniversary of the National Historic Preservation Act, including a History Walk of historic buildings in Sitka, a radio interview on the subject of historic preservation; a newspaper article on historic preservation; and a presentation on the architecture of Ludlow and Peabody, the firm who designed the campus.

- A public historic interpretive project, *Voices of Sheldon Jackson School and College*, is now under way, supported by the Alaska Humanities Forum and the Rasmuson Foundation. This project is a series of interpretive signs that will present the story of the site, from ancient times to the present. They are being created by former students and staff, and will be vetted and contributed to by the Sitka community, as well as culture bearers, historians and other experts.

The intended audience: The primary audience is local people and other Alaskans, who we hope will come to an appreciation of the practical and aesthetic value of restoration and weatherization, so that these – and Sitka's other historic

buildings - can last another hundred years. Some of it is to show that, while things don't happen overnight, it really is practical and economical to take on buildings of this size and condition.

The second major audience is visitors to Sitka. The Fine Arts Camp has recently recognized the importance of presenting and interpreting the history of this historic site. An important part of the work is to show the value of a historic building for telling the story of this place, which is significant in Sitka, and beyond.

The third major audience is everyone already involved in historic preservation in Alaska. Historic preservation in Alaska has unique challenges, and we would like our webpage (at www.fineartscamp.org) to become a resource for materials, techniques, and tips and tricks we have found. This is to preserve historic buildings, but to prepare them to last another 100 years of Alaska's challenging climate, and to weatherize them for efficiency in heating.

2. PRESERVATION OBJECTIVES

CLG grant priorities: This project meets the goals in priority one, "Projects that increase public awareness of historic preservation and establish new partnerships. . . and produce educational materials emphasizing historic preservation." This is through the very visible public work on the building, and through the open house and tour, and the evening presentation for the public on the architecture, construction, history and historic preservation of the campus.

It meets priority two as well, "Projects that address the rehabilitation of historic properties and leverage funds and resources. Restoring and preserving defining elements of historic properties, and addressing sustainability. " This project restores and preserves essential character-defining features, and is restoring the building envelope for weather proofing and more efficient heating. It is done by leveraging volunteer labor, the volunteer project leader and Fine Arts Camp staff and facilities for lodging and feeding volunteers. In addition, these college students and young graduates are receiving training and awareness that they will take to their careers and communities.

ALASKA STATE HISTORIC PRESERVATION PLAN

Goals 1,2,3,5,6, are addressed in our façade restoration project. The key elements that are relevant: "Promote a preservation ethic; Strengthen the historic preservation community; Expand efforts to interpret and protect historic resources; Promote historic preservation as an economic tool; Encourage appropriate treatment of historic resources."

The Fraser Hall Façade project contributes to each of these goals, as documented in the Project Description Section.

SITKA COMMUNITY PRIORITIES (taken from the updated City and Borough of Sitka Comprehensive Plan (2007): General Land Use Goals and Priorities; and Arts and Culture Goals and Policies. The key elements that are relevant to this project are: "To encourage the preservation and renovation of historical buildings and sites on public lands:" (2.4.18); and "To continue support of the Arts in the following ways: assure protection and enhancement of historic places" (2.12.3 C); "To preserve and appreciate Sitka's heritage; sites or structures having significant historic or cultural should be preserved." (C. 2.13.37)

This project meets each of these goals, as demonstrated throughout this application.

In addition, in recent years the Sitka Convention and Visitors Bureau (now Visit Sitka), and the City and Borough Assembly have identified the need and have committed resources for marketing Sitka's historic and cultural resources; there is more and more awareness of the economic value of our historic and cultural resources as a draw for visitors. The revitalization of the campus has had a high profile in town, with hundreds of volunteers and thousands of hours, a rich and multi-faceted partnership amongst AASE, Sitkans and visitors alike.

Regular presentations by the Sitka Fine Arts Camp director to Sitka's Chamber of Commerce emphasizes the economic value of the arts and culture, and of the historic campus for drawing visitors to Sitka.

LOCAL HISTORIC PRESERVATION PLAN

Purpose, #3: "to encourage local support of historic preservation"

Goal, #5: "To increase public awareness and appreciation of historical preservation in the City and Borough of Sitka."

Both of these are met by this project, a highly visible project that will have public presentations and publicity.

3. PROJECT LOCATION

Project Location is Fraser Hall on the Sheldon Jackson Campus, Sheldon Jackson School National Historic Landmark, in Sitka, Alaska. This project is for the exterior of the east and north exterior walls, and the entry (on the west, primary facade). See Map and photographs of the Campus and the location of Fraser Hall.

4. WORK PLAN

How the work will be accomplished: All work will follow the *Secretary of the Interiors's Standards for the Treatment*

of *Historic Properties*, 1995. This project will be Restoration, with modern materials where appropriate for infiltration barrier and flashing and any other weatherproofing, which will not be visible.

The first step will be to put up scaffolding. Volunteers will hand-scrape (taking all relevant safety precautions) and stain shingles and other building trim. Damaged or missing trim will be repaired or replicated if necessary. Panels under windows, which are original, and were only covered over in the later 1950s, will be uncovered and restored. The entry doorway will be restored to its original location, and the modern entry door will be replaced with one in the original style, materials and construction of the original. A missing window above the door will also be restored.

This project conforms to all applicable standards for Restoration: 1. The building will be used as it was historically, as a dormitory, though now also for classrooms. A series of interpretive signs on Lincoln Street will interpret the property. 2. All materials and features from the restoration period are being preserved. 3. Work will be visually and physically compatible, and will be documented for future research. 4. Materials from later times (2002 doorway and late 1950s shingles covering panels) will be documented.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved. 6. Deteriorated features from the restoration period will be repaired rather than replaced. Where deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. 7. Replacement of missing features (in this case, the door and window above it) will be done according to the abundant photographic historical evidence, surviving features on the other buildings, and the original construction blueprints. 8. Treatments include hand-scraping failing paint and epoxy consolidation, which are the gentlest methods available. 9. Archaeological resources will not be disturbed in this project, which is all above ground. 10. No new features will be added.

Planning studies and other relevant sources of information: In 2004 the University of Oregon Program in Historic Preservation within the School of Architecture performed an in-depth study of the Campus, spending several months on site to develop a 200 page *Campus Preservation Plan*. This document includes a narrative of the school, a description of the defining architectural elements of the campus, a reference to other accomplishments of the architects, Ludlow and Peabody, and a thorough analysis of each building with specific recommendations for correction and prevention of problems.

AASE has large detailed hand-drawings from a Historic American Buildings Survey done at the same time, in our archives. The Plan shows elevations, describes condition of structural members, surfaces, and condition of every window, beam, siding, etc. This survey included participation by the National Park Service, Alaska Regional Office and was funded by the Getty Foundation. We will use this document as a base line comparison with present conditions.

AASE is also fortunate to have the 1910 blueprints of the original construction.

There is abundant historical photographic documentation of the original surface treatment of the buildings, which AASE has or has access to through the Alaska State Library, Historical Collections.

Work schedule:

- **Upon award of grant:** A covenant is already in place for this property, but it will be updated/extended if necessary. Submit plans to the Alaska State Historic Preservation Office, and request concurrence with no adverse impact per Section 106. We will complete questionnaires and submit information to the National Park Service and the State of Alaska for work on this National Historic Landmark.

- **Spring 2018:** Planning, recruiting the Historic Restoration Team, a crew of college students and recent graduates, ordering materials, and ordering shaper bits for replication of any missing trim. Paint will be sampled on the project area to test for lead (which will determine paint scraping procedure). Ordering new door and hardware needed. Door hardware will be like the original as much as possible, but the type of latch must meet current building code.

- **Spring 2018** The Fine Arts Camp hosts Saturday work parties up until the beginning of June. Volunteers and/or staff will remove an interior wall (2002) so that the entry door can be moved back to its original location.

- The bulk of the work will be done in **July and August 2018** with the Historic Restoration Team, of college students and recent graduates. When the volunteers arrive, in July 2018, they will receive orientation and safety training, as well as ongoing training in restoration carpentry. They will build scaffolding, scrape and paint shingles and trim; remove the shingles covering the panels below the ground floor windows; restore the panels and lower side casing of the ground floor windows; restore or if necessary recreate other trim (if too deteriorated, or missing); move the entry doorway to its original location; hang the new (replica) door, and install hardware; install the new (replica) transom window.

- Wood rot and other deterioration of pieces of trim will be restored (after drying them out enough to do this). Pieces that can't be reused will be replicated.

- Any issues with sheathing and framing will be taken care of, if exposed.

- We will report on the project status during and after the work is completed to Sitka's Historic Preservation Commission.

- **Fall 2018:** After the project, we will hold an open house and tour of the work. We will also hold a presentation on the history of the campus architecture, the construction methods, and historic preservation principles and the work that was done. Both presentations will be well advertised and should generate a good audience from the scores of local volunteers who work on campus, as well as the public and visitors.

- We will add this material to the historic preservation web page on the AASE website, with links to sources for the materials and techniques we used, the presentations, and step-by-step description of our methods for this project, research and lessons learned.

5. PROJECT PERSONNEL

Contract employees: The main contractor on the project is Pete Wieland, whose resume is attached. Pete has abundant experience with historic preservation projects, as well as general construction in Sitka's demanding climate. He is also a natural teacher.

The project manager is Rebecca Poulson, resume attached, who has been managing historic preservation projects for over a decade, and has worked on restoring historic buildings for three decades. She is on the board of the Sitka Maritime Heritage Society, the Alaska Historical Society, and is on the Alaska Historical Commission. In May of 2017 she attended the Vanishing Treasures workshop on planning treatments.

Local government personnel: Application and reports are reviewed, and forwarded to the state by the City and Borough of Sitka's Grant Accountant.

Local historic preservation commission: Sitka's Historic Preservation Commission reviews and endorses all CLG applications. Building permits, and review under Section 106 of the Historic Preservation Act, also go before the Commission. AASE updates the Commission regularly on work in progress. The Sitka Historic Preservation Commission has been extremely supportive of our work.

Volunteer personnel: Larry Jackson will again lead the Historic Restoration Crew. He is retired from NIOSH, and is an occupational health and safety expert. He is not only highly organized, but extremely knowledgeable in workplace safety.

Randy Bartholomew is a retired cabinetmaker, who had his own custom woodworking shop. He is not only highly skilled but is also safety conscious and is a natural teacher. He is in charge of the wood shop, in fabricating replacement pieces for elements that are too rotten to save or are missing. He led the fabrication of missing corbels on the west facade, which required detailed research.

James Poulson is on Sitka's Historic Preservation Commission, and updates the commission each month on the progress of the various preservation efforts on campus. He has also restored and maintains six family-owned historic buildings – four of them listed on the National Register of Historic Places. James is currently completing a Master of Design Studies in Historic Preservation (architectural history) from Boston Architectural College. James is involved mainly as an expert consultant in how to do the work to best comply with the *Standards*.

Eric Dow is a volunteer carpenter, who has spent the last three winters working on campus buildings, and did most of the technical research for a earlier CLG grant-supported project on the historic windows. He will probably lead the work this winter in removing the 2002 interior wall to prepare for moving the entry doorway.

The Historic Restoration Team, recruited from top colleges, will be the primary volunteer labor force. Among these young people there is usually one or more with coursework or interest in historic preservation, architecture, historic engineering and the like. Some students have gone on to further study in historic preservation, inspired by their experience here.

AASE personnel: Fine Arts Camp staff order supplies, track and pay invoices, report expenses and time, arrange travel, lodging and food for the volunteers, and do necessary scheduling for the use of campus facilities.

NPS and OHA consultation: We will also be drawing on the professional expertise of the National Park Service and of the state Office of History and Archaeology, not only through the Section 106 consultation, but throughout the project. AASE has a strong working relationship with both agencies, and they have been willing and available whenever we have a question. The NPS expertise includes experts on every conceivable aspect of historic preservation.

6. BUDGET:

Attachments:

Maps of project area

Photographs and plans

Resume Peter Weiland (contractor)

Resume Rebecca Poulson (Project Manager)

Letter of Support Sheldon Jackson Museum

Letter of Support Abel Ryan

CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska

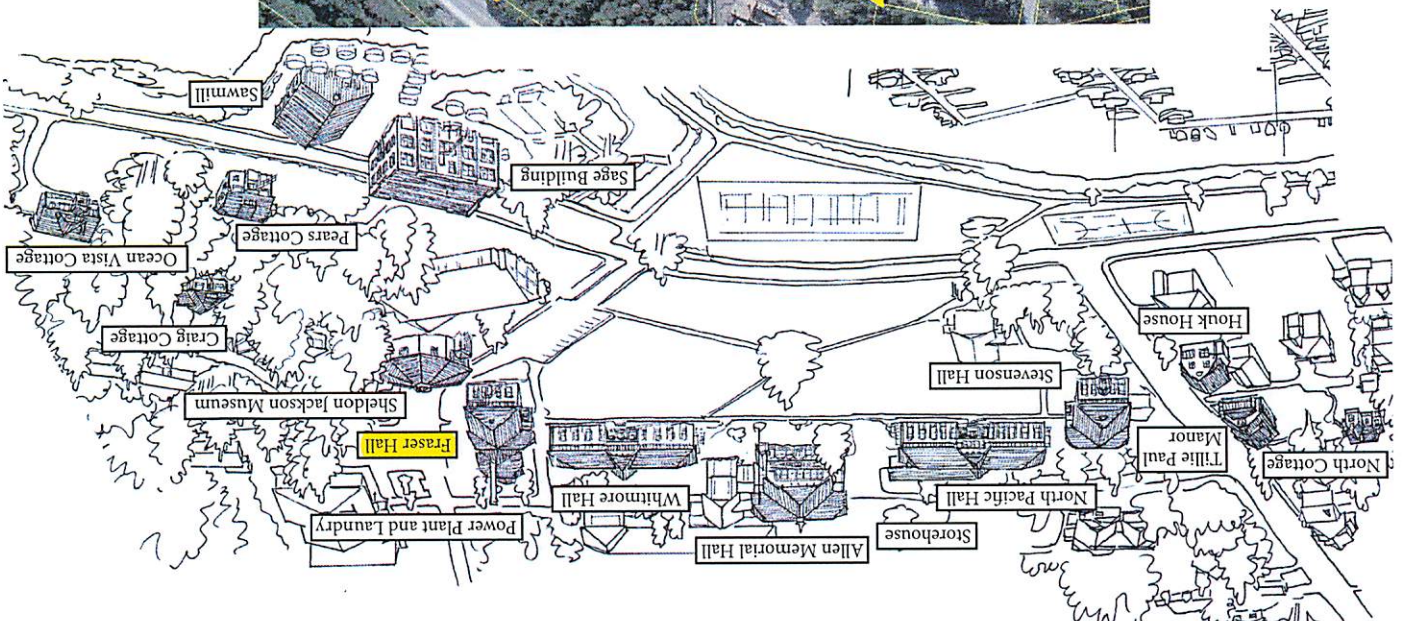
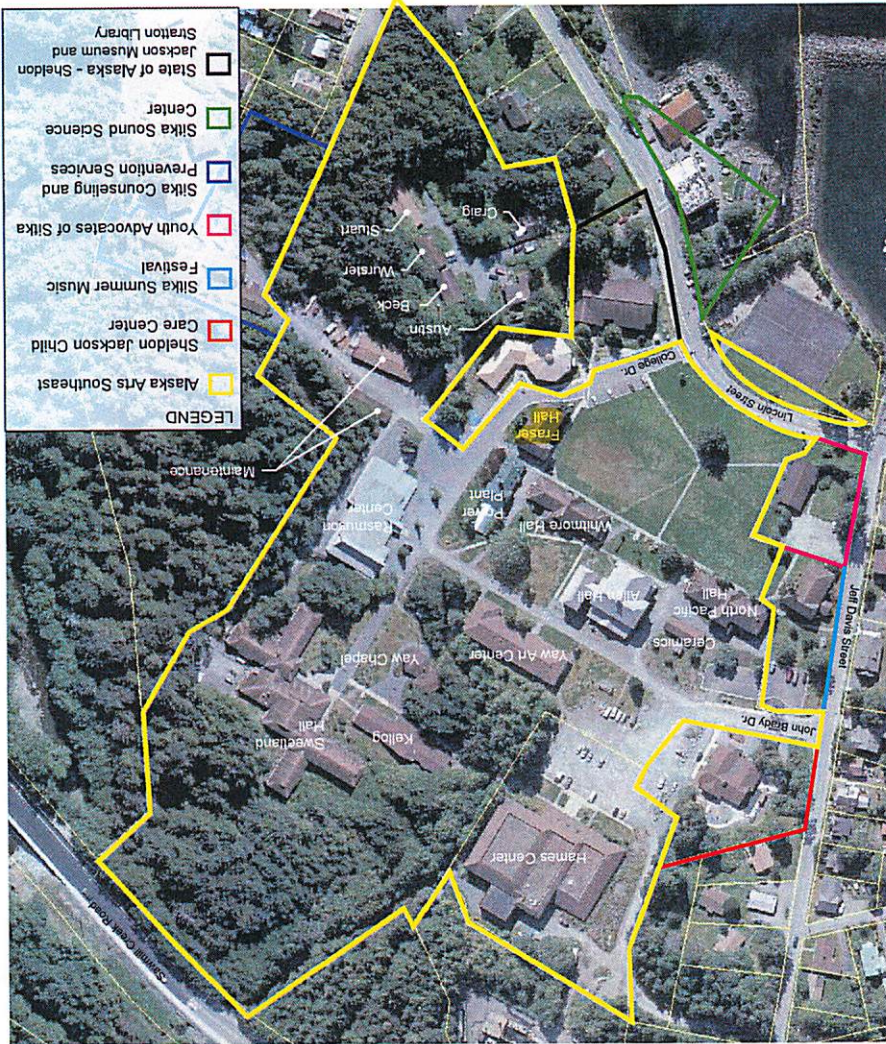


City of Sitka, showing location of Sheldon Jackson Campus

Below: Map of Alaska showing location of Sitka, Alaska



Alaska Arts Southeast, Inc. and its campus partners are dedicated to the mission of education, art, science and culture for the enhancement of our community.



CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska
CONTRIBUTING BUILDINGS OF THE SHELDON JACKSON SCHOOL NATIONAL HISTORIC LANDMARK

CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska



Above, Fraser Hall North and East exterior; below, the building (West, primary facade) shortly after completion in 1911. Photos above 10/3/17 by Rebecca Poulson, below by E. W. Merrill, collection of Alaska State Libraries, Historical Collections.



CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska

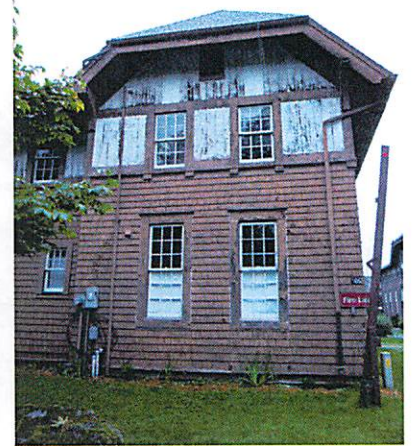


Above, the campus shortly after it was completed in 1911. Fraser Hall is on the right. Below, the Sheldon Jackson School small boys in front of Fraser Hall in about 1915. Fraser Hall was the small boys' building from its construction in 1911 until the high school closed in 1967. Both photos by E. W. Merrill, photo above collection Rebecca Poulson, below Sitka National Historical Park.



The photo shows the door open. The door has a nine-light window in the top, as shown in the blue print.

CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska



Above left and center, East facade of Fraser Hall, 10/3/17. Right, and below right, detail of gable portion. Note the corbels, both of which are partly missing.

An indication of the relative lack of weathering is the very dark stain that is showing through, especially notable on the upper portion under the white paint. We believe this is the original stain.

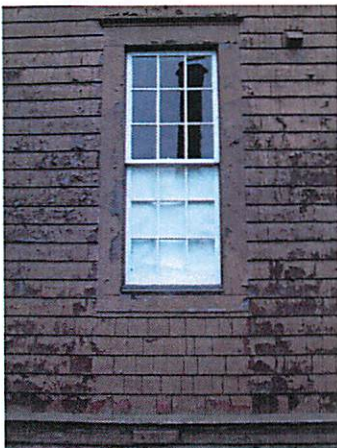
Below left and center, detail of the windows on the east facade, showing where the panels below the windows have been shingled over. All photos by Rebecca Poulson, 10/3/17.



CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska



North end of Fraser Hall, and below, details of windows. Note where the window casing has been cut short and the panels under the windows shingled over. Photos by Rebecca Poulson 10/3/17.

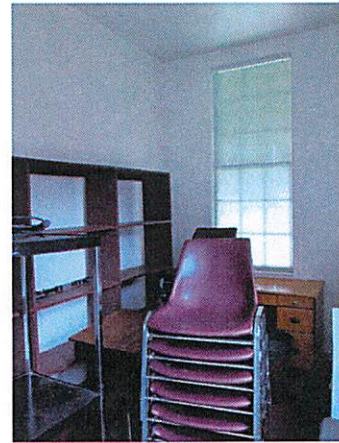
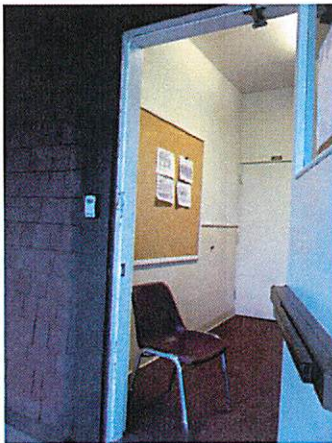


CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska

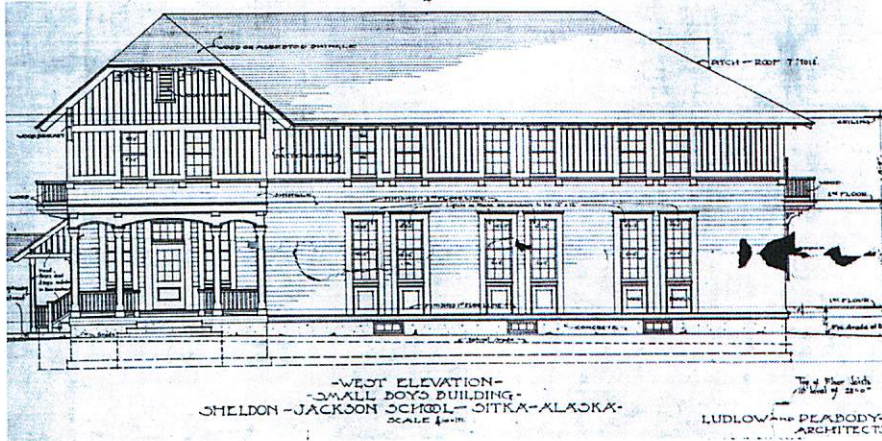


Entry (West Facade) from outside facing east.
Below: looking in the door, showing interior walls;
center picture shows the entry door looking east; a
nd photo below right shows the small room just north of
the entry door, looking east. Photos by Rebecca Poulson
10/3/17.

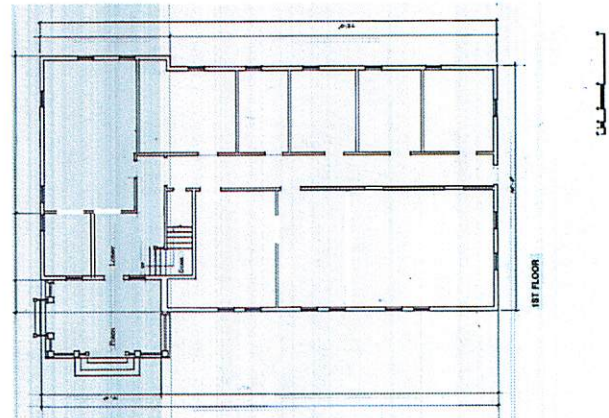
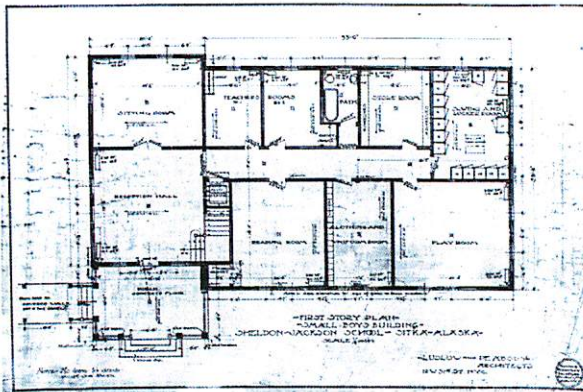
The photos show how the entry was moved off center, and
shows the modern door. Plans are to move the interior wall
to allow centering the entry again, and replacing the door
with one identical to the original 1911 door.



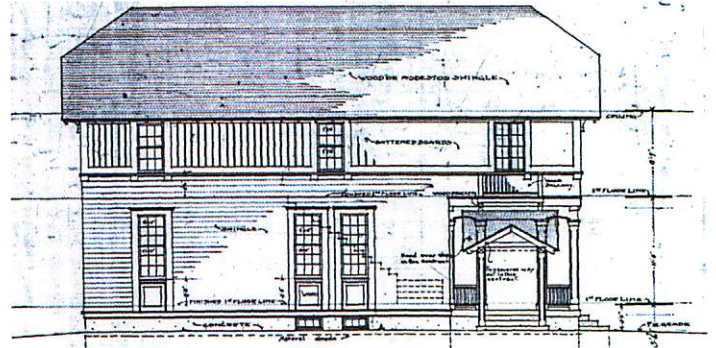
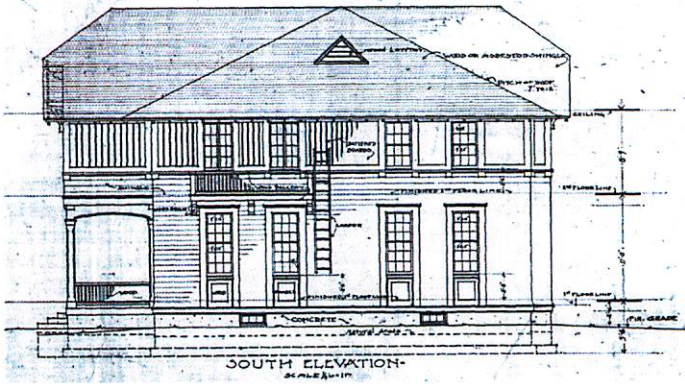
CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska



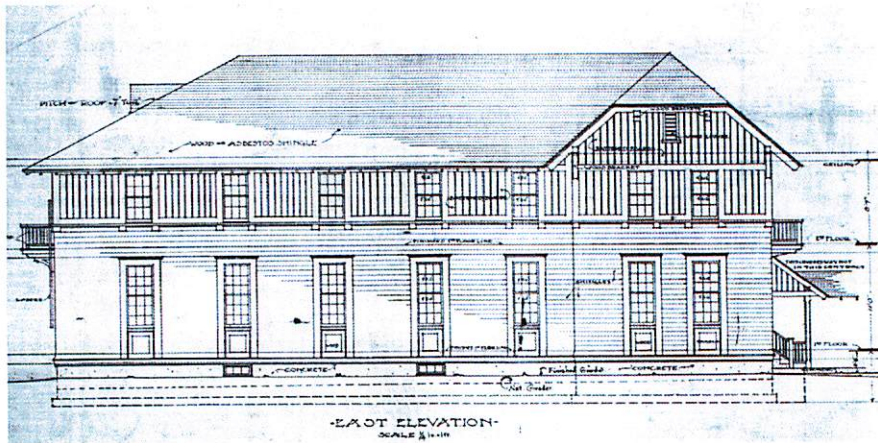
Above and below left, original blueprints of Fraser Hall, 1910, showing the original entry door centered. Below right, a recent floor plan. Due to the extensive changes in the interior walls, we will be consulting an engineer before moving the wall to allow the entry to be moved back.



CLG 2017 Application: Fraser Hall Exterior Walls and Entry, Sitka Alaska



Original 1910 blue prints of Fraser Hall above left south facade, above right the north facade. Below, the east or rear facade.



Weiland Construction, LLC

Peter H. Weiland

625 Degroff St., Sitka, AK 99835

907 966-3315 weilandconstruction@gci.net

PROFESSIONAL EXPERIENCE

Peter H. Weiland

2007 - current

Owner/Managing Member

- General Contractor Residential & Light Commercial, New Construction, Foundation to Roof, Rough and Finish Carpentry
- Familiarity and compliance with The Secretary of the Interior's *Standards for the Treatment of Historic Properties*
- Historic Preservation experience
- Successfully working with and managing sub-contractors and up to 8 employees on multiple job-sites and projects
- Up -to-date knowledge of construction practices, code compliance, safety compliance and best practices for the rainy & humid climate of southeastern Alaska
- Successfully leading and teaching volunteers, both adult and youth, of all experience levels in doing quality work & historic preservation
- Successfully managing and designing projects to meet customer needs for quality, cost and time

PROJECTS – Historic Preservation

Sheldon Jackson School NHL Fraser Hall Facade *Owner Alaska Arts Southeast (2017)* Lead crew of volunteers (Historic Restoration Team) to restore facade and south wall, decorative corbels, and restore column cladding and railing on porch to *Standards for the Treatment of Historic Properties* Restoration standards.

Sheldon Jackson School NHL Whitmore Hall Facade *Owner Alaska Arts Southeast (2016)* Lead crew of volunteers (Historic Restoration Team) to restore facade, including placement of infiltration barrier and flashing to *Standards for the Treatment of Historic Properties, Rehabilitation.*

Sheldon Jackson School NHL North Pacific Hall Facade *Owner Alaska Arts Southeast (2015)* Lead crew of volunteers (Historic Restoration Team) to restore facade, including placement of infiltration barrier and flashing to *Standards for the Treatment of Historic Properties, Rehabilitation..*

Sheldon Jackson Campus Allen Auditorium/Odess Theater - *Owner: Alaska Arts Southeast (2012-2015)* Complete the rehabilitation of the historic (1911) auditorium and classroom building of the Sheldon Jackson School National Historic Landmark, from bare studs to finish including window & door repair or replacement, floor installation, stairway restoration, stage & entryway, and the restoration of the historic theater. At every point the work was guided by the Secretary of the Interior's *Standards for the Treatment of Historic Properties: Rehabilitation* to return this historic building to its historic appearance, while upgrading to modern building code and new uses, such as dance studios on the second floor.

Sheldon Jackson Campus Powerhouse - *Owner: Alaska Arts Southeast - (2014)* This beautiful 1911 structure is also part of the Sheldon Jackson School National Historic Landmark. The major project was repair and replacement of the roof, which had failed, leading a group of young historic preservation volunteers from colleges across the country. This work was done in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties: Rehabilitation.* The original condition and all work was thoroughly documented.

Sheldon Jackson Campus Whitmore Hall - *Owner: Alaska Arts Southeast (2014-2015)* – Rehabilitation of a 10,000 sq. foot historic (1911) dormitory and office building, part of the Sheldon

Jackson School National Historic Landmark. Throughout this work, the Secretary of the Interior's Standards for Rehabilitation were the guide. All projects on the campus were vetted by historic preservation experts. Projects include restoring failed flooring under the old restroom, and rebuilding toilet and shower rooms to modern code (and functionality), while preserving the look and feel of the historic structure; restoring windows, doors, plaster walls, and historic flooring; and removing late 20th century drop ceilings wherever possible.

SELECTED GENERAL PROJECTS

Residential Remodel & Addition Wortman Loop - Owner: Kay & Grant Turner (2014) - Reconfiguration of first floor two car garage with addition of second floor living room totaling 1,100 sq/ft. Addition included new exterior deck of 500 sq/ft. & stairs leading to second floor entry. Installation of locally milled red cedar fencing to surround half of the residence property.

New Residential Home Wachusetts St. - Owner: Kara Knox (2013-2014) - Build new residential single family dwelling totaling 1,300 sq/ft. Two story home features two bedrooms, office/bedroom, laundry room, one & one half bath & two exterior decks overlooking property creek. First floor features 9ft. ceilings with an open kitchen, dining & living room floor plan. Home designed after historic American Foursquare of the early 19th century.

Hames Athletic Center Roof Replacement - Owner: Alaska Arts Southeast (2013) - Remove old asphalt shingles & rotten sheathing. Install new exterior insulation in accordance with Alaska Energy Efficiency designs. Install new sheathing layer and new architectural asphalt shingles. Approximately 6,000 sq/ft.

EDUCATION AND PROFESSIONAL DEVELOPMENT

B.S. Education	Clarion University	Clarion, PA	1993-1995
Teaching Certificate K-6	Clarion University	Clarion, PA	1995
B.A. Economics	Wake Forest University	Winston Salem, NC	1984-1988
High School Diploma	Madison High School	Madison, NJ	1980-1984
General Contractor License	State of Alaska		Exp. 2018
Residential Endorsement	State of Alaska		Exp. 2018

Building Seminar – Developments in Methods, Materials & Regulations in the Construction Industry City & Borough of Sitka	Oct. 2014
Building Seminar – New Building Energy Efficiency Standard Alaska Craftsman Home Program	Oct. 2013
Preventing & Investigating Accidents Alaska State Home Building Association	Oct. 2013
Energy Efficiency for Appraisals Alaska State Home Building Association	Oct. 2013
Navigating the World of Kitchens & Bathrooms Alaska State Home Building Association	Oct. 2013
Lead Safe Certified Firm – Toxic Substances Control Section 402, 40 CFR Part 745.89 United States Environmental Protection Agency	Nov. 2011-16
Building Seminar - Developments in Methods, Materials & Regulations in the Construction Industry City & Borough of Sitka	Oct. 2010
Building Seminar – Developments in Methods, Materials & Regulations in the Construction Industry City & Borough of Sitka	Nov. 2008
Building Techniques for Cold Climates Wisdom & Associates, Inc.	July 2007

Rebecca Poulson
107 Jeff Davis Street
Sitka, Alaska 99835
Phone (907) 747-3448 email: Rebecca_Poulson@hotmail.com
www.theoutercoast.com sitkaartblog.wordpress.com

Education

M.F.A. Tyler School of Art, Temple University, 2000
Certificate Wooden Boatbuilding International Boatbuilding Training Centre, Lowestoft, U.K. 1989
B.A. Biology, Reed College, Portland, Oregon, 1986

Professional Experience

1995 to present Self-employed printmaker, publisher *The Outer Coast* calendar of art and poetry
2017 Director public interpretation project *Voices of Sheldon Jackson School and College*
2004-present managing Historic Preservation projects on Japonski Island marine ways and Sheldon Jackson School National Historic Landmark, and writing pamphlet on its history
2001 – present Artist in the Schools and Instructor Sitka Fine Arts Camp, and (2000-2003) Adjunct Instructor, University of Alaska Southeast: Drawing, Printmaking, Graphic Novel, Watercolor
1982 to 1995 Commercial fisherman and shipwright (repairing wood fishing boats)

Community Service and Volunteer Activities

2016-2018 Alaska Historical Commission
2011-present 7th grade Literature Circle, 7th grade poetry performance, and childrens theater
2013- present Alaska Historical Society Board of Directors, President 2014-2016
2014-2015 “Celebrate Katlian Street” (Sitka's Historic Native Village) Steering Committee
2002-present Board Sitka Maritime Heritage Society

Awards

2017 Grant awards from Alaska Humanities Forum and the Rasmuson Foundation for *Voices of Sheldon Jackson School and College*
2016 Research Grant award, “The Battle for Alaska,” State of Alaska Treaty of Cession Grant
2014 Rasmuson Foundation Individual Artist Award
2013 Alaska Humanities Forum award Sheldon Jackson School and College Oral History Project
2013 Alaska State Council on the Arts Career Opportunity Grant for Sheldon Jackson Installation

Recent Exhibitions and Creative Work

2015-present Creating sets for 8 plays and musicals, youth and community theater
November 2016 Director of live radio theater play with Sitka Community Theater
December 2015 Writer and director, live radio theater play *A Fairy Tale*
May 2014 *The Past Inspiring the Present* Sitka Historical Society and Museum, Sitka, Alaska
January 2014 *A Wood Engravers Menagerie* Zygote Press, Cleveland, Ohio
March 2013 *The Mission* interactive multimedia installation, Sheldon Jackson Campus, Sitka
March 2013 Solo show of wood engraving prints at Fireweed Gallery, Homer Alaska

Publications and Presentations

May 2018 “The Davis Case,” article in *Forum*, the magazine of the Alaska Humanities Forum
2010 to present: Presentations at 2011, 2012, 2013, 2014, 2015, 2016 and 2017 Alaska Historical Society conferences, at the 2010 Russian American History Conference (published in *Over the Near Horizon: Proceedings of the 2010 Russian American Conference*, NPS, 2012), 2015 and 2017 Sharing Our Knowledge Conference of Tlingit Clans, at the Sheldon Jackson Museum (Alaska State Museums), and in Sesquicentennial Speakers Series 2017.
2014 Film *Surprises and Contradictions in Oral History of Sheldon Jackson School and College*

Permanent Collections

Rebecca Poulson's work is in the permanent collection of the Alaska State Museum and of the Glenbow Museum, Calgary, Alberta, Canada.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Education &
Early Development

DIVISION OF LIBRARIES, ARCHIVES & MUSEUMS

Sheldon Jackson Museum
104 College Drive
Sitka, Alaska 99835
Main: 907-747-8981
Fax: 907 747-3004

October 19, 2016

The Alaska Historical Commission
Judith Bittner, State Historic Preservation Officer
Office of History and Archaeology
550 W. 7th Ave., Suite 1310
Anchorage, AK 99501-3565

Ms. Bittner and Alaska Historical Commission:

Please accept this letter of support for the Sitka Fine Arts Camp's grant application to the State of Alaska's Office of History and Archaeology's Historic Preservation Fund to restore Fraser Hall.

The hall is a significant part of the historic landscape of the Sheldon Jackson Campus and its preservation and restoration is part of a larger ongoing preservation project the Camp has been working on for several years. As curator of the Sheldon Jackson Museum on the campus, I have seen firsthand how this historically significant group of buildings and grounds have been successfully reinvigorated through repairs that are historically appropriate and aesthetically pleasing. As this larger project continues, the profile of the campus grows and attention is drawn to its significance as the site of a Mission School, the Sitka Industrial Training School, the Sheldon Jackson High School, and Sheldon Jackson College, the oldest institution of higher learning in Alaska until its closure in 2007.

Sitka Fine Arts Camp is an important campus partner for the Sheldon Jackson Museum and has collaborated with us on a variety of arts and culture initiatives and programs. In more recent years, the museum has enjoyed jointly hosting visiting Alaska Native artists in residence as part of Sitka Fine Arts Camp. This important facet of the summer program has enabled youth from across Alaska, the United States, and beyond to learn about Alaska Native culture and traditions and benefited working Native artists.

The Sheldon Jackson Museum encourages you to support the Fine Arts Camp's request for funding to support this significant project.

If I can answer any questions, please feel free to contact me via email at Jacqueline.Fernandez@alaska.gov or telephone at (907) 747-8904.

Cordially,

Jacqueline Hamberg
Curator of Collections

Abel Ryan

PO Box 210104

Auke Bay, AK 99821

alwysabel@hotmail.com

To whom it may concern,

I am writing this letter of support for the proposed repair work on Frasier Hall on the Sheldon Jackson Campus.

My name is Abel Ryan. I am a Tsimshian artist originally from Metlakatla, AK. I currently live in Juneau where I work hard at creating so that I can raise my two boys whom are nine and 12 years old now. I have taught workshops, classes, and done presentations in the schools here in Juneau, Sitka, Metlakatla, and Fairbanks. I am regularly invited to the Sheldon Jackson Museum to participate in their Alaska Native Artist Demonstrators Program during the summer and also have taught at the Sitka Fine Arts Camp with a partnership between the two entities.

I am alum of Sheldon Jackson College, graduated in May 2006. I was there for four years and I loved that I could call that place home. That campus has always been very special to me as a few people in my family had attended there when it was a high school and as a junior college. While at Sheldon Jackson College I met my wife and we started our own family with the birth of our first son.

I have many fond memories of that campus with going to classes, meeting with professors and volunteers, discussing classes, homework, and life with my peers.

I was away in Fairbanks when the college closed in June of 2007. I was heartbroken when I finally returned to Sitka as a guest in the Sheldon Jackson Museum to find the campus boarded up, rot on much of the siding of the buildings, and the sheer barrenness of the place that had once been teeming with many wonderful and hopeful people. As the school came closer to that fateful day of closing the buildings had all come into many different stages of disrepair as the funding was just not available to fix them and maintain. As the buildings began to erode so did the community of Sitka's opinion of the place. When the help was asked for and people asked to invest in this place with their time and even funding a lot of it fell on deaf ears. When the campus was finally closed and everyone gone, it seemed as though some of the spirit and pride of Sitka broke.

I have not seen anything instill more hope and pride in the community than when the campus was handed over to the Sitka Fine Arts Camp under the direction of Roger Schmidt. What he has been able to accomplish with that campus and in that community is nothing short of a miracle. With each building that has been tackled, with the monumental amount of work needed in each, having been able to

organize a flood of volunteers, professionals, fundraisers, and donations there is now a great sense of pride in the campus felt by almost all Sitkans and hope for the next journey of this beautiful campus.

The work there is by no means close to being done, but it is being done. Frasier Hall is in great need of repairs now. This is a building I went to see my advisors in, had history classes in, wrote some of my papers in as a student of the Sheldon Jackson College. Just this last summer I was teaching classes in there with the Sitka Fine Arts Camp during the elementary camp session, it warmed my heart greatly to see the children come up to the stairs of the hall smiling and excited for all the things they were going to see and learn while in there.

I have many great memories from this campus, but it is not for me that I am asking for support to repair this wonderful place, but it is for the next generation, the generation after that, and the next generation after that. I am happy for my memories but I want others to be able to come to this place and have many opportunities to learn and grow in these halls, I want them to be able to come back to this place and have many of their own great memories of the teachers, the volunteers, and peers they grew with in this place.

Thank you for your time and for supporting this great place and the many people there who make it happen.

Sincerely,

Abel L. Ryan

*Sitka Historic
Preservation
Commission*

~~~~~

*City and Borough of Sitka  
100 Lincoln Street  
Sitka, AK 99835*

October 16, 2017

Roger Schmidt  
Alaska Arts Southeast  
PO Box 3086  
Sitka, AK 99835

Dear Mr. Schmidt,

On October 13, the Sitka Historic Preservation Commission considered your CLG grant application for Fraser Hall Phase 2. After discussion, the Commission took the following action:

**M-Saline/S-Sam moved to recommend approval of the CLG grant application for Fraser Hall Phase 2 submitted by Alaska Arts Southeast. Motion passed 5-0.**

Thank you for your patience while working with us on this matter. Best of luck on your project!

Sincerely,



Samantha Pierson, Staff Liaison  
Sitka Historic Preservation Commission

*Commission Members*

*Anne Pollnow, Chair*

*Roberta Littlefield, Native  
Community, Vice Chair*

*James Poulson., Historical  
Society, Secretary*

*Ana Dittmar, At Large*

*Robert Sam/Martha Moses, STA*

*Scott Safine, At Large*

*Kitty Sopow, At Large*

*Aaron Bean/Steven Eisenbeisz,  
Assembly Liaison*

*Samantha Pierson, Staff Liaison  
and Secretary*

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