

1963 1965 2005



The City of Seward, Alaska
HISTORIC PRESERVATION COMMISSION
MEETING AGENDA



City Council Chambers, 410 Adams Street

Please silence all cell phones and devices during the meeting

Chair Tanguy Libbrecht

Vice Chair Sue Ward

Commissioner Mary Ann Benoit

Commissioner Donna Walker

Commissioner Art LeMaster

Commissioner Laura Erickson

Commissioner Todd Mashlan

Assistant City Manager Jason

Bickling

Museum Curator Allison Stacy

City Clerk Kris Peck

Thursday, April 11, 2024

Time: *Immediately Following Work Session*

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CITIZEN COMMENTS ON ANY SUBJECT *(Those who have signed in will be given the first opportunity to speak. Time is limited to 3 minutes per speaker and 36 minutes total time for this agenda item.)*
5. APPROVAL OF AGENDA AND CONSENT AGENDA *(Approval of Consent Agenda passes all routine items listed under Item 7. Consent Agenda items are not considered separately unless a commission member requests. In the event of such a request, the item is returned to the Regular Agenda. Marked with *.)*
6. SPECIAL ORDERS, PRESENTATIONS, AND REPORTS
 - A. Proclamations and Awards - None
 - B. City Administration Report
 - C. Chair Report
 - D. Other Reports and Announcements
 - 1) Report on Historic Preservation Facebook Page
 - E. Presentations *(Presentations are limited to ten minutes each, excluding Q&A, and are limited to two per meeting unless increased by council.)*
7. CONSENT AGENDA
 - A. Minutes of Preceding Meeting
 - 1) Approve January 11, 2024, Historic Preservation Commission Meeting Minutes
8. UNFINISHED BUSINESS - None
9. NEW BUSINESS

A. Resolutions - None

B. Other New Business

- 1) Approve the 2024 Historic Preservation Award Recipient.
- 2) Assign Council Date to present 2024 Historic Preservation Award.
- 3) Assign Council Date for presenting the 2023 HPC Annual Report.
- 4) Approve National Historic Preservation Month Activities.

10. INFORMATIONAL ITEMS AND REPORTS *(No action required.)*

A. Reminder of Meetings

- 1) Regular Meeting and Work Session on August 8, 2024.

B. Other Items

- 1) CLG Process Updates (Seward Historic Register & Historic Walking Tour)
- 2) Grant Station Updates
- 3) Hoben Park Updates

11. CITIZEN COMMENTS *(There is no sign in for this comment period. Time is limited to five (5) minutes per speaker.)*

12. COMMISSION AND ADMINISTRATION COMMENTS AND RESPONSES TO CITIZEN COMMENTS

13. ADJOURNMENT

Facebook Page Report

April 11, 2024 HPC Meeting
Mary Ann Benoit

Overview

January-March 2024

In January through March, we put out 15 posts on the walking tour, bits of history, Seward's Day, historic preservation benefits and awards. Our reach was up 46%. Link clicks were up 100% and content interaction was up 263

We have 877 followers, 170 more than the last report!. Our audience is consistently primarily women (64%) and people from Seward (39%), although we have people checking our page from nine other Alaska communities, especially Anchorage. Our audience consistently includes people of all age groups, but slightly more in the age group of 35-44.

Performance

Daily Cumulative ⓘ

Reach ⓘ

1.7K ↑ 46.3%

Content interactions ⓘ

476 ↑ 263.4%

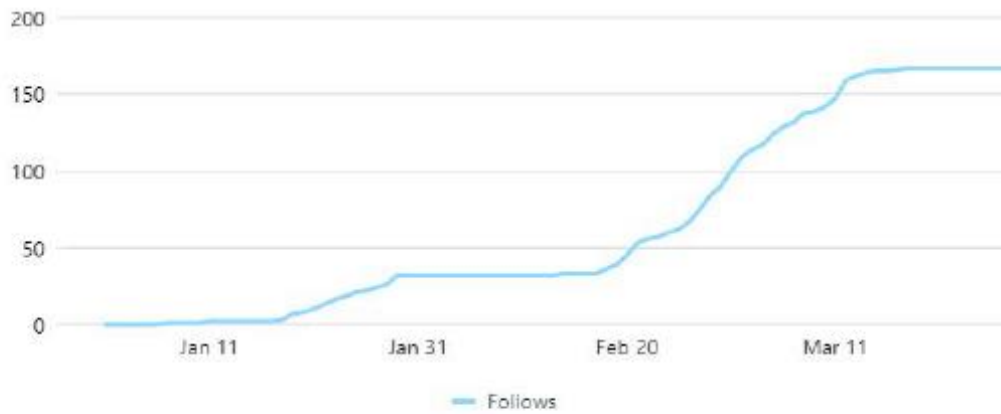
Followers ⓘ

Lifetime

877

Link clicks ⓘ

21 ↑ 100%



Audience breakdown

Jan 1 - Mar 28

Net follows ⓘ

164 ↑ 1.9K%

Follows ⓘ

167 ↑ 2.0K%

Unfollows ⓘ

3 ↑ 100%

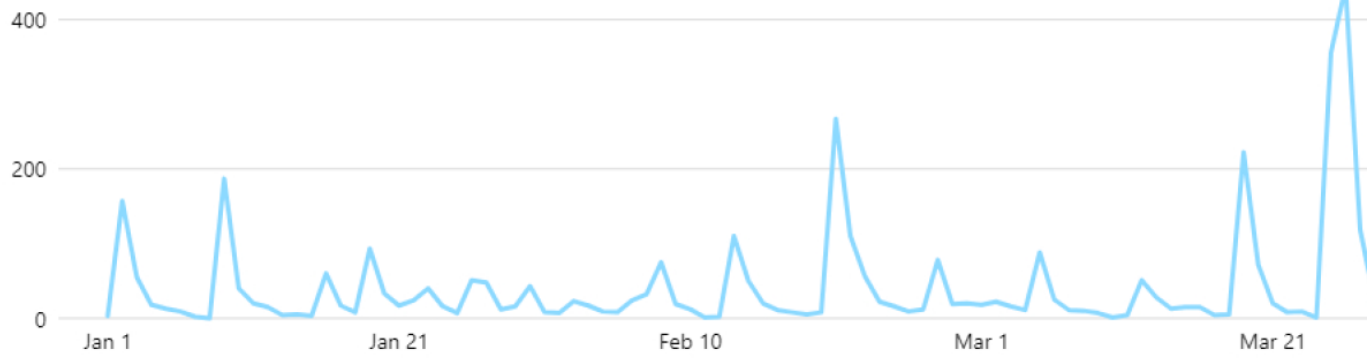
Page likes ⓘ

820 —

Reach

Facebook reach ⓘ

1.7K ↑ 46.3%



Performance

Daily

Cumulative

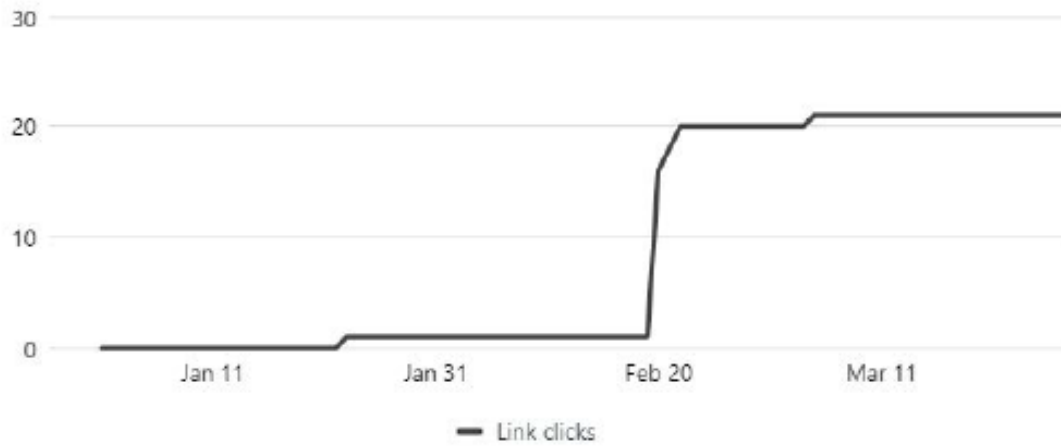


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Link clicks breakdown

Total
21 ↑ 100%

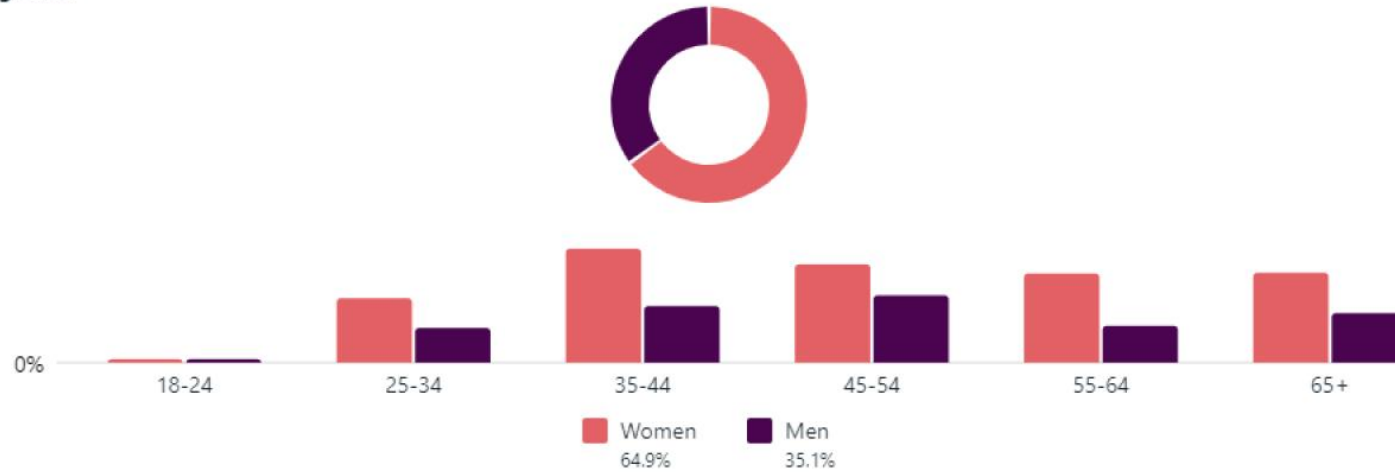
From organic
--

From ads
--

Facebook Followers

877

Age & gender



New Post

I would like to add an additional post congratulating our new members of the Seward Historic Register. Any other additions?

**Congratulations to the newest additions to
Seward's Register of Historic Places!**



**URBACHS, STANDARD OIL MANAGER'S HOUSE,
6TH AVENUE QUONSET**

Congratulations to the following properties on your addition to the Seward Register of Historic Places.

- Urbach's Clothier
- Standard Oil Manager's House
- Alaska's Point of View Quonset Hut

The recipients will receive a beautifully crafted metal plaque, engraved with honor, to proudly display on the properties as a visible testament to the historical significance of their home or business.

Being listed on the Seward Register of Historic Places doesn't entail any regulatory restrictions or limitations on the property. Instead, it's a prestigious recognition of its historical significance.

Anyone can submit an application to nominate an eligible property for the local register, even if they are not the property owner. After thorough review and recommendation by the Historic Preservation Commission and the Resurrection Bay Historical Society, the city council grants final approval.

Thanks to the Urbach family, Don Clary and family, and Debra Hafemeister for taking care of our historic buildings and sharing their history with us.

Posts Planned through November

April

MILLIONAIRE'S ROW


Eugene (Gene) Hale was instrumental in the founding of Seward. Like the others in Millionaire's Row, his house was built in 1905 for the prominent citizens in town. The Hale family was a visible feature of Seward's business, art scene, and social life. The family's patriarch, F.G. Hale, was the president and a founder of the Bank of Seward and the Seward Chamber of Commerce.

Mrs. Eugene Hale was the vice president of the Seward Ladies' Auxiliary. They formed committees on religion, arts and crafts, photography, geology, transportation, wildflowers and fruits, literature, needlework, and education.


F.G. Hale had three sons. Eugene (E.E.) Hale worked at the Bank of Seward, Dr. C.L. Hale was a local dentist, and Fred M. Hale also worked at the Bank of Seward. Fred became active in the Seward Gun Club, the Volunteer Fire Department, the Seward Commercial Club, the local school board, and the Arctic Brotherhood. The Arctic Brotherhood was a fraternal organization organized in 1899 by Gold Rush stampeders. As a member of Seward Camp 21, Eugene was "keeper of the nuggets" in 1906.

The Hales were hunting enthusiasts. One such hunt happened in 1911, where Eugene and his brother Fred competed with teams of other well-known local citizens.


The Hale family's photo collection (F.G. Hale Collection housed at the Resurrection Bay Historical Society within the Seward Community Library and Museum) provides an insightful window into early Seward society life.




Several Millionaire's Row residents. Seward, Alaska, Nov. 7, 1911. Photo by Mrs. L.L. Pedersen. In the back row, Gene Hale is fourth from right, holding a gun, and Fred Hale is 8th from left.




Millionaire's Row in Seward. Eugene Hale's (left) and Fred Hale's (right) house. circa 1905-07.



View looking south on Millionaire's Row. Second from the right is the Eugene Hale house. July 8, 1910. Photo by Mrs. L.L. Pedersen.



Part of Seward's high society (from left): Fred Hale, his mother (see Hale with his father F.G. Hale, circa 1905-1910).



Mrs. Hale, her daughter-in-law Mrs. Fred Hale, and an unidentified woman are seated on an Alaska Central Railway porch. circa 1905-10.

The Hale House

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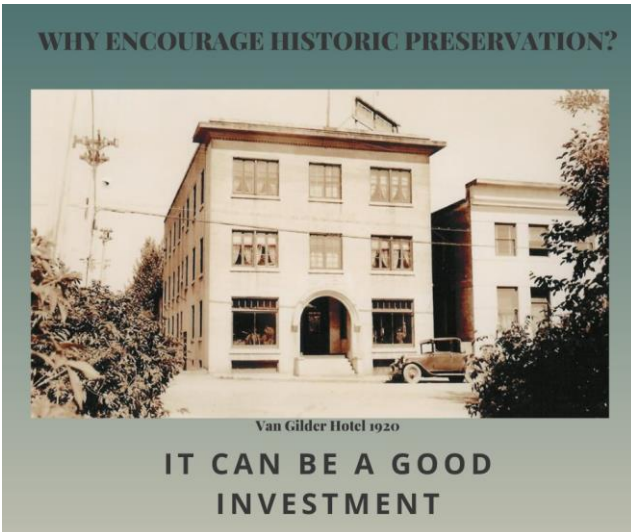
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Historic preservation can provide an opportunity for the imaginative or creative use of a building that has stood empty because it outlived its previous use, and at the same time solve a community problem.

For example, The Seward Depot was no longer used as a train station after the 1964 earthquake destroyed the tracks. It was later restored and has been used for several purposes since then, most recently serving as the site for several shops and restaurants. Photographer unknown.



Why encourage historic preservation? It can be a good investment. Historic buildings can be affordable for businesses to rehabilitate because of the possibility of tax incentives, grants, and other support for that activity.

They attract business, simply because people are often fascinated by them.

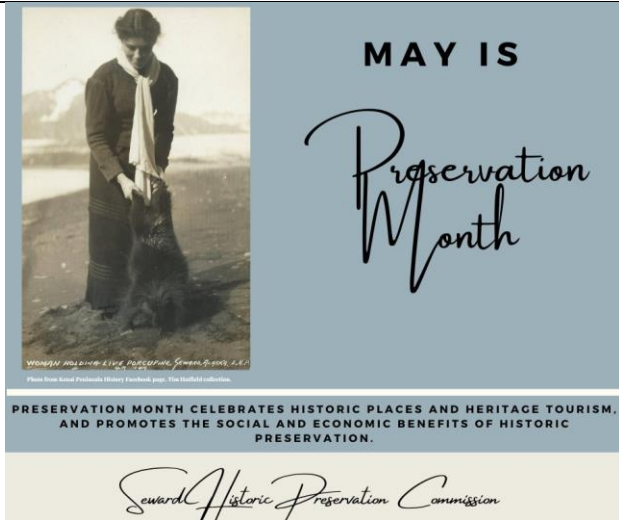
Setting up a business in a historic building is a great way to build a unique character for your business and attract customers.

For example, the Van Gilder Hotel's historic character, as well as its ghost stories attracts business.



Another site on the Seward Historic Walking tour is The Wayne Blue House, built in 1920, at 319 Third Ave. Wayne Blue purchased this lot in 1916. He was a manager at the Alaska Transfer Company, an agent for the Seward Water and Power Company, and a business manager for the Seward Gateway paper. This is currently the site of Alaska Coastal Properties, and we hope to get a walking tour sign for this property in the future. Photo by Mary Ann Benoit.

May



Historic Preservation Month, celebrated in May in the U.S., is dedicated to promoting historic places and cultural heritage. Initially started as National Preservation Week in 1973, it expanded to a month-long celebration in 2005. Organized by groups like the National Trust for Historic Preservation, events during the month include architectural tours, lectures, and festivals to raise awareness of the importance of preserving historical sites and artifacts

Seward Historical Walking Tour



The Seward Historic Preservation Commission
The City of Seward
Funded by the Alaska State Historic Preservation Office

May is Historic Preservation Month! What better time to learn about Seward's history by listening to this video on the Historic Walking Tour, and then getting out in our nice (fingers crossed) weather for a walk to check out the signs.

See the video at

<https://www.youtube.com/watch?v=JD9aUOGRT9M>.

Pick up a map at the library, or better yet, download one to your phone from the decal on the library door or on the Historic Preservation webpage.

CONNECTING OUR COMMUNITY, SHARING OUR STORIES

Seward is located within the ancestral homelands of the indigenous Sugpiaq people (also referred to by the Russian-derived term "Alutiq"). The area was colonized by Russian explorers who in 1792 built a fort and shipyard at Resurrection Bay. The Russians abandoned the fort in the 1840s as the fur trade declined.



Between 1883-1884, Franklin G. (Frank) Lowell and his wife Mary Forgal Lowell settled in the Seward area. Mary, born of an Alaska Native mother and Russian father, was raised in English Bay, Alaska, who came from Maine, was a fur trader and entrepreneur. Frank and Mary established a trade station in Resurrection Bay, but by 1892 the fur trade had declined and Frank left to seek a different station on the Alaska peninsula. Mary stayed at her Resurrection Bay homestead, hunting, fishing, and gardening with six of her children in what would become the southern section of the Seward townsite.

Lowell homestead, originally built in 1915, site of the new Seward Community Library & Museum.

Frank Lowell on porch with a young girl standing in front of the Alutiq, a man with a baby sitting on a horse (previously visited Lowell).

In 1903, Seattle developer John Ballaine and a group of settlers landed in Seward with the hope of building a railroad that would open up Interior Alaska to cities from the coast. In 1903, Mary ceded title to her homestead claims to Frank Ballaine for \$4,000 and 37 city lots, and the community of Seward began to take shape.

As the gateway city for construction of the Alaska Central Railway (which would become the Alaska Railroad), Seward saw a rapid influx of people. Seward churches, businesses, and the local paper participated in a "tenting library." This community library effort was formalized and incorporated in 1916 as the Seward Community Library Association (SCLA), which included many volunteers. As the library grew, it moved to 10th and 1902. Through great community support, the library found a home in 1918 in a former grocery store on the corner of 4th Avenue and 3rd Avenue. Funded in large part by Viola and Elwyn Stockman, a district's wing was constructed in 1968. In 1980 the library became a city department.

The Seward Museum opened in 1996 with objects, documents, and photos collected by the Resurrection Bay Historical Society (RBHS), and was run by volunteers. Originally located in the basement of City Hall, it was moved in 1999 into the remodeled former Post Office at 3rd Avenue. In 2010, the Seward Community Library Association and the Resurrection Bay Historical Society merged to create the Seward Community Library & Museum. A combined facility for Seward's museum and library was brought to life through a joint project with the Resurrection Bay Historical Society, the Seward Library Association, Seward citizens, and the City of Seward. The Seward Community Library & Museum opened in January of 2013, celebrating 95 years of community effort, cooperation, and shared stories and connecting our community.

We hope you that you will visit our Library & Museum, and enjoy this Seward History Walking Tour throughout our city.



On September 22, 1881, the Osborn's wing (to be called Seward Hall) was dedicated at the Seward Community Library. Viola Osborn (left) and Roger Osborn, president of RBHS (right).

Viola Osborn, 1902, Seward Community Library.

William Lowell, his wife Mary, and two of his children, Mary Forgal Lowell, Eva Lowell, and Alice Lowell, 1902, Seward Community Library.

Our Community Library & Museum

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The Seward Museum opened in 1966 with objects, documents, and photos collected by the Resurrection Bay Historical Society (RBHS), and was run by volunteers. Originally located in the basement of City Hall, it was moved 1989 into the remodeled former Post Office at 3rd Avenue and Jefferson. Volunteers maintained the Museum until a new library and museum facility was proposed to celebrate Seward’s centennial in 2003.

A combined facility for Seward’s museum and library was brought to life through a joint project with the Resurrection Bay Historical Society, the Seward Library Association, Seward citizens, and the City of Seward. The Seward Community Library & Museum opened in January of 2013, celebrating ten years of community effort. It continues to collect our stories and connect our community. We hope you that you will visit our Library & Museum, and enjoy this Seward Historic Walking Tour throughout our city.

WHY ENCOURAGE HISTORIC PRESERVATION?



IT PRESERVES OLD METHODS OF WORKMANSHIP

Implementing Promising Community Interventions - Chapter 20: Changing the Physical and Social Environment. Photo of the Swetmann House built by "Stucco Johnson".

Historic preservation preserves old methods of workmanship.

Many modern buildings are built to last a short time – 25 to 30 years. Workmanship and building methods are often not as careful or durable as methods used in the past, when buildings were expected to last indefinitely. By working on historic buildings, new generations of craftsmen learn the techniques to improve modern buildings as well.

Seward has many stucco buildings still standing by locally renowned craftsman Gerhard “Stucco” Johnson. The Swetmann house, considered a jewel of Seward architecture, slid down a hill, tipped over and survived in one piece. It was built as his residence in 1916. He was famous for his beautiful and long-lasting exterior stucco work during the early 1920s and 1930s.

His stucco is beautiful and has preserved the wood underneath for many of our historic structures. Photographer unknown.

June

THE CLASSIEST STRUCTURE ON THE STREET

This building was created by a lady for the ladies, and upon its completion, was declared “the classiest structure on the street.” Mrs. Jessie Ellsworth was industrious. In 1916, she had Architect C.W. Winstead design and construct her new cement building to become Ellsworth’s millinery shop and sell women’s clothing and accessories. To keep the ladies happy, this was a necessary service in a pioneer country. The Ellsworths were not all work and no play, they were a musical family. Mr. Ellsworth worked as a chemical assayer, and in 1916 was the town bandmaster while Mrs. Ellsworth sang in the quartet and played the piano. In May of 1920, she and a group of Seward musicians performed in Anchorage to “a large and appreciative audience” and received a favorable review by the Anchorage Daily Times.



Citizens march up Fourth Avenue on July 4th. Ellsworth is second out in building, circa 1924.

Theresa Ellsworth, her mother Jessie and the family dog, circa 1925.

Harry and Jessie Ellsworth, circa 1916.

New storefront along Fourth Avenue. Business history Director's history. Ellsworth's and later Orlander's, circa 1924.

Orlander Building

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In 1927, Ellsworth's was sold to the first in a series of owners who continued the tradition of keeping the ladies happy by selling women's clothing, accessories, and fabrics. After 1937, Carl Orlander opened Orlander's in the old Ellsworth's building to sell fine jewelry for women and men. Orlander was a kind man and a loyal friend. After the 1964 earthquake, with his valuable jewelry exposed through broken storefront windows, his only concern was caring for the safety of those around him. A friend recalls that when he entered his shop with another friend, Bill Miller, he picked up a watch from the broken glass on the floor and gave it to Bill, telling him that it made him feel useful, not like an old man of no value. At that moment, the building was no longer the classiest structure on the street. But Carl Orlander certainly showed others what genuine kindness and class were all about.



Another site on the Seward Historic Walking Tour is the L.V. Ray Building at 500 Adams Street, built in 1916. Built by the Harriman Bank of New York, it served as a bank until 1922, then as the local high school from 1925-28. L.V. Ray, a prominent pioneer attorney, bought the building for his home and office and lived there until his death in 1946. His wife, Hazel, converted it into apartments. <https://www.flickr.com/photos/auvet/7659137448/in/photostream/>



Owners of historic properties, here's why you should care about preservation:

- It honors our cultural heritage.
- Boosts property values and tourism.
- Saves the environment.
- Adds unique charm.
- Offers tax incentives.
- Strengthens community identity.
- Provides education and pride.
- Protects against unsuitable development.
- Drives economic growth.
- Legal obligations may apply.

Preserve the past for a brighter future! 🏛️ ☀️
 #HistoricPreservation #CommunityPride



One of the sites on the Historic Walking Tour is the International Order of Odd Fellows Hall, built in 1918, at 504 Adams Street. The IOOF hall was completed and opened to the public with a dance and basket social in 1918. It was one of the favorite dancing and grand ball locations in Seward through the 1940s, and served as a community center for many years. Photo by Mary Ann Benoit.

July

CALL OF THE MOUNTAIN

There are many tales of races on Mount Marathon before the first official race in 1915. The story of the race is a long one, and it is a story that has been passed down from generation to generation. The race is a test of endurance and a challenge to the mind and body. It is a race that has been run for over a century, and it is a race that is still going strong today.



Mount Marathon Race



There are many tales of races on Mount Marathon before the first official race in 1915. It is a mystery and is what Alaskan stories are made of. Native Alaskans have used the mountain for many purposes long before the arrival of the Russians, the early residents and lookouts who may have used the mountain to place bets on the arrival of the race, much to their competitors' amazement and annoyance. In 1915, the first official race was held on the mountain. Runners in that race were James Walter and Burman came in first with a time of one hour and two minutes and Walter Burman came in third, winning \$5.00. Seward businesses donated prizes to the winners. After 100 years, Seward has become a favorite place for the hour barrier in 1916, with a winning time of 55 minutes and 12 seconds. Ephraim Kalmakoff defeated him with a time of 52 minutes and 35 seconds. He was just 14 when he won with this record time. Ephraim also won in 1917. Ralph Hatch of Seward was a six-time winner in 1946-1950 and 1953. The race is one of the oldest foot races in America and is still going strong today.



This little cottage at 338 Fifth Avenue is one of the sites on the Historic Walking Tour. It was built in 1930. This 405 square-foot cottage was a typical size for many homes in the 1930s. Its two neighbors to the south are also similar. We don't have much history on this one yet but have heard these houses were used to house military officers at one time. If you have any history information on this one, we would love to hear it. Photo by Mary Ann Benoit.



One of the sites on our Historic Walking Tour is the huge, beautiful open-grown Sitka Spruce tree at 212 Fifth Avenue. Likely over 70 years old, it is the most outstanding tree in Seward for its history, exemplary shape, beauty, and size. Note the sidewalk curves around it. Photo by Mary Ann Benoit.



Heritage tourism is a branch of tourism focused on the cultural heritage of the location where tourism is occurring. Cultural tourists spend 60% more, stay longer and take more trips. How might that benefit your business?

Heritage tourism, involves travelers visiting places of historical, cultural, or natural significance. It offers several advantages to a town, including economic benefits, preservation of cultural heritage, increased awareness and education, community development, cultural exchange, support for local artisans, sustainable tourism, improved infrastructure, revitalization of historic areas, and the promotion of cultural identity. Photo by Mary Ann Benoit.

August

MILLIONAIRE'S ROW

For a brief period in the early 1900s, Seward was known as Millionaire's Row. The houses in this row were built by wealthy individuals who had made their money in the mining industry. The houses were built in a style that was popular at the time, and they were some of the best examples of early 20th-century architecture in Seward. The houses were built on a hillside, and they were surrounded by trees and other vegetation. The houses were built in a style that was popular at the time, and they were some of the best examples of early 20th-century architecture in Seward.



Holland House



From Seward's earliest days, Millionaire's Row (built between 1904 and 1910) was a town that still had stump-strewn, muddy streets and board sidewalks when Seward started to find its identity. This beautiful row of houses is on Jefferson Street.

Many locals believed Seward would become the New York of the Pacific Northwest. This sounds far-fetched today, as it also did then to more skeptical observers.

The Holland House belonged to Murray B. Holland, the general storekeeper between G.E. Winter's house and J.B. Cameron's. That summer, "the mountains and echoed off the mountains."

These interior photos showing the Holland House represent what makes Seward unique. These photos are unique because it is challenging to find interior pictures of early Seward homes.

The Holland House was placed on the Seward Historic Register in 1999.

FOUNDERS DAY!

AUGUST 28, 1903



Ballaine House 1903. Photo courtesy of City of Seward Ak.

LET'S CELEBRATE OUR HISTORY

Founders Day! Save the Date! August 28.

1-4 pm. The Resurrection Bay Historical Society is hosting a Founders Day event at the Seward Community Library & Museum. Also, don't forget to stop by and visit the museum.

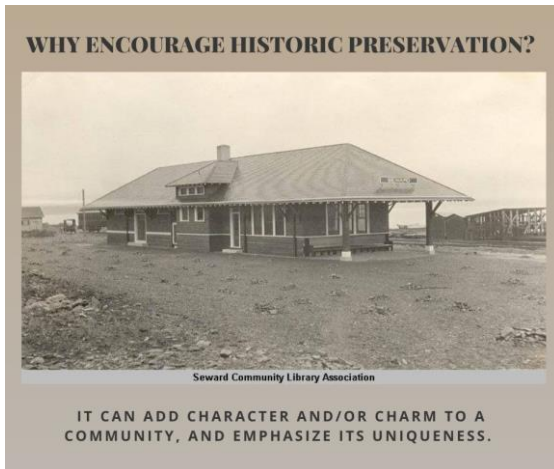


125 Third Avenue was once the Mary Lowell Homestead, The Line, and Alaska Transfer Company. This corner, which is part of the Historic Walking Tour, was once a bustling center of activity. It originally was the site of the Mary Lowell homestead. Frank Ballaine had a house built for her here. Later the house was the home of Lydia and Al Peel and known as the Peel House. He was a manager of the Alaska Transfer Company, located where the parking lot is now. His wife was associated with Seward's notorious red-light district known as The Line, where the line of cottonwoods now stands. Behind the cottonwoods there once were 21 little houses owned and operated by local businesswomen. The Line closed down in the mid-1950s. Photo by Mary Ann Benoit.



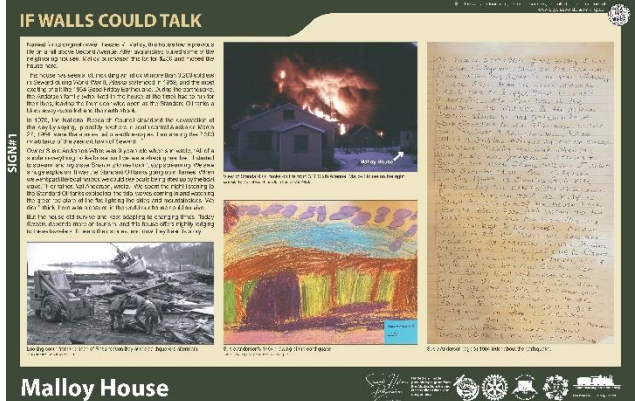
See the beautiful old 1943 Norway Maple at 420 Third Ave, one of the sites on the Historic Walking Tour. Mrs. Amend bought this beautiful tree through the Sears catalog in the late 1930s and planted it as a sapling. It may be the largest Norway Maple tree in Alaska. Photo by Carol Griswold.

September



Historic preservation adds character and charm to a community and emphasizes its uniqueness.

Our old buildings make Seward unique, and give Seward a lot of character and charm that attracts tourists and attracted many of us to move here. Businesses in our old buildings, such as Zudy's and Primrose Provisions in the old train station, often provide a unique experience that attract locals and visitors alike.



If Walls Could Talk- The Malloy House- 313 Sixth Ave

Named for its original owner, Bessie M. Malloy, this house had a previous life on a hill above Second Avenue. After avalanches buried some of the neighboring houses, Malloy purchased this lot for \$250 and moved the house here.

This house has seen a lot, including an influx of more than 3,200 soldiers in Seward during World War II, Alaska statehood in 1959, and the most exciting of all: the 1964 Good Friday Earthquake. During the earthquake, the Anderson family (who lived in the house at the time) had to run for their lives, leaving the front door wide open as the Standard Oil tanks a block away exploded and the earth shook.

In 1970, the National Research Council described the devastation of that day by saying, "probably nowhere in south central Alaska on March 27, 1964, were there more hairbreadth escapes than among the 2,300 inhabitants of the seaport town of Seward..."

Owner Susie Anderson White was 9 years old when she wrote, "All of a sudden everything broke loose, and we were shaking real bad. I started to scream, and my sister Sharon told me I didn't stop screaming. We saw a huge explosion. It was the Standard Oil tanks going up in flames. When we went past the boat harbor, we could see boats being lifted up by the tidal wave." Her father, Val Anderson, wrote, "We spent the night listening to the Standard Oil tanks exploding, the tidal waves coming in and watching the great red glare of the fire lighting the skies and mountainsides. We didn't think there was a chance in the world our house could survive."

But the house did survive and kept adapting to changing times. Today Seward depends more on tourism, and this house offers nightly lodging to these travelers. It hears their stories, and now they hear its story.

WHY ENCOURAGE HISTORIC PRESERVATION?



Seward Community Library Association

IT CAN ADD CHARACTER AND/OR CHARM TO A COMMUNITY, AND EMPHASIZE ITS UNIQUENESS.

It can add character and/or charm to a community, and emphasize its uniqueness. The preservation of old buildings, neighborhoods, and landscapes can determine the look of a community, and may be an attraction for tourists as well. If these elements are historically significant or unusual, they can also be a source of community pride, and lead to other improvements.

How Can You Preserve History?



Anchorage Museum of History & Art, Library & Archives.
Photo: James G. Thompson, Historical Photographs, and Historical Collection.

Preservation, Rehabilitation, Restoration, Reconstruction

Historic preservation includes four possible activities:

Preservation is preserving a place as it is in the present

Rehabilitation fixes up a deteriorated historic property, often for a use other than its original one

Restoration means putting a building or landscape back the way it was originally, or at a historically significant time in its past

Reconstruction is the creation of a historically accurate copy of either a specific historic property that no longer exists or an example of one from a chosen historical period.

October

AN ADVENTUROUS, CREATIVE PHOTOGRAPHER

This building, constructed in 1916, was known as the Generations Building, is often referred to as the Sexton House. Sylvia Sexton was a dynamic, creative, and adventurous woman who embodied the Alaskan pioneer spirit. One of the most popular young businesswomen of Seward and a prominent Alaskan photographer, her beautiful images capture the essence of the daily life of her friends, family, and the outdoor activities she enjoyed. She was well-known, loved, and active in the community.



Sylvia Sexton in her later years.



Inside the Sexton House, George Sexton is behind the counter and Sylvia Sexton is at the typewriter.

Sylvia moved to Seward in 1904 from Sunrise when her father, George Sexton, was transferred to be Seward's first deputy U.S. Marshal. She brought her passion for photography with her to Seward. Sylvia moved freely around the town and captured Seward's daily life in pictures during this pioneering time. Her photos made Sylvia one of the most recognized photographers on the Kenai Peninsula and famous for her scenic views.

George Sexton bought the Colman House in 1907, and Sylvia opened her store there, selling curio, collectibles, and photography. George remained in the Sexton Home in 1913.

The Sexton home and her store burned in 1930. While the store was a total loss, Sylvia was unharmed, opening a temporary new store in the former Seward Commercial Company building, which was a permanent location in the Generations Building, which was an annex of the Seward Commercial Company. The store, aptly named "Sylvia's", operated until 1951. In the picture of 4 Fourth Avenue before the fire, the Generations Building is visible on the right side of the street with the awning.

"Generations" pays tribute to how the Sextons and the 1916 building, called the Sexton House, have withstood the test of time, including the 1934 earthquake and tsunami. The Generations Building honors the spirit of Seward's adventurous photographer, Sylvia Sexton, and her family.



Sylvia Sexton on a wharf business.



Sylvia Sexton in a field with two men and her camera bag.



August 1925 Fourth Avenue fire. Fire department has destroyed home and Sylvia's old store and photo shop.

The Sexton House



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Sylvia moved to Seward in 1904 from Sunrise when her father, George Sexton, was transferred to be Seward's first deputy U.S. Marshal. She brought her passion for photography with her to Seward. Sylvia moved freely around the town and captured Seward's daily life in pictures during this pioneering time.



Sylvia Sexton in a field with two men and her camera bag. Seward Community Library Association, Sylvia Sexton Collection, SCLA-1-584.

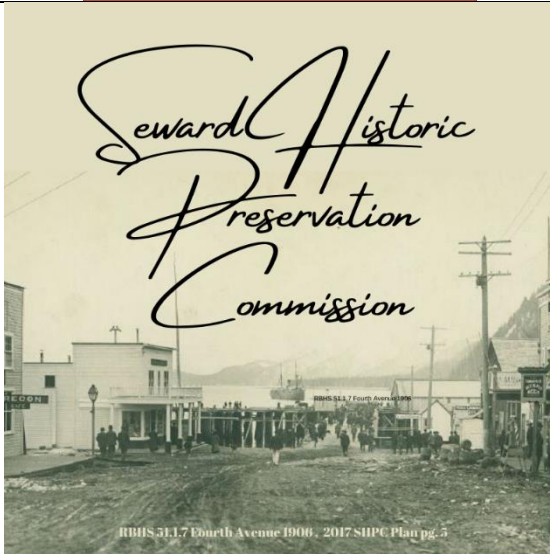
Sylvia Sexton liked to get out in the field to get her beautiful photos of Alaska that give us a glimpse into our history today. She looks like she is having fun!

This photo is available through the Seward Community Library Association. SCLA-1-584.



Sylvia Sexton on a photo excursion.
Seward Community Library Association, Sylvia Sexton Collection, SCLA 1-558.

Here is a photo of Sylvia Sexton out on one of her photo excursions. Notice the outfit, camera gear, and what I imagine as her no-nonsense, "Come on, let's go, I have pictures to take" look 😊



RRHS 31.1.7 Fourth Avenue 1900. 2017 SHPC Plan pg. 5

The Seward Historic Preservation Commission is a group pf dedicated volunteers from our community that care about our history and historic buildings and sites. Membership on the Commission is open to citizens of The City of Seward and surrounding areas.

Contact the City Clerk's Office to inquire about applying for this commission.

We meet quarterly on the second Thursday of each month, except for July when they are on hiatus, the commission meets at 6:00 p.m. with a work session followed by a regular meeting. Stop by and listen or watch us on YouTube. [Learn more.](#)

CALL TO ORDER

The January 11, 2024 regular meeting of the Historic Preservation Commission was called to order at 7:16 p.m. by Chair Tanguy Libbrecht.

OPENING CEREMONY

Tanguy Libbrecht led the Pledge of Allegiance to the flag.

ROLL CALL

There were present:

Tanguy Libbrecht presiding and

~~Sue Ward~~

Dona Walker

Laura Erickson

Mary Ann Benoit

Art LeMaster

Todd Mashlan

comprising a quorum of the Commission; and

Kat Sorensen, City Manager

Allison Stacy, Museum Curator

Kris Peck, City Clerk

Jodi Kurtz, Deputy City Clerk

Excused – Ward

Absent – None

Vacant – None

CITIZEN COMMENTS ON ANY SUBJECT EXCEPT THOSE ITEMS SCHEDULED FOR PUBLIC HEARING – None

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion ()

Approval of Agenda and Consent Agenda

Motion Passed

Unanimous

The clerk read the following approved consent agenda items:

There were no items on the consent agenda.

SPECIAL ORDERS, PRESENTATIONS AND REPORTS

City Administration Report - None

Chair Report

Chair Libbrecht noted that Vice Chair Ward was out sick tonight.

Report on Historic Preservation Facebook Page

Benoit summarized her report in the packet and she explained the data from the Historic Preservation Facebook page. She noted their reach was up by 900% from the previous period. Benoit said consistency was important to keep viewer interest up on Facebook.

NEW BUSINESS

Other New Business Items

Approve the August 24, 2023 Regular Meeting Minutes

Motion (Walker/Benoit)

Approve the August 24, 2023 Regular Meeting Minutes

Motion Passed

Unanimous

Approve the October 19, 2023 Special Meeting Minutes

Motion (Walker/Benoit)

Approve the October 19, 2023 Special Meeting Minutes

Motion Passed

Unanimous

Approve 2024 Meeting Schedule and Priorities

Motion (Erickson/Walker)

Approve 2024 Meeting Schedule and Priorities

Motion Passed

Unanimous

Approve scored Local Seward Historic Register Applications

Motion (Benoit/Erickson)

Approve Urbach's, Standard Oil Manager's House and the Alaska's Point of View Quonset Hut to be on the Local Seward Historic Register

Libbrecht noted this historic register was not to be confused with the Historic Walking Tour.

Motion Passed

Unanimous

Approve Priority Order of Walking Tour Signs

Motion (Walker/LeMaster)

Approve Top 10 Priority Order of Walking Tour Signs As Listed

- 304 Second Ave (1912 Erickson House)
- 437 Third Ave (Ballaine House)
- 411 Third Ave (Stewart House)
- 423 Third Ave (Romig/Cameron House)
- 504 Adams Street (I.O.O. F Building)
- 125 Third Avenue (Site of the Mary Lowell homesite and The Line)
- 1411 Chamberlain (Dairy Residence)
- 321 Third Ave (1920 site of the Walter Blue House)
- 300 First Avenue (1925 Overly's)
- Replacement Sign for 1111 Second Avenue (1916 Stucco Johnson Historic Homesite)

Motion Passed

Unanimous

Assign Commission Member to work with City Administrator to write Annual Report

Libbrecht said he would reach out to Vice Chair Sue Ward.

Update Draft of Seward's Day Proclamation

The clerk's office would update the Seward's Day Proclamation for the March 26, 2024 council meeting.

Discuss Public Noticing for Historic Preservation Award

The clerk's office would update the Historic Preservation website.

INFORMATIONAL ITEMS AND REPORTS

Regular Meeting and Work Session on April 11, 2024

Historic Preservation Commission confirmed this date would work for their next meeting.

CLG Process Updates

Libbrecht read a letter from Department of Natural Resources that said there was an application for certified local governments for 60/40 matching grant projects. This application was related specifically to the historic walking tour signage. Libbrecht said he would update an older application and have it submitted before the deadline of January 22, 2024.

Hoben Park Updates

Benoit reported that the City of Seward Parks & Recreation Department would take over purchasing and planting flowers at Hoben Park. In the future, Benoit was interested in planting lilacs and white roses. Benoit also said an anonymous doner was going to purchase a memorial bench for Lee Poleske at Hoben Park.

Project – 1111 Second Avenue Updates

Benoit told the story of the Sweatman House that slid down the side of the mountain and survived intact. Currently there were steps that led up the steep bank. Benoit said the City of Seward Parks & Recreation Department was interested in restoring the area and featuring a walking tour sign. This project could be a collaboration between the City of Seward, Historic Preservation Commission, and the Rotary Club.

CITIZEN COMMENTS – None

COMMISSION AND ADMINISTRATION COMMENTS & RESPONSE TO CITIZEN COMMENTS

Sorensen said she was excited for the new Museum Curator Allison Stacy to be stepping into the position and to be working closely with the Historic Preservation Commission.

Libbrecht thanked city administration, museum curator, and the clerk's office for their support. He said the new energy was contagious in a good way. Libbrecht noted many Seward houses had been renovated in the wake of the historic walking tour signs.

Erickson echoed the previous comments.

Benoit thanked Allison Stacy for her help with the Facebook page. Benoit said it was exciting to speak with people who were becoming interested in wanting a historic preservation sign featured on their property. She thanked all the people who were willing to share their history with the town.

Libbrecht thanked all the former Historic Preservation Commissioners for their hard work that was still relevant today.

ADJOURNMENT

The meeting was adjourned at 7:56 p.m.

Kris Peck
City Clerk

Tanguy Libbrecht
Chair

(City Seal)

Council, Commissions & Boards Calendar

2024

JANUARY							FEBRUARY							MARCH							APRIL						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6	28	29	30	31	1	2	3	25	26	27	28	29	1	2	31	1	2	3	4	5	6
7	8	9	10	11	12	13	4	5	6	7	8	9	10	3	4	5	6	7	8	9	7	8	9	10	11	12	13
14	15	16	17	18	19	20	11	12	13	14	15	16	17	10	11	12	13	14	15	16	14	15	16	17	18	19	20
21	22	23	24	25	26	27	18	19	20	21	22	23	24	17	18	19	20	21	22	23	21	22	23	24	25	26	27
28	29	30	31	1	2	3	25	26	27	28	29	1	2	24	25	26	27	28	29	30	28	29	30	1	2	3	4
4	5	6	7	8	9	10	3	4	5	6	7	8	9	31	1	2	3	4	5	6	5	6	7	8	9	10	11

MAY							JUNE							JULY							AUGUST						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	1	2	3	4	26	27	28	29	30	31	1	30	1	2	3	4	5	6	28	29	30	31	1	2	3
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
26	27	28	29	30	31	1	23	24	25	26	27	28	29	28	29	30	31	1	2	3	25	26	27	28	29	30	31
2	3	4	5	6	7	8	30	1	2	3	4	5	6	4	5	6	7	8	9	10	1	2	3	4	5	6	7

SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	29	30	1	2	3	4	5	27	28	29	30	31	1	2	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30	1	2	3	4	5	27	28	29	30	31	1	2	24	25	26	27	28	29	30	29	30	31	1	2	3	4
6	7	8	9	10	11	12	3	4	5	6	7	8	9	1	2	3	4	5	6	7	5	6	7	8	9	10	11

PACAB usually has a hiatus from June - August


HP meets Jan, Apr, Aug, Nov

updated 12-18-2023 kmc

 Holiday

 PACAB Mtg

 HP Mtg WS

 P&Z Mtg

 City Council Mtg

 PACAB WS

 P&Z WS

Nominations for the 2024 Historic Preservation Award

- As of 3/29/2024, no nominations have been received.

National Historic Preservation Month Activities

<u>Ideas</u>	<u>Where?</u>
Public Display	Library & Museum Display Case
Organize a Community Gathering to share memories	Community Room
Invite a Guest Speaker to Present about Historic Places/Districts	Community Room/social media
Organize a Walking Tour	City
Hold a “How-To” Workshop	Community Room
Kids Activity – Historic Property Coloring Sheets	Library & Museum
Host special tours of local organizations – Arts Scene, Rotary, etc.	City
Social Media Posts – Historic Place Photos & Info; Reshare Free Webinars; Historic Primary Sources – Library & Schools	Online Social Platforms

HPC Upcoming Meeting:

Thursday, August 8

Work Session: 5:30pm

Meeting: Immediately following Work Session

CLG Process Updates

The CLG Grant “City of Seward Signs,” applied for on January 22, was declined.

The State Historic Preservation Office (SHPO) received a higher number of applications than anticipated. The selection process for this grant round was quite competitive, given the available funding resources. Opportunity to apply for another CLG Grant will be either Fall 2024 or January 2025.

Grant Station Updates

The City of Seward is working with the IT Department and Library Staff to have the GrantStation set up in the library by mid-April.

HPC Meeting – Ongoing and New Business

M. Benoit 4-19-24

Hoben Park Updates

A plaque in memory of Lee Poleske purchased by an anonymous donor along with a memorial bench has been delivered and looks great. It will be installed soon in Hoben Park.

Collaborative Project Opportunity-1111 Second Avenue

Although we did not get grant funding to do the latest list of walking tour signs , which included the Stucco Johnson homesite sign on city land, City Parks and Rec is considering paying for it on their own. I am looking into the costs with Corvus Designs and collaborating with Melanie Hauze on it.

Seward Historic Register Nominations

I contacted the nominees and congratulated them on their awards, let them know their plaques would be coming and that the nomination did not put any regulations on their properties. They were all very happy about their nominations. Here is a copy of the email:

Hello!

I wanted to extend my congratulations on your property being nominated for the Seward Register of Historic Places. The properties nominated were:

- Urbach's Clothier
- Standard Oil Manager's House
- Alaska's Point of View Quonset Hut

As a recipient, you'll receive a beautifully crafted metal plaque, engraved with honor, to proudly display on your property if you choose. Many recipients choose to showcase it near their front door, serving as a visible testament to the historical significance of their home or business.

Being listed on the Seward Register of Historic Places doesn't entail any regulatory restrictions or limitations on your property. Instead, it's a prestigious recognition of its historical significance.

You may be curious about the nomination process. Anyone, can submit an application to nominate an eligible property for the local register. After thorough review and recommendation by the Historic Preservation Commission and the Resurrection Bay Historical Society, the city council grants final approval. I personally recommended your property.

I'll be in touch once your plaque is ready, and we can coordinate its delivery to you. If you have any questions in the meantime, please don't hesitate to reach out.

Best regards,

Mary Ann Benoit

Historic Walking Tour Signs

I have developed an email to contact the 10 properties we ranked for future signs included in the grant proposal. I think it is important to let them know that their property ranked in our top 10 to get a sign, and even though we applied for a grant and did not receive one, ***that we expect to continue trying and hope to be successful in the near future, if that is the case? Do we plan to apply for the next grant cycle or other grants?***

The emails would go to the owners of the following properties:

Address	Name
304 Second Ave	1912 Erickson House
437 Third Ave	Ballaine House
411 Third Ave	Stewart House
423 Third ave	Romig/Cameron House
504 Adams	IOOF building- Tom Swann
125 Third Avenue	Site of the Mary Lowell homesite and then The Line. We have tentative permission to put a sign here.
1411 Chamberlain	Dairy Residence
321 Third Avenue	1920-Walter Blue House (real estate office) Rissie Casagrande
300 First Ave	1925 Overly's (where artist Van Emple stayed)
1111 Second Ave	1111 Second Ave, Stucco Johnson Historic Homesite, 1916

Here is a copy of the email.

Hello,

I wanted to provide you with an update regarding the potential signage for your property as part of the historic walking tour. Earlier this year, we discussed the possibility of including your property in this initiative. Following our conversation, the Historic Preservation Commission assessed all interested properties, and yours ranked among the top ten.

Subsequently, we submitted an application for a grant to secure funding for the signage. While we unfortunately did not receive the grant we applied for, please rest assured that we remain committed to pursuing alternative funding opportunities. We plan to reapply when the next grant cycle opens in September, and we are also exploring other potential avenues in the meantime.

Your support and enthusiasm for preserving and sharing our history are greatly appreciated. I will continue to keep you informed of any developments regarding the signage project. Should you have any questions or concerns in the meantime, please don't hesitate to reach out.

Warm Regards