

# MATANUSKA-SUSITNA BOROUGH HISTORICAL PRESERVATION COMMISSION

350 E Dahlia Ave., Palmer, Alaska 99645

## CHAIRPERSON

Bert Verrall

## MSB STAFF

Maggie Brown



## BOARD MEMBERS

Andrew Schweisthal

Vacant – Member 3

Kevin Toothaker

Fran Seager-Boss

Janet Kincaid

Vivian Smith

## Regular Meeting

February 6, 2025

## Meeting Packet - Table of Contents

### Pg. = Item:

- 1 = Agenda
- 3 = CLG Grant Application

**Physical Location of Meeting:** Room 203, DSJ Bldg, 350 E. Dahlia Ave., Palmer **Remote**

**Participation:** See attached agenda on p. 1

**Planning and Land Use Department - Planning Division**

<http://www.matsugov.us> • [planning@matsugov.us](mailto:planning@matsugov.us)

**MATANUSKA-SUSITNA BOROUGH  
Historical Preservation Commission Agenda**

Edna DeVries, Mayor

Bert Verrall - Chair  
Andrew Schweisthal  
Vacant – Member 3  
Kevin Toothaker  
Fran Seager-Boss  
Janet Kincaid  
Vivian Smith

Maggie Brown – Staff



Michael Brown, Borough Manager

PLANNING & LAND USE DEPARTMENT  
Alex Strawn, Planning & Land Use Director  
Jason Ortiz, Planning & Land Use Deputy  
Director  
Vacant, Development Services Manager  
Fred Wagner, Platting Officer

203 Conference Room  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer

**February 6, 2025  
REGULAR MEETING  
6:00 p.m.**

IN-PERSON: Conference Room 203, DSJ Building

REMOTE PARTICIPATION VIA MICROSOFT TEAMS:

Join on your computer or mobile app

[Join the Meeting](#)

Meeting ID: 293 984 824 139

Passcode: eP6Nm6Fi

- I. CALL TO ORDER
- II. ROLL CALL – DETERMINATION OF QUORUM
- III. APPROVAL OF AGENDA
- IV. LAND ACKNOWLEDGMENT

*"We acknowledge that we are meeting on traditional lands of the Dena'ina and Ahtna Dene people, and we are grateful for their continued stewardship of the land throughout time immemorial."*

- V. ELECTIONS

- A. Chair and Vice Chair Elections
  
- VI. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
  
- VII. HISTORICAL SOCIETY/MUSEUM UPDATES
  
- VIII. STAFF/AGENCY REPORTS & PRESENTATIONS
  - A. Staff Report – Maggie
  - B. Certified Local Government Grant Presentation – DePriest Family Trust
  - C. National Heritage Area – Fran Seager-Boss
  
- IX. NEW BUSINESS
  - A. HPC Vacancy
  - B. Scheduling 2025 Meetings – Location and Time
  - C. Commission Participation at DOT&PF Meeting to Negotiate a Programmatic Agreement – Fran Seager-Boss
  
- X. MEMBER COMMENTS
  
- XI. ADJOURNMENT

**People needing reasonable accommodation to participate in a Historical Preservation Commission Meeting should contact the borough ADA Coordinator at 861-8404 at least one week in advance of the meeting.**

### CLG GRANT APPLICATION

Office of History & Archaeology  
Alaska Department of Natural Resources  
550 West 7<sup>th</sup> Avenue, Suite 1310  
Anchorage, Alaska 99501

#### FY24 Historic Preservation Fund: Grants for Certified Local Governments

**Deadline: Applications are due by 3:00 pm on Friday, February 7, 2025**

The Certified Local Government (CLG) listed below is applying for a reimbursable 60-40 matching grant from the National Park Service, Historic Preservation Fund (HPF), administered through the State of Alaska, Office of History and Archaeology.

CLG Name: \_\_\_\_\_

Project Title: \_\_\_\_\_

Federal Tax Identification Number: \_\_\_\_\_

UEI: \_\_\_\_\_ VCUST: \_\_\_\_\_

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

- |   |  |
|---|--|
| <input type="checkbox"/> Survey                         | <input type="checkbox"/> Public Preservation Education                                 |
| <input type="checkbox"/> Inventory                      | <input type="checkbox"/> Predevelopment  |
| <input type="checkbox"/> National Register Nomination   | <input type="checkbox"/> Development ( <i>See additional requirements on Page 14</i> ) |
| <input type="checkbox"/> Historic Preservation Planning |  |

Budget Summary. Federal Award Request: \$ \_\_\_\_\_

- a. Total Project Cost (TPC) \$ \_\_\_\_\_
- b. Federal Share (60%) \$ \_\_\_\_\_
- c. Sponsor Share (40%) \$ \_\_\_\_\_

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

- a. Cash \$ \_\_\_\_\_
- b. In-kind Goods and Services \$ \_\_\_\_\_
- c. Donated Goods and Services \$ \_\_\_\_\_

Name, title and contact information for the following:

Grant Manager: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Preservation Commission Chair:

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone:

E-mail Address:

\_\_\_\_\_  
\_\_\_\_\_

CLG Contact:

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone:

E-mail Address:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature: Authorized Local Government Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title (Print or Type)

\_\_\_\_\_  
Community Name

### Willingness to Comply with Grant Requirements

1. I understand that this is a 60-40 matching grant program from the National Park Service Historic Preservation Fund (HPF), administered by the State of Alaska Department of Natural Resources, Office of History and Archaeology.
2. 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*. Federal requirements may include but are not limited to the following: Section 106 and Section 110, National Historic Preservation Act (54 USC 306108); Americans with Disabilities Act; Architectural Barriers Act; National Environmental Policy Act; 2 CFR 200; and Build America, Buy America (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, Section 70914.
3. 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.
4. 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.
5. I understand that this is a reimbursable grant program. It is my responsibility to front costs, then seek reimbursement from the Office of History and Archaeology.

\_\_\_\_\_  
Signature: Authorized Local Government Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title (Print or Type)

## CLG GRANT APPLICATION: FY24

**CLG:**

**Project Name:**

**PROJECT INFORMATION** See [Writing a Successful CLG Application](#) for more detail.

1. **PROJECT DESCRIPTION** – *If needed, use continuation pages provided at the end of this document. Please limit length to 2,000 word count.*
  - a. Provide a brief introduction to your project including the aim, scope, and significance of the project to your community.

b. List any previous HPF grants this project has received. *(Cite HPF number and grant name.)*

c. Briefly describe the relationship of this project to past, present, or future preservation work.  
*1,500 word limit.*



## 2. PRESERVATION OBJECTIVES

How does the project relate to annual CLG grant priorities established for this fiscal year? (*Cite relevant grant priorities and explain how each relates to your project.*) *500 word limit.*

a.

b. How does the project relate to the goals and objectives of the [State Historic Preservation Plan](#). (*Cite relevant goals and objectives and how your project would further them.*) *1,000 word limit.*

- c. Describe how the project meets an identified historic preservation priority of your community.  
Does the project contribute to the implementation of your local historic preservation plan?  
If so, how? *1,000 word limit.*

- 3. PROJECT PERSONNEL-** *The Project Manager (PM) must have proven experience working on historic preservation projects. If the project is a survey, inventory, or National Register nomination, the PM must meet the professional qualification standards in 36 CFR 61. If not identified in this application, the Office of History and Archaeology must review selection of Project Manager prior to finalization of the contract with the individual.*
- a. Note who will act as Project Manager (PM). Attach the PM's résumé showing past experience working on preservation projects. List any previous HPF Projects the PM has worked on. *(If planning to contract with PM after grant is awarded, outline the job qualifications that will be required.) 1,000 word limit.*
- b. Identify the local government personnel who will act as Grants Manager for the project.



4. **WORK PLAN.** *Thoroughly address all items necessary for your project type. See [Writing a Successful CLG Application](#) for more detail. Use continuation sheets if needed. **1,000 word limit.***
  - a. Explain how the project will be undertaken.

- b. Describe the geographic area encompassed by the proposed project. For survey, inventory, development, and National Register nomination projects, attach maps of the project area. Include the estimated number of buildings, structures, sites, square miles, etc., to be addressed. *500 word limit.*

- c. Cite any planning studies, condition assessments, design drawings, research reports, publications, or other sources of relevant information you plan to use for this project. *500 word limit.*

- d. Provide a work schedule showing months, expected activities, and benchmarks to achieve throughout the grant period of performance. *500 word limit.*

**5. FINAL PRODUCTS**

- a. Describe publications, workshops, audio-visual materials, reports, websites, brochures, survey materials, nominations, interpretive signs, etc., that will be produced as part of the proposed project. Identify the intended audience and where the public will be able to access these materials. Describe how you will inform your community about the project. *1,000 word limit.*





b. Contractual Services: List contractor name(s), if known. Describe work each will perform.

*500 word limit.*

c. Supplies/Materials: Describe types of materials and/or supplies required for this project, how they relate to the project, estimated quantities, etc. *500 word limit.*

d. Travel: Identify who will be traveling, how many trips are anticipated, trip purpose, and destination. *500 word limit.*

- e. Other: Identify other costs which do not fall into one of the above categories. Explain purpose and relevance to this proposed project. *500 word limit.*

### CHECKLIST

Applicant, has your entity...

- maintained current certification under the Certified Local Government program?
- signed and dated this application?
- signed the form titled: *Willingness to Comply with Grant Requirements?*
- provided the information requested on each page of the application package?
- included a public outreach component?
- attached maps showing location of project?
- attached photographs or clear photocopies showing overall character of properties for survey, inventory, National Register nomination, pre-development and development projects?
- attached letters of support from the community and, if needed, property owners?
- attached a resolution supporting this proposal (or indicate you've requested one prior to the Alaska Historical Commission meeting to recommend awards)?
- explained historic preservation commission involvement in the project, and addressed its role in the review process?
- checked your budget for accuracy?

**Development projects:** *Have you included additional information described on page 14?*

**Deadline: Applications are due 3:00 pm on Friday, February 7, 2025.**

Only complete, signed, dated applications will be considered.

Submit applications and questions to the CLG Program Coordinator at [maria.lewis@alaska.gov](mailto:maria.lewis@alaska.gov) and [dnr.oha@alaska.gov](mailto:dnr.oha@alaska.gov)

**Development:** For development projects, additional information is needed. Provide the following items. (See OHA Application webpage for forms or examples, as needed.)

1. Property Name as listed in National Register of historic Places
2. National Register Number <https://www.nps.gov/subjects/nationalregister/database-research.htm>
3. Section 106 Review with OHA
4. Environmental Screening Worksheet
5. Owner's Consent to work on Property
6. Public Notice of Potential Project: Provide dates and locations of notice to the general public, affected agencies and tribes. Also provide a synopsis of any comments received.
7. Statement of Willingness to Execute a Covenant with OHA, if necessary

Continuation Page 1

Continuation Page 2

Continuation Page 3

2. b.

RELEVANT GOAL 2:

- "Preserve and protect Alaska's cultural resources."

RELEVANT OBJECTIVE(2):

- "Identify threats to historic and archaeological resources from natural and man-made disasters and develop ways to take action to protect these resources."
- "Encourage the treatment of sites under imminent threat."

In its current state, the barn lacks the necessary foundation to withstand extreme weather and is extremely susceptible to further deterioration and structural weakening / instability. As such, in the event of extreme weather, heavy snow, or winds - or just gravity and the weight of the hay loft sitting on marginally stable walls - the barn is under imminent threat of collapse. By completing the vital first step of achieving a designation on the National Register of Historic Places, additional funds then become available to restore the barn. As such, this project aligns with the stated SHPP objective to take action to protect "...historic and archaeological resources from natural and man-made disasters."

RELEVANT GOAL 3:

- "Increase awareness of the environmental, social, and economic benefits of historic preservation."

RELEVANT OBJECTIVE(S):

- "Promote heritage tourism."
- "Promote the economic benefits of historic preservation."
- "Emphasize the environmental benefits of historic preservation."
- "Promote the social benefits of historic preservation."
- "Increase awareness of the role historic preservation plays in the visual and tangible expression of cultural identity."
- "Show the importance of historic preservation to community identity and pride."

This project inherently increases awareness of the environmental, social, and economic benefits of historic preservation. By adding to the number of sites in Palmer listed on the National Register, the town's identity as a destination for heritage tourism grows stronger. Importantly, with the ultimate aim of restoring the barn, there is an environmental component to this project. Restoring and maintaining existing historic structures reduces the need for new construction materials and minimizes waste. Additionally, photos of the barn are already widely circulated to promote Palmer's beauty, share the story of the original Matanuska Colony families, and

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welcome visitors to the state. Nominating the property for the National Register would provide key historical context to a barn that is already serving as a symbol for the community.

RELEVANT GOAL 4:

- “Strengthen local preservation efforts.”

RELEVANT OBJECTIVE(S):

- “Connect Alaskans to historic preservation within their communities.”
- “Encourage local residents to be stewards for their cultural resources.”

This project requires consistent engagement with the owners of the property, a family that has resided in Palmer since the 1940’s. The ongoing partnership with these local residents relates to the stated SHPP objectives of “connecting Alaskans to historic preservation within their communities” and “encourag[ing] local residents to be stewards for their cultural resources.” Furthermore, the success of this partnership could inspire other local residents to take an active role in historic preservation efforts in their town.

RELEVANT GOAL 5:

- “Strengthen and expand financial incentive programs.”

RELEVANT OBJECTIVE(S):

- “Increase incentives to foster interest in rehabilitation of historic buildings.”
- “Secure and maintain historic preservation funding for Alaska’s cultural resources.”
- “Advocate for federal Historic Preservation Fund and other federal preservation programs.”

This project directly supports the expansion of financial incentives for historic preservation by pursuing National Register status for the original colony barn on the DePriest family farm. National Register status will make the barn eligible for additional funding opportunities, demonstrating how historic designation can serve as a gateway to financial resources for rehabilitation efforts.

By securing funding for this initial step, the project reinforces the benefit of maintaining preservation funding for Alaska’s cultural resources. This is particularly important as recent events have rendered future federal grant funding uncertain. This project thus highlights the broader value of federal programs like the Historic Preservation Fund in protecting historic structures, advocating for their continued support and accessibility.



Continuation Page 5

4.

“Identify possible areas of significance relevant to the property.”

Possible Areas of Significance: Agriculture, Architecture, Exploration / Settlement

“Address how the property, as it is today, exhibits the criteria and areas of significance.”

As an original barn from the 1935 Matanuska Colony, the property exhibits the agricultural roots of modern day Palmer, Alaska. It also tells the story of the Mat-Su Valley’s settlement by Upper-Midwesterners during the Great Depression by adding to the colonial and Midwestern aesthetic of the town. The architecture is specific to the 1935 Matanuska Colony and is one of a number of the iconic original colony barns dotting the landscape of the Mat-Su Valley.

“Select a few representative photos of the property or properties to be nominated and submit with your grant application.”

Photos are attached at the end of this application.



Attachment 1: Panoramic photo of the barn during initial efforts to restore it. The faded paint and lack of a proper foundation are clearly visible.



Attachment 2: The DePriest family restoring the barn's red paint.



Attachment 3: The barn after the DePriest family replaced the rotting logs at the base of the barn and restored the red paint.



Attachment 4: The original colony barn next to a rainbow.



Attachment 5: The image of the barn that is used by artists and to promote Alaska tourism.





DePriest Farm Red Colony  
Barn



| <b>Budget Summary: CLG Grant Application</b> |  |                      |                      |
|--|--|----------------------|----------------------|
| <b>Total by Cost Category</b>                | <b>Cost Category</b>                     | <b>Sponsor Share</b> | <b>Federal Share</b> |
| <b>\$\$</b>                                  |  | <b>40%</b>           | <b>60%</b>           |
| <b>22,000</b>                                | <b>Personal Services</b>                 |                      |                      |
|  | 1 Project Manager 200 Hours @ 75 / hr    |                      | 15,000.00            |
|  | In-Kind Volunteer Research Services 200  | 7,000.00             |                      |
| <b>1,800</b>                                 | <b>Travel</b>                            |                      |                      |
|  | 2 round trip tickets to Palmer \$400 / e | 800.00               |                      |
|  | Mileage                                  | 1,000.00             |                      |
| <b>5,750</b>                                 | <b>Contractual</b>                       |                      |                      |
|  | Writing Contractor 100 Hours @ 50 / hr   | 2,000.00             | 3,000.00             |
|  | GIS Mapper 10 Hours @ 75 / hr            | 750.00               |                      |
| <b>200</b>                                   | <b>Supplies/Materials</b>                |                      |                      |
|  | Printing                                 | 200.00               |                      |
| <b>250</b>                                   | <b>Other (specify)</b>                   |                      |                      |
|  | Submission / Document Request Fees       | 100.00               |                      |
|  | Misc.                                    | 150.00               |                      |
| <b>30,000</b>                                | <b>Total Project Costs (TPC)</b>         | <b>12,000.00</b>     | <b>18,000.00</b>     |

| <b>Matching Share: Sponsor's Sources of Match</b> |                               |
|---|-------------------------------|
|   | Cash Expenditures             |
|   | In-kind Contributions         |
|   | Donations & Volunteer Time    |
| <b>0.00</b>                                       | <b>= Sponsor's 40% of TPC</b> |

**Instructions: Double click inside the worksheet to activate formulas and complete budget**