

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Pioneers of Alaska 19 Cordova Igloo****Federal Tax ID: 920100496****Project Title:****Project Type: Maintenance and Repairs**

# Pioneers of Alaska Igloo #19 - Igloo Building Preservation and Rehabilitation

**State Funding Requested: \$200,000****House District: 5 / C**

One-Time Need

**Brief Project Description:**

This is a preservation and rehabilitation project of a historically significant building.

**Funding Plan:**

Total Project Cost:	\$500,000
Funding Already Secured:	(\$28,000)
FY2013 State Funding Request:	(\$200,000)
Project Deficit:	\$272,000

*Funding Details:**Membership raised over \$28,000**Year: 2010 & 2011**Membership donations and raffles***Detailed Project Description and Justification:**

**Brief History:** The Pioneers of Alaska is a social organization established in 1907 at Nome Alaska. Our mission: Preserve the names of all Alaska pioneers and preserve Alaska pioneers on its rolls; collect and preserve the literature and incidents of Alaska's history; and to promote the best interests of Alaska. We are a cultural preservation organization committed to conserving the history of individuals who have contributed to building Alaska. Our membership is made up of individuals who have lived in Alaska at least 30 years.

Cordova Igloo #19 was established in 1920. The Igloo building on Cordova's Main Street is one of the oldest buildings remaining in Cordova and is among Alaska's oldest Pioneers Igloo buildings. It was constructed in 1927 on land donated by Dr. William H. Chase, a founding member and a important historic figure. For 85 years it has been an integral part of the community and continues to be a social center for Cordova offering the building to the public for many events including weddings, dinners, meetings, pie socials, dances, memorials, school events, and training seminars. The building is now in need of rehabilitation and restoration. This project will preserve the facility by stabilizing the log walls, rebuild skirting/foundation, strengthen roof, replace windows, residing and painting the building, mechanical and electrical,insulate and weatherize for energy efficiency. This effort will ensure that community services will be continued and that the pioneer building will maintain a presence on Cordova's Main Street as part of our town's historical character.

**Progress to date:** In 2010 we began efforts to stabilize the structure. We raised \$28,000 and have so far spent \$14,000 on the stabilization effort. There is much more work to do. This year we partnered with the National Park Service, Historical Architect Mr. Grant Crosby, and he conducted a site visit and prepared a condition assessment report with

recommendations for treatment. We contracted with BBFM Engineers for a site visit to conduct a structural investigation and report and to produce recommended repairs and design drawings capable of being put out to bid. We hired a local contractor to produce as-built drawings of the building. The approval of this project would allow us to do the necessary restoration and rehabilitation work on this historic structure and preserve it for the future while maintaining the historic character.

### Project Timeline:

Spring 2012: "Pre-construction" professional evaluation

Summer/fall 2012: Secure financing, building permits, building contractor and materials

Summer/fall 2013: Construction

2014: Building preservation and rehabilitation complete

### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Pioneers of Alaska 19

### Grant Recipient Contact Information:

Name: Jim Casement  
 Title: Secretary Igloo 19  
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 Cordova, Alaska 99574  
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Has this project been through a public review process at the local level and is it a community priority?  Yes  No



◀  
The east elevation of Pioneer Igloo No. 19 facing Cordova's First Avenue.

## Executive Summary

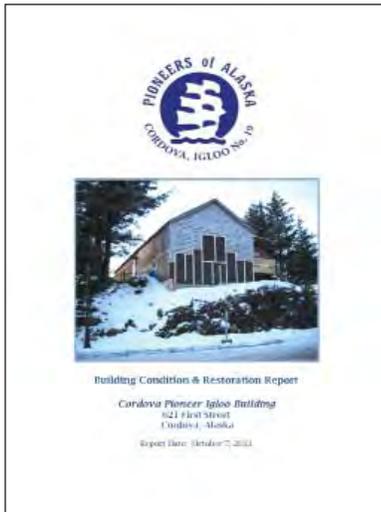
The Pioneer Igloo Hall No. 19 building in Cordova, Alaska was constructed of hand hewn spruce logs in 1928 by the Pioneers of Alaska organization to serve as the brotherhood's headquarters and meeting hall. The building was soon outgrown and a stick frame addition nearly tripled its footprint in 1937.

The original log building is rectangular in plan and measures 22'-0" x 30'-0". The 1937 addition extended the building's footprint 50'-0" to the west and included a 32'-0" x 10'-0" enclosed shed roof to the north elevation.

The Pioneer Igloo Hall No. 19 building retains a high level of historic integrity and a nomination was prepared for inclusion into the National Register of Historic Places in 2010. The nomination remains at the Alaska State Historic Preservation Office and has not been forwarded to the Alaska Historical Commission for review at the time of this writing.

## Introduction

On November, 2, 2011, National Park Service Alaska Regional Office Historical Architect, Grant Crosby, traveled to Cordova,



▲  
Cover page for the October 7, 2011 Building Condition and Restoration Report of the Cordova Igloo No. 19 produced by Pioneers James Casement, Secretary, and Troy Tirrel, Sargeant at Arms.

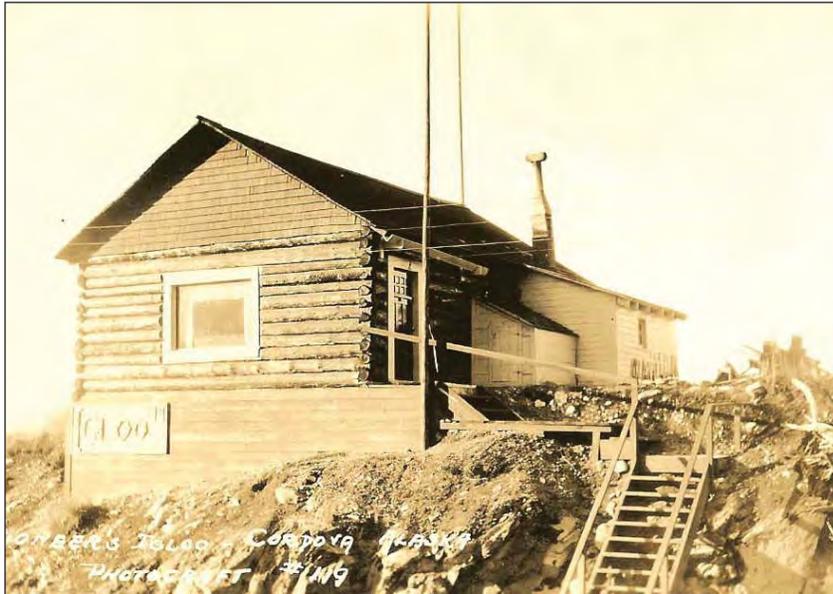
Alaska at the request of the Pioneer Igloo No. 19 officers to inspect their historic building and provide preservation planning assistance. Pioneer members Jim Casement, Bill Cobb, Al Fulton, Max Weise and Malcolm Vance were on-site on November 2nd and provided background information. Cordova contractor, Tom McGann, was hired by the Pioneer group to prepare as-built drawings and provide construction insight.

Prior to the site visit, Pioneer Sergeant at Arms, Troy Tirrell, sent Grant Crosby a Building Condition and Restoration Report dated October 7, 2011 written by Mr. Tirrell and Pioneer Secretary, Jim Casement. The report outlined the work necessary to restore, weatherize and improve the energy efficiency of the building and the costs associated with each task.

This Condition Assessment Report with Recommendations for Treatment is intended to expand the Pioneer’s report and provide guidance following The Secretary of the Interior’s Standards for the Treatment of Historic Properties. The November 2011 inspection of the building included the site, crawl space, primary and secondary rooms, attic areas and the exterior elevations.

In 2010, the Pioneer organization initiated stabilization efforts to the east elevation and southeast corner of the building following the discovery of deteriorated wall logs. The Pioneer volunteers removed the deteriorated fabric and installed conventional stud framing to support the walls. The effort also included the installation of a concrete footing to support a new stud pony wall in the southeast corner of the building. This project successfully stabilized the building, however, additional work is required and is described in the pages that follow.

In an effort clearly describe the Pioneer Igloo, this report refers to the building as three components: 1) Original 1928 Section, 2) 1937 Frame Addition and 3) Service Addition. The original section references the log building constructed in 1928, the frame addition references the section added in 1937 and the service addition refers to the kitchen, restrooms and fuel tank shed located on the building’s north elevation. Historic photographs illustrate that a portion of the service addition (currently the kitchen) was added prior to the 1937 addition.



▲ View of Cordova from the harbor in 19??. The Pioneer Igloo is visible just beyond the cannery roof.

◀ The earliest known photograph of Pioneer Igloo No. 19 illustrating the exposed log walls, shed addition and original door and window styles.

### Brief History

The Pioneers of Alaska Fraternal Organization was founded on February, 20 1907 in Nome, Alaska, establishing Igloo No. 1 to “preserve the names of all of Alaska’s pioneers on its rolls; to collect and preserve the literature and incidents of Alaska’s history, and to promote the best interests of Alaska.” Shortly after, in June of 1907, Igloo No. 2 was established in Candle, Alaska. The Pioneers eventually established nineteen igloos throughout the state, each serving as important social centers for the communities they represented.

Pioneer Igloo Hall No. 19 was established in Cordova, Alaska in 1918 and was officially chartered in 1920. Construction of the original hall was initiated in 1928 on a prominent site in Cordova’s downtown donated by longtime resident doctor, multiple term mayor and pioneer member, William Chase. The hall was constructed by volunteers of local Spruce logs from Power Creek to represent a typical Alaskan trapper cabin. The logs were skillfully hewn by brothers Manual and Jo Isom who operated a crab cannery in Cordova. The building was officially opened in March of 1929.



▲  
The southern portion of the “L” houses the water pipes and a shut off valve.  
▶

The Pioneer Igloo No. 19 in the early 1930s. Cedar shingles cover the wall logs, a fixed, six pane window replaced the single light original and a gable dormer was installed over the entry.



Igloo Hall No. 19 was expanded by a 50’-0” long addition in 1937. The expansion enabled the Pioneers to host larger events in their fraternal hall for the organization and community at large. The 1937 addition was to be constructed entirely of wood, but when the Alaska Mink Ranchers Association received a double order of corrugated metal roofing, the Pioneers received the material at a discounted rate. As a result, the roof and walls were clad in metal. The foundation pilings and red paint were donated by the Copper River and Northwestern Railway and the Kennecott Corporation, respectively.

Igloo Hall No. 19 continues to thrive and maintains its pivotal social and historical role in the community of Cordova and to the State of Alaska for its contributions recording the unique history of the pioneers.

### **Legislative Authority for Technical Assistance**

The National Park Service, through the legislative authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (as amended), is permitted to provide technical assistance to the owners of historic properties. The Historic Sites Act established cultural resource preservation as a national policy and assigned the Secretary of the Interior to

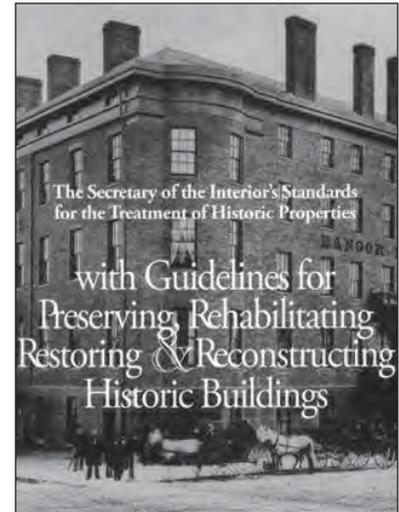
carry out the mission. The act authorizes the NPS to administer the National Register Program which includes inventory, evaluation, registration and preservation treatment. Moreover, the act explicitly stresses technical assistance to and partnerships with states, local communities, associations. This Condition Assessment Report and any additional assistance provided by the Alaska Regional Office of the National Park Service is undertaken under the mission to provide education and technical assistance as noted above.

### **Understanding The Secretary of the Interior’s Standards for the Treatment of Historic Properties**

In 1976, the Secretary of the Interior established standards for the purpose of advising federal agencies undertaking preservation work of historic properties that are listed or eligible for listing on the National Register of Historic Places. The standards are codified as program requirements which determine the appropriateness of proposed work on eligible or listed properties related to the following treatments: preservation, rehabilitation, restoration and reconstruction. These standards were later adopted by state and local officials, historic district and planning commissions as a basis to review proposed preservation projects. Accompanying the standards are guidelines for the treatment of historic buildings which were developed in 1977 to help in applying the Secretary of the Interior’s Standards and provide “general design and technical recommendations” for individuals and agencies during the planning of a proposed project. Both the standards and guidelines are applicable to historic landscapes as well as related landscape features associated with an historic building. Together, the standards and guidelines “assist the long-term preservation of a property’s significance through the preservation of historic materials and features.” The information in this document is based on the Secretary of the Interior’s Standards and guidelines.

#### *Preservation Treatment*

According to the standards established by the Secretary of the Interior, preservation is “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.” The primary intent of preservation treatment is to protect and stabilize the historic fabric through



▲  
*The Secretary of the Interior’s Standards for the Treatment of Historic Properties* provide the benchmark treatments for historic preservation projects. ISBN 0-16-048061-2



▲  
Foundation and wall stabilization efforts undertaken by the Pioneers in October of 2011. The wall logs had deteriorated severely in the south east corner of the building due to Cordova's prevailing wind driven rain.

cyclical maintenance and repair thereby minimizing replacement and new construction. This treatment relies on the historic integrity of a property and strives to retain as much of the original character defining features as possible.

#### *Rehabilitation Treatment*

The Secretary of the Interior's Standards recognize rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

#### *Restoration Treatment*

In The Secretary of the Interior's Standards for the Treatment of Historic Properties, restoration is defined as "the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period."

#### *Reconstruction Treatment*

The Secretary of the Interior defines reconstruction as "the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, buildings, structure, or object for the purpose of replicating its appearance at a specific period of time and its historic location."

#### *Maintenance*

Routine maintenance is essential for the preservation of any structure, historic or otherwise, and unfortunately, misperceptions about the cost saving value of timely and routine maintenance abound. Maintenance costs money, requires time and energy, and worst of all, the work is typically not revealing or rewarding. But in fact the importance of routine maintenance cannot be emphasized enough. Seemingly insignificant issues that plague all buildings can quickly expand to demand not only a considerable expense, but can drastically affect the structural and historic integrity of a building. If no other efforts to preserve

a structure are employed, at the very least, a routine maintenance plan should be implemented.

### *Stabilization and Monitoring*

Stabilization and monitoring may be considered sub categories of maintenance and are recommended to be employed in conjunction with a thorough maintenance plan. Historic structures often sustain periods of neglect, when an appropriate maintenance program is overlooked or non-existent. This in turn allows elements to begin to deteriorate. In some cases, elements can be stabilized, through a process of repair or consolidation that prevents further deterioration. The stabilization process can be challenging, requiring skilled workers and financial capital. However, it preserves the historic fabric and prevents far more significant problems in the future. To determine what features require stabilization, affected areas should be closely monitored to determine the rate and severity of the condition. Monitoring is also helpful in prioritizing issues that need to be stabilized or in a worst case scenario, replaced with in-kind material.

### *Replacement Materials:*

The Secretary of Interior Standards for the Treatment of Historic Properties uses the term in-kind when referring to replacement materials. Deteriorated materials which cannot be preserved through an effort of repair or consolidation should be replaced in-kind, meaning the material has the same characteristics. For example, the original finish floor of a building consisting of clear, vertical grain, Douglas fir should be replaced with the same material. The use of knotty pine is not recommended because it alters the historic appearance of the window. Siding should be replaced in-kind when possible or with comparable material of the same size, profile and general appearance. Known hazardous materials such as lead paint and asbestos were a commonly used building material during the Igloo's historic period of significance. Contemporary replacement material in this circumstance should match the scale, pattern and appearance of the historic material.

### **Site:**

The Pioneer Igloo Hall No. 19 building sits prominently on a



▲ Stabilization efforts undertaken by the Pioneers in October of 2011 to mitigate severely deteriorated wall logs.



▲  
The stairs from Cordova’s 1st Street to the Pioneer Igloo’s primary entry on the north elevation.



►  
The Pioneer Igloo No. 19 as viewed from the northeast looking across 1st Street.

rock bluff above Cordova’s 1st Street straddling lots 26 and 27. The building is oriented with its longitudinal axis oriented east-west and its primary elevation facing 1st Street. Large conifer trees, primarily on the north elevation, and some low vegetation surround the perimeter of the building. Bedrock is exposed intermittently around the site and loose gravel at the northeast corner may have resulted from roof runoff.

A prominent staircase with metal mesh treads, open risers and wood hand rails begins at the sidewalk along 1st Street northeast of the building and serves the primary entry of the building.

Construction for the new Cordova Community Center is well under way at the time of this writing. The new building is considerably larger than the historic Pioneer Igloo building, but is at a lower elevation and visually separated by conifer trees. The design team, MRV Architects of Juneau, AK, have included a semicircular accessible route circumnavigating the Pioneer building’s rock bluff from the new center. The proposed schematic design may benefit the access to the Pioneer building, however, it may not provide adequate elevation gain to successfully comply with the Americans with Disabilities Act (ADA) requirements.

*Existing Condition:*



▲ The design team for the new Cordova Center made every effort to preserve the trees along the Pioneer Igloo's north elevation.

◀ The fire exit egress at the south elevation of the 1937 Frame Addition.

The site appears to have been brushed on the east and south elevations relatively recently. The conifers along the north elevation have branches within close proximity of the building and may restrict air circulation in that area. Due to the site's topography, providing accessible access without disrupting the character of the site will be a primary challenge.

*Recommended Treatment:*

1. Trim or remove trees and vegetation with 3'-0" of building and foundation.
2. Remove debris and abandoned materials around the perimeter of the building.
3. Consider consulting with an historical architect to assist with the accessible route. It may be appropriate to have the historical architect coordinate as soon as possible with the design team at MRV Architects to incorporate the accessible ramp to the front of the Pioneer building. The elevated entry at the north elevation poses many challenges to successfully meet the American's with Disabilities Act of 1990 (ADA) without jeopardizing the historic appearance of the igloo building.
4. Consulting with the historical architect will aid in the effort to meet required handrail and landing areas required for an egress route. Neither meet code in the current configurations.



▲  
A column near the junction of the original 1928 section and the 1937 frame addition. This column has a concrete footing but it is not known if the two are connected.



►  
The central log beam supporting the mid span of the joists under the floor of the original 1928 section.

Additional studies will be required to find an appropriate route to the sidewalk.

5. Consider installing a gravel drip at grade along the roof's drip line to minimize splash back.
6. Establish erosion control measures at the northeast corner to prevent a washout in heavy rainfall events.

**Foundation:**

*Original 1928 Section:*

The original 1928 foundation consists of four log piers at the north and south elevations which support the log walls above. It is not known if the piers are supported by a concrete footing below. The deteriorated foundation at the east elevation was replaced by Pioneer volunteers in 2010 with a concrete strip footing which supports a perimeter 2" x 6" stud frame wall at 16" on-center. The 1½" x 7½" floor joists are notched into the north and south log walls or bear on the beam installed in 2010. At the mid span, the joists bear on a log beam of approximately 12" in diameter which has been leveled on the top surface to receive the joists. The central beam bears on three +/- 12" diameter log posts set into the soil. The beam is notched approximately 3" to receive the posts. There is no evidence of any nails or spikes



▲ A spliced column under the 1937 frame addition. The lower portions of many columns were replaced due to rot.

◀ View toward the west in the “crawlspace” of the 1937 frame addition.

between the posts, beam or joists or a concrete pad beneath the posts.

#### *1937 Frame Addition:*

The 1937 addition is supported by 18 creosote log pilings varying in diameter between 10” and 14” in diameter. The pilings are arranged in 3 rows spaced approximately 8’-0” to 10’-0” in the longitudinal direction and 12’-0” in the transverse. An 8” x 16” beam (oriented flat) rests on top of each row of pilings and is connected using light gauge Simpson fasteners. In some locations, the 8” x 16” beams overlap one another to create a 16” x 16” beam. There does not appear to be any connection between the beams, however.

Most of the piles have received new bases presumably after it was discovered the portions in the ground had deteriorated. The original piles were cut level several feet above grade and a concrete footing was poured beneath. A new pile, often larger in diameter, was cut to fit and fastened with light gauge Simpson anchors. Some of the pilings may be pinned to the concrete pad.

#### *Service Addition*



▶  
8"x18" bridge timbers from the Copper River and Northwestern Railway help support the 1937 frame addition.

The service addition foundation is constructed of 7¼" x 7¼" posts at approximately 10'-0" on-center. The columns bear on concrete pads measuring 2'-0" x 2'-0" x 10" but the two elements are not connected. The posts support a 7¼" x 7¼" beam at the longitudinal edges and midspan of this addition.

*Existing Condition:*

All three of the foundations appear to be in fair to good condition. The members sizes appear adequate to carry the loads as there is no evidence of deflection or stress related failures. The primary concern of each foundation system is the insufficient or lack of positive connections to support the building during substantial wind or seismic loading. Consulting with a structural engineer to install fasteners will be a paramount recommendation for each foundation component. Pilings or posts that are in direct contact with the soil may have deteriorated and will require further inspection to determine if they require replacement.

The stabilization efforts in 2010 included a new concrete stem wall at the east elevation and southeast corner of the building. The concrete was poured directly on bedrock and conforms to the



◀ The crawl space under the service addition is of post and beam construction to support the floor joists.

contours, but in some locations, the foundation extends beyond the vertical wall plane which permits moisture to pond and saturate the sill plate and framing. (as evidence by the photo.) An existing creosote piling is incorporated into the concrete and may require planning to permit a level surface for a uniform skirting.

*Recommended Treatment:*

1. Remove and appropriately store historic or valued materials in the crawl space area prior to the structural investigation. Dispose of unwanted debris and materials. This will facilitate the inspection and future effort to work in the area.
2. Consider removing approximately 12” to 18” of overburden under the original 1928 section to improve access for future work and increase the distance between the wood members and soil.
3. Install a 10 mil reinforced plastic ground cloth in the crawl space ensuring that seams are overlapped by 6” and adequately taped.
4. Consider consulting with a structural engineer on the need for concrete footings under the existing central columns.
5. Consult with the structural engineer on the appropriate connection between the floor structure, beam and exterior



▲  
The floor joist cavities below the 1937 addition are insulated with fiberglass but reveal the original diagonal subfloor.

►  
The interior of the original 1928 section remains much as it did when the Pioneers first opened the building in 1928.



foundation wall.

6. Consult with the structural engineer about the existing foundation wall and any proposed changes to reinforce the foundation to meet current code loading requirements.

7. Consider installing treated plywood (Alkaline Copper Quaternary (ACQ)) over the foundation skirt framing and cover with Grace Ice and Water Shield moisture barrier. Using a rain screen product such as Benjamin Obdyke's Homeslicker, install the wood skirting ensuring to back prime the material.

### **Floor Assembly:**

#### *Original 1928 Section:*

The original floor structure is comprised of 1½" x 7½" joists at 24" on-center oriented north- south. The sub floor consists of ¾" x 7¼" Douglas fir shiplap secured diagonally to the joists. The finish floor is ¾" x 3½" Douglas fir tongue and groove flooring oriented perpendicular to the joists (longitudinal direction). The joists are approximately 18" above grade.

The joists are supported at the exterior walls with a notch of approximately 3" into the hand hewn wall log members. Each



▲ A convenient section of the floor is visible at the crawl space access in the 1937 frame addition.

◀ The 1937 frame addition Douglas fir floor is original to the building and is well worn in some areas.

joist bay includes 1 ½” x 5 ½” blocking which is flush to the top and outside face of the joists. At the mid span, the joists are supported by a peeled, half log oriented with its flat surface up to provide an even bearing plane for the joists.

#### *1937 Frame Addition:*

The 1937 addition includes the primary floor structure and an additional floor structure in the “crawl space”. The primary floor is constructed of 1½” x 7 3/8” joists at +- 24” on-center. The sub floor consists of ¾” x 7 ¼” Douglas fir shiplap secured diagonally to the joists. The finish floor is ¾” x 3 ½” Douglas fir tongue and groove flooring oriented perpendicular to the joists (longitudinal direction).

The intermediary “crawl space” floor is constructed of 1½” x 7 3/8” joists at +- 24” on-center and are oriented parallel to the longitudinal section of the building. The joists bear on 1½” x 11 3/8” members nailed to either side of the creosote log piling foundation members.

#### *Service Addition:*



The floor of the service addition is supported by 1½” x 5½” joists at 24” on-center. The joists overlap approximately 4’-0” at the 7¼” x 7¼” mid span beam. The subfloor is comprised of ¾” x 7¼” diagonal Douglas fir shiplap. The original finish floor was likely ¾” x 3¼” Douglas fir tongue and groove flooring but has since been covered with sheet linoleum in the restrooms and kitchen.

*Existing Condition:*

*Original 1928 Section:*

The floor joists and central beam are dry and in good condition. There is no evidence of deflection or dry rot. The four interior posts appear to be sound from the surface, but merit closer inspection to determine if the subterranean portion has deteriorated. The crawl space of this section is dry and does not contain any evidence of moisture.

*1937 Frame Addition:*

The floor joists of the 1937 floor addition and the partial floor in the crawl space are in good condition with no evidence of deterioration or deflection.

*Service Addition:*

The floor structure appears to be sound with no evidence of deterioration or deflection. The flooring materials, while not historic, is in good condition.

*Recommended Treatment:*

1. Consult with a structural engineer to determine the extent to which improvements are needed to bring the floor assembly up to code.

**Wall Structure:**

*Original 1928 Section:*

The original Pioneer Igloo building measures 30’-0” x 22’-0” and was constructed of hand hewn Spruce logs with full dove

tail corner timbering. The wall logs vary in size from 8" to 14" and have a concave bottom edge to receive the next timber. The walls are chinked with oakum. The wall logs continue to the eaves and support the rafters. The gable ends are framed with 1½" x 5½" studs with random spacing and the framing support the verge rafter. At the east elevation, the gable end wall is supported by a pair of 1½" x 5½" studs which supports a trio of rafters above. The gable ends are clad with ¾" x 7 ¼" horizontal sub sheathing and cedar shingles at the exterior of the east elevation. The west elevation was incorporated into the attic of the 1937 frame addition.

#### *1937 Frame Addition:*

The 1937 addition is constructed of 1 ½" x 3 ½" wall studs at 16" on-center. The interior surface is covered with varnished ¼" finish grade plywood. The exterior is clad with ¾" x 7 ¼" horizontal shiplap and 1 ½" corrugated metal oriented vertically.

The skirting wall below the 1937 addition is comprised of 1½" x 3½" studs with various spacing. The exterior surface is sheathed with ¾" x 7¼" Douglas fir shiplap oriented horizontally. The exterior siding is a fiber shingle with 12" to weather. A sample of the siding was sent to White Environmental in Anchorage, AK for testing and was confirmed to include 25% asbestos.

#### *Service Addition:*

The wall structure of the service addition is constructed of 1 ½" x 3 ½" studs at 24" on-center. The sub sheathing and exterior siding consists of ¾" x 7¼" horizontal shiplap and are painted peach with a layer of Kennecott red beneath. The oil tank section at the east is finished with plywood. The foundation skirting of the service addition is constructed of a 1½' x 3½" stud wall and clad with plywood at the exterior.

#### *Existing Condition:*

#### *Original 1928 Section:*

The hand hewn logs in the original section of the Pioneer building are in fair to good condition. However, considerable deterioration was discovered around the window on the east



▲  
The south elevation of the original 1928 section's log wall cants inward approximately 3".

►  
The Pioneers successfully stabilized the deteriorated log walls in October of 2011. The rotten wall logs were removed and are temporarily supported by dimensional lumber.



elevation which has likely been leaking for years. The wall logs on the south elevation appear to be hinging at the mid line, perhaps due to deterioration of a wall log or insufficient support. The north and west elevations appear plumb and in sound condition.

*1937 Frame Addition:*

The wall structure of the frame addition's upper level appears sound with no evidence of being out of plumb or issues related to deterioration. The stud walls supporting the two-story skirting of the frame addition, however, have deteriorated in several locations and are no longer secured to the building. The skirting walls swing freely lacking any connection to the foundation and are pulling away from the top plate, particularly on the south and west elevations.

*Service Addition:*

In general, the wall structure of the service addition appears structurally sound with no evidence of being out of plumb or issues related to deterioration. The siding materials illustrate signs of excessive moisture with peeling paint and moss on the



▲ The southeast corner of the Pioneer Igloo is temporarily clad in building paper to weatherize the stabilization efforts.

◀ The original wall logs were clad in cedar shingles prior to the construction of the 1937 frame addition to keep the weather out. The shingles are applied to skip sheathing which creates an even surface and allows the wall to breathe. Cordova's notorious wind driven rains prevail from the southeast and have taken a toll on the shingles.

surface. Recent improvements include plywood skirting which also shows signs of frequent moistening from roof splash back.

*Recommended Treatment:*

1. Determine the species of log by sending a sample to the Forest Products Laboratory for identification. This will determine the species required for in-kind replacement of deteriorated wall logs.
2. Harvest logs for in-kind replacement and allow to season for up to a year. Shape the wall logs to match deteriorated members using a broad axe or adze to match original tool marks. All replacement members should be stamped with the year they are installed to distinguish them from the original members. (Kenai picture)
3. Consider consulting with a structural engineer to determine if additional means are required to stabilize the walls. This effort may include incorporating additional, concealed mechanical fasteners to provide support. Prior to a site visit by the structural engineer, consider removing the siding from the affected areas of deteriorations to allow the engineer to inspect
4. Consider a 'rain screen' detail at the exterior surface of the wall logs. A rain screen will permit the wall logs to breathe



▲  
A detail of the south elevation illustrating the rusted siding which was original painted “Kennecott red” from surplus paints donated by the mining company.

►  
The skirting around the 1937 frame addition is clad in an asbestos containing material (ACM). The shingles were tested in 2011 and revealed a 25% asbestos content.



when battered by Cordova’s strong wind driven rain. The rain screen may include an air barrier material which will be applied directly to the exterior surfaces of the walls logs and a ¼” mesh fabric which holds the cedar shingles away from the wall logs allowing air circulation. This detail will require careful detailing to ensure there is a flush transition to the 1937 addition.

5. Replace the cedar shingle siding in-kind ensuring the exposure or inches to weather match the historic distance.

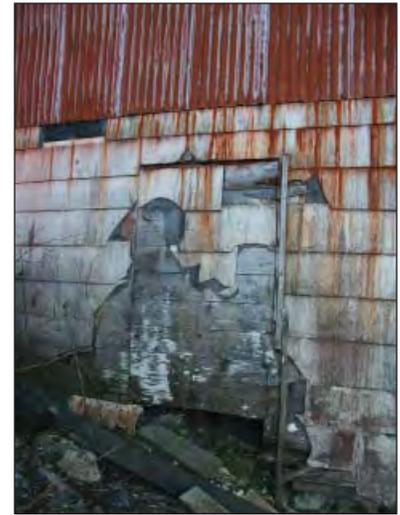
### Exterior Siding:

#### *Original 1928 Section:*

Historic photographs indicate the original portion of the Pioneer Igloo Hall No. 19 was exposed horizontal logs. Due to the failure of the chinking, the wall logs were clad with cedar shingles with a 5” exposure in 1935 and painted Kennecott red in 1937.

#### *1937 Frame Addition:*

The 1937 addition is clad with 1½” corrugated metal material oriented vertically. The corrugated siding is reported to have



▲ The north elevation of the 1937 frame addition includes a concealed door in the skirting. The skirting frame either hangs from the floor above or is attached to the foundation columns.

◀ The exterior of the service addition is clad in horizontal shiplap with multiple layers of paint. The vinyl window replaced an original wood frame window.

been purchased at a discounted rate from a local cannery in 1937 because the cannery errantly placed a double order. The siding was originally painted red using surplus paint from the Kennecott Corporation which closed its operation in 1938.

*Service Addition:*

The exterior siding consists of plywood (oil tank shed) and painted ¾" x 7¼" horizontal shiplap siding. The foundation is skirted with untreated plywood.

*Existing Condition:*

*Original 1928 Section:*

The cedar shingle siding is the original material applied in 1935 and is weathered and faded. The cedar shingles remain mostly intact except in areas on the east and south elevations where building paper and battens covered the 2010 stabilization efforts. Areas of shingles are missing on the south elevation revealing the ¾" horizontal skip sheathing below.

*1937 Frame Addition:*



The corrugated metal siding has rusted and some of the fasteners have failed. The red paint originally applied in 1937 has not been maintained and is visible in few locations. The paint and gaskets on the fasteners likely contain lead.

*Service Addition:*

The plywood at the exterior of the oil shed and skirting around the service addition reveal moisture related deterioration. The horizontal shiplap siding remains sound at the upper portions of the wall with chipping paint. The lower flanks have been affected by roof splash back which has accelerated paint chipping and moss growth.

*Recommended Treatment:*

1. Consider removing the cedar shingles at the south elevation at a minimum prior to the structural engineer's site visit. This will facilitate the inspection. Temporary sheathing such as metal siding or plywood should be reinstalled until final treatment is realized.
2. Consider testing the Kennecott red paint and gaskets for lead.
3. Consider a paint analysis of the Kennecott red paint to get an accurate match for repainting.
4. It may be necessary to remove the corrugated metal siding to improve the structural connections with plywood sheathing and mechanical fasteners. If it is determined the siding material can be salvaged and repainted, carefully remove and store the materials appropriately to reinstall. It may be prudent to replace the siding in-kind to ensure it will last well into the future with minimal maintenance. If replaced, additional research is required to determine a material that will accept paint. Using the paint analysis results, consult with manufacturers to determine if the panels can be pre-painted.
5. Although the wall logs of the original section were exposed after construction, the shingle sheathing may be considered a character defining feature due to its longevity. Further, the shingles appropriately protect the log walls from weather and UV rays. Removing all of the shingles to inspect the wall logs and to install a rain screen system beneath the shingles will allow air to circulate behind the in-kind replacement

materials is recommended. The in-kind replacement cedar shingles should match the inches to weather.

### **Interior Finishes:**

#### *Original 1928 Section:*

The exposed hand hewn log finish remains intact at the interior of the original 1928 portion of the building and retains its historic integrity except at the east wall where stabilization efforts in 2011 included removing deteriorated material and shoring it up with 2x8 studs. The logs are finished with a dark stain. A ¾" x 7½" Douglas fir baseboard is applied over the logs at the junction of the wall. The ceiling is finished with 2'-0" x 4'-0" acoustical panels oriented east-west directly over the original ¾" x 3¼" bead board finish ceiling. Quarter round trim is applied at the wall and ceiling juncture.

#### *1937 Frame Addition:*

The 1937 frame addition is finished with stained ¼" finish grade plywood. The ceiling plywood was painted white to brighten the room when the fluorescent lights were installed. Trim details include a ½" x 5½" baseboard and ¾" x 4½" window and door trim.

#### *Service Addition:*

The kitchen and restrooms walls are finished with gypsum wall board painted white. Doors and windows are trimmed with stained ¾" x 3" pine boards.

#### *Existing Condition:*

#### *1928 Original Section:*

The finish materials in this section are in very good condition and retain a high level of integrity. The ceiling tiles are not original to the building.

#### *1937 Frame Addition:*

The finish materials in the addition are also in very good



▲ The finish grade plywood interior of the 1937 frame addition remains in tact. The ceiling was painted white more recently when the fluorescent light fixtures were installed.



▲  
The wall thimble remains where a stove pipe once penetrated between the original building and the frame addition.

►  
A gathering of Pioneers in 19?? illustrating many of the features which remain intact today. Note the stove pipe in the upper left, the wall vent, and the period light fixture at the ceiling.



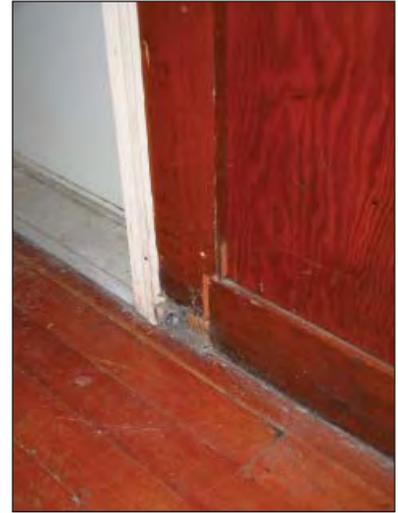
condition and retain a high level of integrity.

*Service Addition:*

The finishes in the service addition are in good condition but have been modified and are not historic.

*Recommended Treatment:*

1. Maintain exposed wall log surface in 1928 portion of the building. The exposed logs are a character defining feature. In-kind replacement logs should be tooled to match the existing members.
2. Maintain interior finish of the frame addition. Consult with a contractor on the possibility of removing the white paint from the ceiling boards and refinishing with a stain to match the walls.
3. Restore the trim to the primary door following door replacement.
4. Feasibility study for the kitchen may permit more period specific finishes for the kitchen area. Consider discussing options with the historical architect.



▲ The original door and baseboard trim are visible adjacent to the fire exit door which was replaced in the recent past.

◀ The interior of the Pioneer Igloo is remarkably intact and retains its historic integrity.

### Doors:

The Pioneer Igloo building includes three exterior doors and eight interior doors. The primary door on the north elevation and the emergency exit on the south elevation of the frame addition are not original to the building. Both are metal fire rated doors. The four-panel wood sash door on the east elevation of the oil shed may be original to the building and was likely cut down from a five panel door to fit the opening.

At the interior, a pair of fifteen-light French doors is centrally located on the west elevation of the original building and open toward the 1937 frame addition. The doors very likely date to the 1937 addition and are in many historic photographs. A stained, five-panel, wood sash door to the men's room is likely original to the 1937 addition and retains its original hardware. A similar five-panel, wood sash door is used on a storage closet at the northwest corner of the log section. This door may have been relocated from the women's room. The single-panel wood sash door to the women's room was likely added at a later date.

### *Existing Condition:*



▲  
A log patch to the right of the primary door at the northeast corner of the original 1928 section reveals the original door's width. In-kind replacement of the door may include restoring the width.

►  
The 5-panel wood sash door to the right is original to the building and retains its original hardware. The single panel door to the left is a replacement - its original may be in the crawl space of the 1937 frame addition.



The doors in general are in fair to good condition. The primary entrance door and opening have been altered. The infill at the exterior is comprised of dimensional lumber and at the interior, efforts were made to match the log appearance, but the vertical joint remains exposed. The metal rated door was likely changed following the deterioration of the original door or a code inspection. The interior doors are in good condition but some may not be original to the building.

*Recommended Treatment:*

1. Research historic photographs to determine the original configuration of the primary entrance door. Consider having a door manufactured to match the original configuration while meeting the code requirements. This effort should include returning the door to its original width.
2. Restore existing door in crawl space of the 1937 addition and retain for possible reuse at the women's restroom. Or if future plans include removing the storage cabinet in the northwest corner of the log section, this door may be used at the women's room.
3. Replace the four-panel wood door at the oil shed. This effort may include improving access to the shed if it is retained in



▲ Original door hardware on the 5-panel wood sash door.

◀ A Pioneer gathering in 19?? which also illustrates the unpainted ceiling, period light fixtures and furniture.

the proposed program.

4. If the crawl space beneath the 1937 frame addition is improved for a kitchen facility or mechanical room, consider replicating the five-panel wood doors for all new doors.
5. Consult with historical architect on options to replace the emergency exit door with a five panel wood door that meets code for egress. This effort may require panic hardware.

**Windows:**

The Pioneer building has relatively few window openings, nine in total. The building’s primary elevation (east) included a centrally located two- light, fixed sash window measuring 48” x 36”. The window was removed during the 2010 stabilization effort and was temporarily framed in with plywood covering. The west elevation includes a group of three, equally spaced, single light, fixed sash windows each measuring 40” x 65”. The service addition includes three windows on the north elevation, one in each bathroom and one in the kitchen. The bathroom windows retain their original sash and measure 20” x 24” in the women’s restroom and 24” x 30” in the men’s restroom. The kitchen window has a single light and vinyl sash and measures 33” x 31”. An interior “pass through” window is located on the



Historic photograph of the Pioneer Igloo  
No. 19 from 1930????

north wall of the original 1928 log building and measures 42" x 36".

*Existing Conditions:*

The windows are in fair to good condition, but few are original to the building. Historic photographs indicate the centrally located window on the east elevation was a single light, fixed, wood sash window. More recent photographs illustrate a two light fixed, wood sash window which has since been removed for the wall stabilization effort. The three windows at the west elevation are in good condition, but may not replicate the original configuration. Additional research is required to determine if double-hung, wood sash windows were originally used. The kitchen window has been replaced with a vinyl, single light window and the bathroom windows have been replaced with vinyl of the same size, except the window at the west elevation which is original and in fair condition. The window lights were painted.

*Recommended Treatment:*

1. Restore the central window at the east elevation to a



single light, fixed, wood sash window with generous trim as illustrated in the historic photograph. To improve the window's thermal performance of the window, it may be possible to install double pane glass because there are no muntins.

2. Research historic photographs to determine if the group of three equally space windows on the west elevation were single light, fixed sash windows. Windows from that era were typically multi pane double-hung, wood sash windows.

3. Restore the four light, fixed, wood sash window on the north elevation of the service addition, removing the paint from the window panes.

4. Replace or restore the existing windows in the restrooms to match the window mentioned in recommendation number 3. These two windows were likely similar four light, fixed, wood sash windows.

5. Research historic photographs to determine if the window at the north elevation of the kitchen existed. If found, consider reconstructing a replica. If no photographs exist, consider replacing the single pane vinyl window at the kitchen's north interior elevation with a single six or nine light fixed sash wood window. This style window was prevalent during the period of this addition.



The towering west elevation retains its simplicity with three equally space windows, rusted metal siding and fiber shingle skirting. The single pane windows may have been multi light, double-hung wood sash windows historically, but no photograph has been found to determine the configuration.



▲  
The roof penetration of the concrete masonry unit (CMU) chimney associated with the boiler in the crawl space of the 1937 frame addition failed and has caused damage to the interior sheathing.

►  
The attic space above the original 1928 section reveals improvements have been made in the recent past.



### Roof:

#### *Original 1928 Section:*

The medium pitched 7:12 gable roof is oriented east-west along the long axis of the building and is clad in “Delta Rib” metal roofing. The subroof material is comprised ¾” x 11½” butt jointed boards oriented parallel to the ridge. The original 1928 log portion of the building is supported by a site built truss including 2” x 4” rafters at ±2’-0” on-center which bear on the eave wall log and are nailed to the 1½” x 5½” ceiling joists also at ±2’-0” on-center. The truss supports include 1½” x 5½” king posts at the center and 2” x 4” diagonal braces at each rafter. The supports are nailed to the rafter and ceiling joist members.

A small gable dormer extends 36” beyond the eave above the primary entry to provide protection and redirect water and snow away from the door. The plywood gable has a 6:12 pitch and was added in 1985.

#### *1937 Frame Addition:*

The 1937 roof is clad in the same material as the original portion



▲ The ridge connection of the 1937 frame addition.

◀ View west in the attic space of the 1927 frame addition.

but is supported by 1½” x 5½” rafters at 16” on-center. A ¾” x 7¼” central king post member is nailed to every other 1 5/8” x 3½” collar tie which are positioned at 16” on-center. The subroof is comprised of ¾” x 7¼” shiplap boards oriented parallel to the ridge. The collar ties in the attic are also clad with this material. The collar tie configuration creates a vaulted ceiling at the interior of the 1937 addition with a floor to ceiling height of 8’-0” at the wall and 10’-0” in the middle of the room.

*Service Addition:*

The medium pitch shed roof over the service addition is supported by 1½” x 3½” rafters at 24” on-center. The sub sheathing is comprised of ¾” x 7¼” horizontal shiplap with 10” overhangs at the rake and 5” at the eave. The Delta Rib metal roofing sits directly on the shiplap subroofing.

*Existing Condition:*

*Original 1928 Section:*

The existing roof is in fair condition but may require additional support and positive connections to ensure it can sustain snow,



wind and seismic loads and meet current code. The rafters are simply toenailed to the top course of wall logs and butt jointed at the ridge. Charred sub roofing indicates an attic fire was arrested before engulfing the entire roof. The charring is in the area where historic photographs reveal a stove pipe passing through the attic and was likely the cause.

*1937 Frame Addition:*

Similar to the original section, the frame addition roof is in fair condition with no evidence of leaks or deflection. However, the member sizes and spacing may not meet current code for loading requirements.

*Service Addition:*

The roof structure does not appear to be deflecting but the member size and spacing would likely be overstressed if calculations were computed. Some of the subroofing is cracked or missing and the inclusion of plywood to the roof assembly will improve the integrity.

*Recommended Treatment:*

1. Consider consulting with a structural engineer familiar with historic buildings to improve the structural integrity of the roof framing. This effort may include “sistering” rafters and ceiling joist, adding mechanical fasteners to at connections and installing a plywood diaphragm to the sub roof.
2. Consider installing Grace Ice and Watershield over the plywood roof deck to improve the moisture control.
3. Review historic photographs to determine if the roof was clad in cedar shingles during the period of significance. If so, consider replacing the existing metal roof with cedar shingles to match original appearance. If cedar shingles are used, consider using a product such as Cedar Breather to allow air to circulate between the shingles and the bituminous membrane.
4. Consider removing the gable dormer over the primary entry and employ a half round galvanized gutter to protect the entry landing from rainfall. If snow avalanches are a concern, it may be necessary to add snow anchorage over the entry as well, but a cedar shingle roof is not as likely to slide compared to a metal roof.

## **Mechanical Systems:**

The primary heat source for the Pioneer Igloo building includes two oil monitors with direct wall vents installed in 2007.

Historic photographs suggest two stoves (coal fired according to the National Register nomination); one in the northwest corner of the original building and one along the north wall of the 1937 addition. The chimney penetrated the roof near the eave at the northwest corner of the original log building. A photograph from 1950s indicates a stove pipe penetrated the wall at the north end of the east interior elevation of the 1937 frame addition. The wall thimble is still intact. The coal stoves were replaced by an oil fired boiler in the 1950s.

A forced air mechanical system was installed in the 19?? but was abandoned in 19??. The furnace equipment remains intact in a simple framed room clad in drywall below the 1937 addition floor. The kitchen includes a 50-gallon hot water heater which vents to the concrete block chimney near the primary entry.

### *Existing Condition:*

The oil fired monitors are in good condition, however, they require advance time to heat the space prior to occupancy. Additionally, the moisture withdrawn from the building is expelled through the direct wall vent which negatively affects the building envelope by introducing moisture.

The forced air furnace and ducting has been abandoned in place.

### *Recommended Treatment:*

1. Remove the abandoned forced air mechanical system and associated ducting. Carefully repair the holes in the floor where registers were located using in-kind materials.
2. Consider a “staple up” radiant floor system with foil backing. The design may include adding rigid insulation and plywood to the underside of joists to improve the performance. Consider consulting with a mechanical engineer or mechanical contractor for a system design.
3. Consider consulting with an historical architect and mechanical engineer to design a mechanical room in the “interstitial space” beneath the 1937 frame addition or the



▲  
The sewer line beneath the service addition.

▶  
Abandoned insulated duct work from a forced air heating system in the crawl space of the 1937 frame addition.



existing oil tank storage room. Both spaces provide a concealed location for mechanical and electrical equipment.

4. Consider removing the concrete block chimney at the east elevation of the oil shed. If the chimney is still in use, consult with a mechanical engineer for options to minimize the exhaust to a small diameter pipe.

5. If a new furnace requires roof venting, consider replicating the chimney and stove pipe illustrated in historic photographs. Historically, the stove pipe served a wood stove in the northwest corner of the original section and later along the north wall of the frame addition.

### Electrical Systems:

The building's electrical systems appear to have been installed in several different eras. The original knob and tube system is visible and intact in the attic space but has since been abandoned.

The original 1928 section includes four, paired 4'-0" fluorescent tube lights mounted at the ceiling. The 1937 addition includes four centrally located and equally spaced four light, 4'-0" fluorescent tube lights with plastic diffusers.



▲ A wire splice wrapped in electrical tape at the east elevation of the original 1928 section attic.

◀ The kitchen located in the service addition includes more recent finishes and appliances.

*Existing Condition:*

The existing wiring, receptacles and switches appear to be functioning and the switches and lights have been adroitly installed in the original 1928 section successfully concealing the wiring. The exposed plastic coated wiring (romex) functions properly but the installation may not meet current code. Several splices covered with electrical tape were visible in the attic and crawlspace and the wiring was not stapled closely enough to several fixtures.

The ceiling mounted fluorescent light fixtures provide adequate illumination but detract from the historic character of the building and create an institutional or commercial ambiance.

*Recommended Treatment:*

1. Consider consulting with a licensed electrical engineer or licensed electrician to inspect the electrical systems and make recommendations. Depending on the scope of the project, new wiring may be required.
2. Consider moving the meter base on the west elevation



▲  
This bench, in the original 1928 section, may be a sound design template for additional benches in the Igloo.

(considered a primary elevation) to the north elevation to make it more inconspicuous.

3. All splices should be removed and wired into a junction box.
4. Consider upgrading the breaker panel in the kitchen and install Arc Fault Interrupters on all circuits.
5. If the space under the 1937 addition remains “as-is”, reinstalling wiring in conduit may be appropriate. Consult with an electrical engineer or electrician.
6. Consider replacing the existing fluorescent lamps by researching period appropriate light fixtures from historic photographs or catalogues if no interior photos exist.

### **Fire Suppression and Prevention**

The Pioneer Igloo building is constructed almost entirely of wood and contains numerous combustible contents which create a considerable fuel package in the event of a fire. The building has few fire resistant finishes and there are several ignition sources including electrical equipment and a residential cooking range. Under the circumstances, the possibility of a fire spreading to engulf the entire structure and possibly neighboring buildings could take just minutes. The Cordova Fire Department may be relatively close, but the response time may not be fast enough to stop the fire after a matter of minutes.

The measures outlined below are intended to provide the Pioneers with recommendations on how to reduce the risk of fire in the historic igloo building. Future design efforts with the expertise of a fire suppression engineer are highly recommended and may include some level of sprinkler system.

#### *Recommended Treatment:*

1. Consider consulting with a fire suppression engineer to install an inconspicuous fire suppression system to protect the structure. A high pressure mist system may be an appropriate solution for the Pioneer building because the impact of a release is minimized by mist rather than a full deluge of water.
2. Conduct routine inspections to ensure potential fire threats are abated. The use of open flames (candles), space heaters or other items capable of starting a fire should be removed.

3. Install Arc Fault Interrupters on all circuits to prevent possible spark ignitions.
4. Routinely check fire extinguishers and ensure they are placed in conspicuous locations.
5. Compartmentalize the building to prevent the spread of fire. This effort may include the introduction of fire resistant finishes such as intumescent primers or gypsum wall board. Installing fire rated doors between the compartments is highly recommended.
6. Install automatic fire detection devices. Ensure the units are tested on a frequent basis to ensure battery back-up is functioning.
7. Avoid the use of electrical power strips connecting numerous electrical appliances to one outlet.
8. Inspect the electrical systems frequently to ensure no imminent hazards are present.
9. Provide UL listed wood stoves and ensure the adjacency requirements meet the manufacturer's specifications.
10. Provide a master shut off switch for electrical equipment in the event of an earthquake or nearby fire to reduce the risk of ignition.
11. Plan accordingly for maintenance or repairs which involve activities that may pose a fire risk.

### **Interior Furnishings:**

Several original furnishings remain intact in the building including benches, bookcases, tables and taxidermy.

#### *Existing Condition:*

#### *Recommended Treatment:*

1. Consider testing the taxidermy specimens in the Pioneer building for toxic materials such as arsenic. Historically, the taxidermy industry used arsenic and other toxic chemicals to preserve the mounts.
2. The existing contemporary furnishings such as tables and chairs detract from the historic ambiance of this significant building. Consider researching period furniture that replicates the original furnishings from the Period of Significance.



▲ The sheep mount is visible in many historic Pioneer photographs and may have been preserved using toxic materials.



▲  
View looking down the metal grate stairs from the primary elevation at the north elevation.

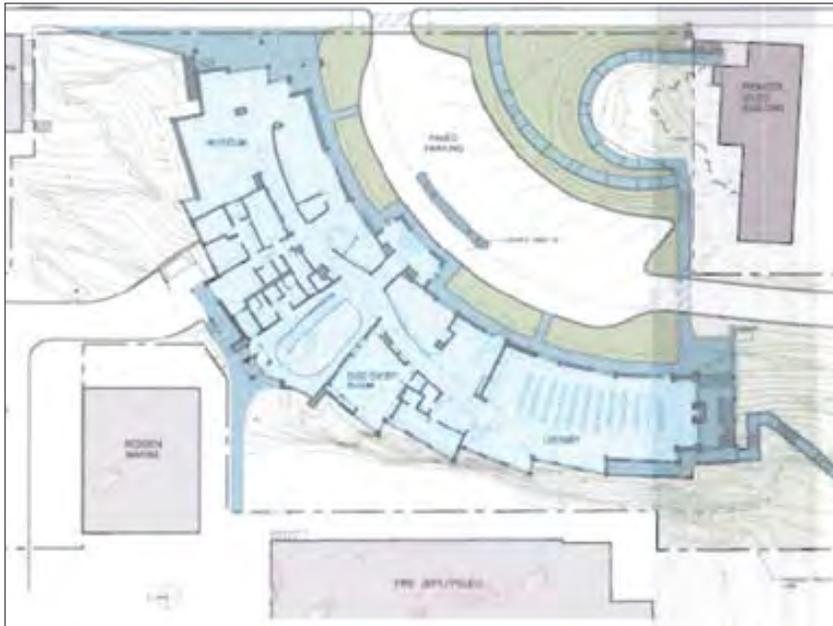
▶  
Southwest perspective of the Pioneer Igloo.



### Accessibility:

Accessibility in the United States is a relatively new concern stemming from the Civil Rights movement of the 1960s. The American National Standards Institute (ANSI) is credited with establishing the first set of guidelines in 1961 to ensure that persons with disabilities could enter a public facility. The first law in the United States to ensure access for the disabled in the built environment soon followed and was The Architectural Barriers Act of 1968 (ABA). The ABA mandated that the ANSI guidelines be followed. Additional efforts regarding accessibility continued and culminated in the formation of The American's with Disabilities Act of 1990 (ADA) which provided the most comprehensive regulations to date in the U.S. or any other country. The ADA is the basis for nearly all accessibility guidelines today.

Modifying historic buildings to comply with the ADA has been a challenging design issue for building owners. The International Existing Building Code provides some allowances to preserve the historic integrity of a building but the code clearly requires the Authority Having Jurisdiction (AHJ) to make the final determination.



▲ The west elevation of the service addition may be the most appropriate location for an addition to facilitate accessibility if necessary.

◀ The new Cordova Community Center site plan includes the schematic design of a contoured accessible ramp connecting the Pioneer Building.

*Existing Condition:*

The Pioneer Igloo No. 19 currently does not meet the American’s with Disabilities Act (ADA) of 1990. The primary entry is accessed by a steep metal staircase from the sidewalk on First Street. The emergency exit on the south elevation also does not meet ADA nor the current code for an egress route.

Successful compliance with the ADA also requires meeting door width minimums when open at 90 degrees. The primary door is 36” and is compliant but the egress door at the south elevation and the restroom doors do not meet the minimums. Further study is also required at the exits to determine the occupant load and exit width requirements. This can be determined through a detailed code study.

*Recommended Treatment:*

1. Consult with a historical architect to prepare an accessibility study of the building. The report should highlight areas of concern and provide feasible options to comply with the code, if required, with as minimal impact as possible to the



▲ The secondary exit from the Igloo is located at the southeast corner of the 1937 frame addition.

► The existing egress route configuration does not meet the building code and will require additional design work to comply.



historic fabric and integrity.

2. Consult with a historical architect to study the established proposal for an accessible ramp from the new Cordova Community Center. The ramp may improve accessibility to the site, but may solve the problem entirely. Additional solutions may be required.

**Egress:**

The Pioneer Igloo has two exists; the primary entry at the northeast corner of the building and an emergency exit at the southeast corner of the 1937 frame addition.

The Pioneer Igloo is an assembly space used for banquets and meetings with moveable chairs and tables where food and drinks may be served. As such, the building would be considered an Assembly Occupancy (likely A-2) by the International Building Code. The International Building Code defines a variety occupancy types based on the intended use and number of occupants in a space. The Occupant Load and Egress requirements are calculated based by several factors. The scope of this report does not include a code study, but meeting code egress requirements is an important consideration as this project



▲  
View of Cordova from the harbor in 19??.  
The Pioneer Igloo is visible just beyond  
the cannery roof.

◀  
The elevated site of the Pioneer Igloo  
presents a challenge to meet accessibility  
requirements. Alternative solutions may  
be possible with additional studies.

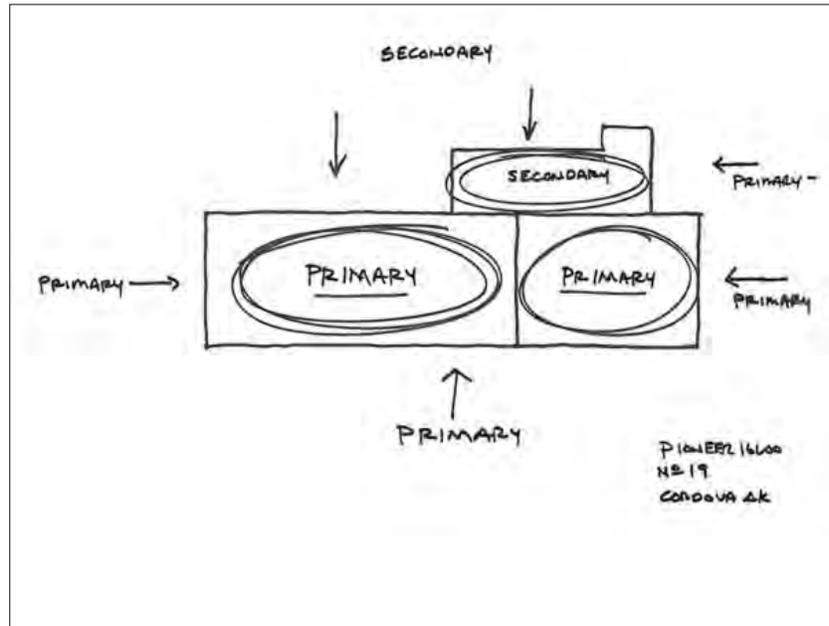
moves forward.

*Existing Condition:*

Currently, the building's primary entrance is located at the northeast corner of the original section. A secondary egress is located at the southeast corner of the 1937 frame addition but does not meet current code and will require additional study.

*Recommended Treatment:*

1. Consider consulting with an historical architect to ensure egress requirements for the Igloo building are code compliant.
2. In the near term, improve the access from the south elevation emergency exit with an appropriate door swing, landing, railing and ramp to grade. The route from the ramp to the sidewalk may also require improvement but could be part of a large code study by an historic architect.



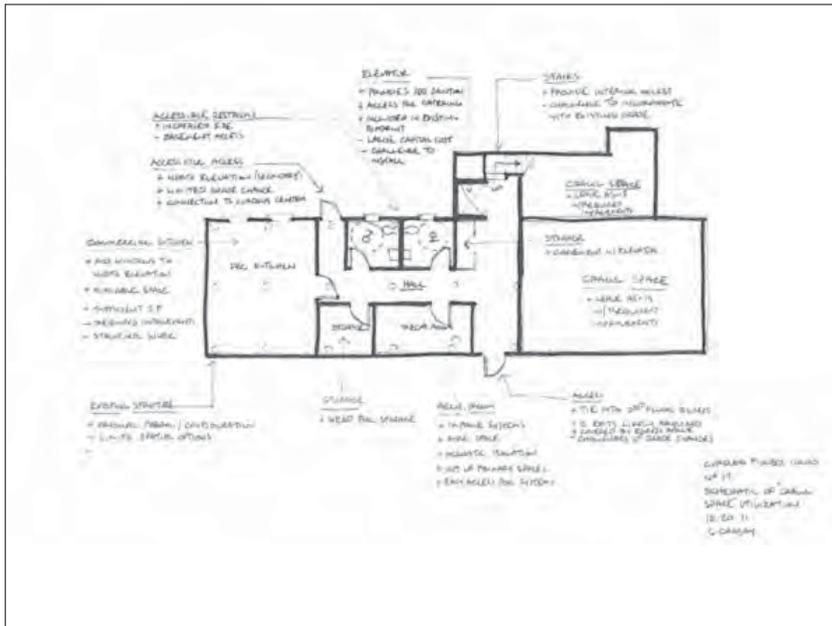
► Preliminary study illustrating the different significant zones of the historic building.

### Historic Building Zones and Character Defining Features

All four of the treatment approaches identified by The Secretary of Interior Standards for the Treatment of Historic Properties require identification and retention of the building’s character defining features. Character defining features are those aspects of a building’s form, materials and detailing that are important in defining the building’s historic character.

There are several important factors to consider when deciding which treatment option is appropriate for a historic building. These factors include the relative historic importance of the building or its features, current condition and level of historic integrity, current or proposed use and mandated code requirements. These factors can vary in different elevation and spaces within a single structure.

Establishing a hierarchy of significant zones of the Pioneer Igloo Hall, both interior and exterior, assists in determining how The Secretary of the Interior’s Standards should be applied to the building. For the purpose of this report, the igloo building has been divided into four zones, Primary, Secondary, Contributing and Non-Contributing.



◀ Preliminary studies with input from the Pioneers on the proposed uses will help a historical architect design a solution that meets the organization’s needs.

*Primary*

Primary zones are those considered to be the most important to the historic significance of the building. These zones contain the building’s most outstanding architectural features. For the Pioneer Igloo Hall No. 19, these zones include the east, south and west elevations, the interiors of the original 1928 section and the 1937 addition. The massing and form of the Service Addition may also be considered Primary due to its early construction date. The interior, however, has been altered.

Primary spaces should be treated in accordance with The Secretary of the Interior’s Standards Treatment for Preservation. Where detrimental alterations have occurred, the spaced should be restored in accordance with the Restoration standards. With the exception of restoration work, further alterations of these spaces should be avoided.

*Secondary*

Secondary zones are areas considered historically important, but slightly less significant than those areas listed as Primary.



For the igloo building, these spaces include the north elevation and the service addition interior. The north elevation, while significant, is obstructed by vegetation and is not part of any view shed. Characteristics of the north elevation should remain intact, such as no windows on the upper floor of the 1937 addition,

The minimum standard for treatment of Secondary zones should be The Secretary of the Interior's Standards Treatment for Rehabilitation. This treatment approach acknowledges that changes to the spaces have already occurred and that further alterations may need to occur in order to allow the building to continue to serve its purpose. However, these areas are still significant and further alteration should be avoided and character defining features should be preserved where possible.

#### *Contributing*

Contributing zones are those areas which contribute to the overall significance of the building but are less prominent than the more significant spaces. For the igloo building, these spaces include the exterior landscape.

Contributing spaces should also be treated in accordance with Secretary of the Interior's Standards Treatment for Rehabilitation. More modification may be acceptable in these areas than in more significant areas, but care should be taken to preserve the character defining features of the spaces.

#### *Non-Contributing*

Non-contributing zones include utilitarian spaces that do not contribute to the building's historic significance and spaces that have either been added or altered to the extent they have lost their historic character. In the igloo building, these spaces include the crawlspace areas and the oil tank shed.

Non-contributing spaces are governed by The Secretary of the Interior's Standards only to the extent that actions within these spaces might impact the more significant zones of the building. Although aspects of the foundation contribute to the history of the building, the crawl spaces are not visible and provide limited or no capacity to function. Alterations, if possible, may

be suitable in these areas to improve the functionality of the building without jeopardizing the historic appearance.

### **Character Defining Features**

A building's character defining features are the attributes that make it unique and can be as general as the form of the building to as specific as the exposed fasteners on siding.

#### **EXTERIOR**

##### **Building Form**

- Rectangular plan
- Medium (7:12) pitched gable roof with cedar shingles
- Centrally located window at east elevation and grouping of three equally size windows at west elevation.
- Shed roof service addition

##### **Materials**

- Cedar shingles with 6" exposure (original 1928 section)
- 1 ½ rolled corrugated metal siding painted red
- ¾" x 7¼" painted horizontal shiplap siding
- 5 panel wood sash doors

#### **INTERIOR**

##### **Original 1928 Section**

- Exposed hand hewn wall logs
- ¾" x 3¼" Douglas fir tongue and groove flooring
- ¾" x 5½" Douglas fir tongue and groove beadboard ceiling

- Pair of 9-light, wood sash doors

##### **1937 Frame Addition**

- ¼" varnished finish grade plywood wall cladding
- ¾" x 3¼" Douglas fir tongue and groove flooring
- 

### **Additional Studies**

#### *Feasibility Study*

Consider working with a historical architect to develop a feasibility study to alter the "crawl space" below the 1937 frame addition for use as a commercial kitchen, mechanical room, restroom facilities, storage and ADA access with an elevator.



The unimproved area allows for flexibility, available space and access to the north elevation which minimizes potential disruption to the historic appearance of the building.

### *Historic Structure Report*

Historic Structure Reports (HSR) provide a detailed overview of a building's history, construction and preservation concerns to help guide the owner in the formation of a preservation plan. HSRs may vary depending on the complexity of a resource but typically include a history detailing the building's development, significant organizations or personalities associated with it, changes over time and a physical description. This component of the project usually contains period photographs, newspaper articles and other significant findings that contribute to the developmental history of the building. HSRs typically include a detailed condition assessment and a recommended treatment section which details a road map for how the building may be preserved.

Historic Structure Reports benefit an historic resource because they become a key reference document for the owner and consultants embarking on the preservation plan.

### *Hazardous Materials Assessment*

Consulting with an environmental engineer or environmental company to conduct a hazardous materials assessment is highly recommended. Identifying hazardous materials early in a project is beneficial because abatement solutions can be included in the overall schedule of the construction project. Locating hazardous materials such as asbestos, lead paint or contaminated soil in the middle of a project can disrupt the construction schedule and be very costly.

In November 2011, a sample of the exterior fiber siding was sent to a lab for testing and it was determined the material has a 25% asbestos content. Additional hazardous materials may be present in the building and require identification and testings.

### *International Existing Building Code*

Consulting with an historical architect who is familiar with the International Existing Building Code may be advantageous for the preservation of the Pioneer Igloo #19. The intent is not to avoid life safety code concerns, but to look closely at allowances that are permitted by the code for existing historic structures. The allowances will require review by the local AHJ but understanding what may be permissible will be important to initiate that discussion.

### **Historic Preservation Funding**

#### *National Trust for Historic Preservation*

The National Trust Preservation Fund grant provides non-profits with financial assistance for preservation planning or preservation emergencies (immediate stabilization requirements) from \$500 to \$5,000. The grant funds must be matched 1:1. This grant is ideal for hiring professional consultants such as historical architects or engineers. Applying for a grant from the National Trust to help support the structural design is worth pursuing. The deadline is February 1, 2012 and the application materials can be found at the National Trust's website.

#### *Alaska Association for Historic Preservation*

The Alaska Association for Historic Preservation (AAHP) is an Anchorage based non-profit supporting historic preservation throughout the state. Each year, AAHP accepts nominations for their "10 Most Endangered Properties" list which helps raise awareness for historic buildings. Properties successfully listed are eligible to apply for a grant of up to \$5,000 which may be used for bricks and mortar projects or match other grants such as the National Trust Preservation Fund. Visit [www.aahp-online.net](http://www.aahp-online.net) for more information.

#### *Alaska Humanities Forum*

The Alaska Humanities Forum (AHF) supports humanities related projects with general and mini grants. Considering history related projects that will support the overall preservation of the Pioneer building may be appropriate. The AHF supported a Pioneer project to archive the historic photographs inside the building, so the organization is familiar with the work underway.



Visit [www.akhf.org/grants](http://www.akhf.org/grants) for more information.

### *Certified Local Government Grant Program*

The Alaska Office of History & Archaeology administers the Certified Local Government (CLG) Program which supports grant funding when available. Cordova is a CLG and it is worth considering an application to help support the preservation planning efforts which may include hiring professionals for design related work. Visit [dnr.alaska.gov/parks/oha/](http://dnr.alaska.gov/parks/oha/) for more information.

### *State of Alaska*

The State of Alaska Department of Commerce, Community and Economic Development Division of Community and Regional Affairs Grants Section administers Designated Legislative Grants. Communicating with your legislative representative about a grant for the Pioneer building is highly recommended. The State Legislature has eliminated the requirement for narrative and financial quarterly or month reporting for any grant of \$50,000 or less. Drafting a grant request for this amount streamlines the project. Larger requests are also recommended, however they require administration. Visit [www.commerce.alaska.gov/dcra/](http://www.commerce.alaska.gov/dcra/) for more information.

# RESTORATION FUNDING OF CORDOVA IGLOO #19 BUILDING

The undersigned individuals support Cordova Pioneer Igloo #19's request for funds for the restoration and repair of the historic 1927 Igloo building, First Street, Cordova, Alaska. This building is one of the four original Pioneer Igloos existing in Alaska today and, as such, is a treasured historic building proudly serving the community and state.

NAME	ADDRESS
Jeanette Hevrault	2473 Old Rich Hwy. N. Pole AK 99705
Ruth A. Benson	2370 Sunflower Sp. N. Pole, AK 99705
Pat Babcock	1650 Appaloosa Lane Fairbanks, AK 99709
Jeanne Rydberg	PO Box 58032, FLX, AK 99711
Richard Hall	345 W. Goldenwood, WASILLA 99654
Margo Holland	Same
Rep Wald	13470082 FLX AK 99707
Christine M Gill	- 2305 Douglas Dr ANC 99517
Ruth Jolly Knappan	- 1280 Gilmore Tr. Fairbanks 99712
Kristina Ahlna's	PO Box 80383 Fairbanks 99708
Manilyn Nigro	651-9th Ave. Fairbanks, AK 99701-4506
Larry Knappan	1280 Gilmore Trail, Fairbank 99712
Sophie M Veker	420 E. 34th Ave. #1404 Anchorage AK 99501
Therese Veker	5300 E 4th Ave #307 Anchorage AK 99508
James D. Rhodes	PO Box 8354 Ketchikan AK 99901
Joyce Chace	2364 Lori Lane North Pole AK 99705
William & Bill Chace	" " " " " "

# RESTORATION FUNDING OF CORDOVA IGLOO #19 BUILDING

The undersigned individuals support Cordova Pioneer Igloo #19's request for funds for the restoration and repair of the historic 1927 Igloo building, First Street, Cordova, Alaska. This building is one of the four original Pioneer Igloos existing in Alaska today and, as such, is a treasured historic building proudly serving the community and state.

NAME	ADDRESS
H. LEE PEDERSON	925 R. STREET Anch 99501
<i>[Signature]</i>	2060 Belmont Dr. ANCH-99517
Mary R Pederson	925 R St, Anch. 99501
Louis E Fessle	3100 Chesapeake CIR Anch 99516
Pat Barber	2060 Belmont Dr. Anch 99517
Erin Benson	14851 E. Twigs Circle Palmer, AK 99645
Malcolm Vance	Box 1952 CORDOVA 99574
Linda Trierscheld	Box 1463 Sitka
Al Clayton	7710 Canal St. Anch AK 99501
Kin Kim	P.O. Box 1276, Cordova
Judy Gullett	P.O. Box 272, Cordova
Charlette Carter	PO Box 319 Cordova
Virgil S. Carroll	PO Box 319 CORDOVA.
Leise Lounsbury	PO. Box 44 Ester, AK 99725
Ed. Johnson	3244 VASSAR DR ANCH. AK. 99508

# RESTORATION FUNDING OF CORDOVA IGLOO #19 BUILDING

The undersigned individuals support Cordova Pioneer Igloo #19's request for funds for the restoration and repair of the historic 1927 Igloo building, First Street, Cordova, Alaska. This building is one of the four original Pioneer Igloos existing in Alaska today and, as such, is a treasured historic building proudly serving the community and state.

### NAME

### ADDRESS

M. Shirley Daniel

P.O. Box 71412 - 1328 Leake St N.P. Ak  
Fairbanks, Ak. 99707

Charlene Ditton

PO Box 601, Homer, Ak 99603

Robert L Ditton

P.O. Box 601, Homer AK 99603

Gary & Wash

P.O. Box 90002 F&B AK 99707

Jean Karvonen

5007 RANDI CT EAGLE RIVER AK 99577

Ashlyn B. Wince

2414 Douglas BR. Anchorage, AK 99517-1158

KEN PUSEZ

BLVD E. COITZELL CAMPUS PRAYER, AK 99645

Leigh Kainulainen

P.O. Box 1629, SITKA, AK 99835

Jean Chapman

626 Primrose Circle, Palmer 99645

Evelyn Mielke

375 A Melissa Road Palmer 99645

Stacy Mitchell

PO BOX 175 Delta Jet Ak. 99737

Archie Mitchell

PO BOX 941 Delta Jet Ak. 99737

Mazie VanDenBroek

PO BOX 921 Cordova, AK 99574

Norma Sangman

3921 Astro Circle Anch, AK 99517

Mary VanDenBroek

BOX 921 CORDOVA, AK 99574

J Hopkins

Dof 343 CDO AK 99574

Bill & Terry GORSKE

By 282 CORDOVA AK 99574

Mike Jank

POB 374 Cordova, AK 99574

# RESTORATION FUNDING OF CORDOVA IGLOO #19 BUILDING

The undersigned individuals support Cordova Pioneer Igloo #19's request for funds for the restoration and repair of the historic 1927 Igloo building, First Street, Cordova, Alaska. This building is one of the four original Pioneer Igloos existing in Alaska today and, as such, is a treasured historic building proudly serving the community and state.

### NAME

### ADDRESS

- Joy McDougall & ROBIN McDUGALL 200 B Street Fairbanks, Ak 99701
- Enika + David Hill 425 Rhonda St Fls 99712
- Ginda Conley Box 10523 Fairbanks 99710
- Gene + Ray Lee 3115 Sheldon Jackson Ave, Ak 99508
- Frank & D.A. McElwain 924 Kelleum #310 FAI, AK 99701
- Ginger Zankusky 2527 Galena St. Anchorage, Ak 99507
- Pat Kloude Anchorage, Ak
- Bob & Betty Huffman 2624 17th ave FBRS, AK, 99709
- Barbara George Saunders PO Box 44 Ester AK 99725
- Gary & Maralee McMichael 10255 E. OLIVAWOOD D PALMER 99645
- Rachel Thomas 3070 Totem, Fbks 99709 99645
- Ed Johnson 3344 VASSAR DR. ANIC, AK 99508
- Nelores Brown 128 W. Beaver, Palmer AK 99645
- Ken Pysz 816 E. COTTRELL CAMPUS PALMER AK 99645
- Edythe M. E. Bstedt 2201 S Thugach St Palmer 99645
- Lucille Reese 2701 Perimeter Dr. No. 99705

**CITY OF CORDOVA, ALASKA  
RESOLUTION 02-12-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
SUPPORTING THE RESTORATION AND REHABILITATION OF THE  
CORDOVA PIONEER IGLOO #19 BUILDING**

**WHEREAS**, the building is located at Block 3, Lots 26, 27 Original Townsite of Cordova (on First Street); and

**WHEREAS**, The Pioneers of Alaska is a social organization established in 1907 at Nome, Alaska and the mission is to preserve the names of all Alaska pioneers and preserve Alaska pioneers on its rolls; further the Pioneers strive to collect and preserve the literature and incidents of Alaska's history; and to promote the best interests of Alaska; and

**WHEREAS**, The Pioneers of Alaska are a cultural preservation organization committed to conserving the history of individuals who have contributed to building Alaska and the membership is made up of individuals who have lived in Alaska at least 30 years; and

**WHEREAS**, Cordova Igloo #19 was established in 1920, and the Igloo building on Cordova's Main Street is one of the oldest buildings remaining in Cordova and is among Alaska's oldest Pioneer Igloo buildings, having been constructed in 1927 on land donated by Dr. William H. Chase, a founding member and an important historic figure; and

**WHEREAS**, for 85 years the Cordova Igloo #19 building has been an integral part of the community and continues to be a social center for Cordova offering the building to the public for many events including weddings, dinners, meetings, pie socials, dances, memorials, school events, and training seminars; and

**WHEREAS**, the building is now in need of rehabilitation and restoration and such a project will preserve the facility by stabilizing the log walls, rebuilding skirting/foundation, over hauling mechanical systems, strengthening the roof, replacing windows, re-siding and painting the building, insulating and providing weatherization for energy efficiency and this effort will ensure that community services will be continued and that the Pioneer building will maintain a presence on Cordova's Main Street as part of the town's historical character; and

**WHEREAS**, the progress to date is as follows: in 2010 efforts were begun to stabilize the structure, and \$28,000 dollars was raised and \$14,000 has been spent on the stabilization effort, however, there is much more work to be done; and

**WHEREAS**, this year Cordova Pioneer Igloo #19 has partnered with the National Park Service and Historical Architect Mr. Grant Crosby who conducted a site visit and prepared a condition assessment report with recommendations for treatment; and

**WHEREAS**, Cordova Pioneer Igloo #19 has also contracted with BBFM Engineers for a site visit to conduct a structural investigation and report and to produce recommended repairs

and design drawings capable of being put out to bid and a local contractor was hired to produce as-built drawings of the building; and

**WHEREAS**, the approval of this project would allow Cordova Pioneer Igloo #19 to do the necessary restoration and rehabilitation work on this historic structure and preserve it for the future while maintaining the historic character.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Cordova, Alaska, hereby supports any and all work that helps with the restoration and rehabilitation of the Cordova Pioneer Igloo #19 building.

**PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF FEBRUARY, 2012**

  
\_\_\_\_\_  
James Kallander, Mayor

ATTEST:

  
\_\_\_\_\_  
Robyn Kincaid, Deputy City Clerk

# Cordova Outboard, Inc.

211 Breakwater Avenue - P.O. Box 960  
Cordova, Alaska 99574  
(907) 424-3220 or (907) 424-7202

Bill Thomas  
House of Representative  
Juneau, Alaska 99801-1182

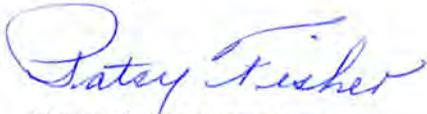
February 16, 2011

Representative Thomas,

My interest in writing to you is concerning the Pioneer Building in Cordova. Our family has been a resident of Cordova for forty-five years. We are business owners who provide the fishing industry with merchandise and services. Pioneer members, as well as the community as a whole, presently use our Pioneer Building. We want to support the effort of restoration of the oldest Pioneer building in the state of Alaska.

Thank you, for helping us achieve this restoration.

Sincerely,



Patsy Fisher, Secretary

Cordova Outboard, Inc.  
P. O. Box 960  
Cordova, Alaska 99574

Support for the Restoration of Pioneer Building

This building has been part of our community since its inception in 1927. The charter was granted to the Cordova Pioneer's Lodge #19 in 1920. Our building is one of the four original Pioneer buildings existing in the state today. Within our community, this building has and is still serving the townsfolk of Cordova to this very day.

This proposed Restoration will enable us to use this building for another 84 years.

Thank you for your support.

Sincerely, Victor E Jones

Jim Weller Box 934  
Cordova AK

Mike Maxwell 50 yr Resident  
Cordova  
Wesley D. Whitehead  
Box 1574 CDV AK 99574

Robert Maxwell Box 349  
Cordova  
52 years

Fred Shipman Bx 1471  
Cordova  
47 years

Kim Berglund Box 1823  
Cordova

Janis Pats Bx 133  
Cordova  
Box 1945 cordova

VICTOR E JONES  
P.O. BOX 1831  
CORDOVA, AK 99574  
54 year resident of  
Cordova.

Kory Blake  
P.O. Box 1172  
Cordova AK 99574  
51 yr resident of Cordova

Robert Linville  
P.O. Box 611  
Cordova AK 99574

Wesley D. Whitehead  
Box 615  
Cordova AK 99574

# Cordova Chamber of Commerce

P.O. Box 99 • First Street  
Cordova, Alaska 99574  
(907) 424-7260 • Fax (907) 424-7259  
www.cordovachamber.com



## CORDOVA ~ ALASKA'S HIDDEN TREASURE

### Historical Restoration Project for Pioneer Igloo

#### Statement of Support

February 16, 2011

To Whom It May Concern:

The Cordova Chamber of Commerce joins other community organizations and residents in expressing our desire to retain/renew the historical aspects of downtown Cordova. The Pioneer Igloo building located on Main Street represents a significant opportunity to enhance the historic environment of downtown. The Pioneers are working to obtain economic development and historic preservation funding to accomplish the project.

The Chamber strongly supports the current renovation/restoration project being undertaken by the Cordova Pioneers. This project will stabilize and restore the period look of the structure, provide for upgraded weatherization and increase the building's energy efficiency. The main street location, in close proximity to the new Cordova Center, provides a secondary venue when hosting small business meetings or conventions. Making this location available for use would benefit local businesses, organizations, visitors, and residents in the community.

The original Pioneer Igloo log building was constructed in 1927. The back section was added in 1937. As the anchor of one end of main street, any historically relevant development on the site would encourage further restoration/redevelopment along main street. The window of opportunity for funding in the current budget cycle is very brief. We encourage businesses and individuals to email a letter of support to Representative Bill Thomas at: [cecile\\_elliott@legis.state.ak.us](mailto:cecile_elliott@legis.state.ak.us)

Thank you for considering this project,

Martin Moe

*Martin H. Moe*

Executive Director,  
Cordova Chamber of Commerce  
PO Box 99  
Cordova, AK 99574



*Preserving Cordova's past for the future...  
A community museum and educational facility.*

---

PO Box 391, 622 First Street, Cordova Alaska 99574 [www.cordovamuseum.org](http://www.cordovamuseum.org)

Representative Bill Thomas  
State Capitol, Room 428  
Juneau, AK 99801-1182

February 16, 2011

Dear Representative Thomas,

The Cordova Historical Society and Museum are pleased to offer a letter of support for the Pioneer Igloo of Cordova, Alaska. As you know, the Pioneer organization of Alaska is a beloved and important organization to the state, and our local chapter is no different. The active group operates in a historic building in the center of town that is an important fixture in our town's core – historically and socially.

For the past ten years, our organization has partnered with the Pioneers to preserve and conserve their valuable collection of original photographs and document oral histories of our local Pioneer Chapter. And while you are personally, very well aware of our Cordova Center project, you may not know the important role the Pioneer Igloo plays in the long term success of the Cordova Center. In the early public process of the Cordova Center, members of the community encouraged us to develop landscaping that provided easier access for the elders to the adjacent Pioneer Igloo which has now been included in the design. In addition, it was always a part of the Cordova Center Business Plan to utilize the proximity and unique history of the Pioneer Igloo for associated events, meeting space and banquets. Partnering the old and new of our community!

The Cordova Historical Society & Museum support the Pioneer's organization in their effort for their building's renovation. The building has survived two fires that destroyed adjacent downtown buildings, the Good Friday earthquake, and stands as an example of early Alaskan architecture. Preserving and renovating the Pioneer Igloo building of Cordova is preserving our community's history.

Sincerely,

Cathy Sherman, Director

Aurora Lang, Curator

**Seaman's Hardware, Inc.**

P.O. Box 38

Cordova, Alaska 99574

(907) 424-3647



To whom it may concern:

Tim and Joanna Dillon owners of Seaman's True Value Hardware located on main street believe it to be in the best interest of our community (Cordova Alaska) to have the pioneer Igloo building remodeled and upgraded. Thank you for considering us for this grant.

Tim and Joanna Dillon

Owners of Seaman's True Value Hardware

A handwritten signature in blue ink that reads "Joanna Dillon". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

P.O. Box 272  
Cordova, Ak. 99574

February 18, 2011

Mr. Bill Thomas, Representative  
Juneau, Ak

Dear Mr Thomas:

We are writing this letter in favor of your support to procure funding to renovate the Pioneer Igloo building here in Cordova. This building is the oldest Pioneer Igloo building within the state that is still being used.

We have lived in Cordova for 38 years and are active members of the Pioneer Igloo serving as officers and supporting the lodge. We have been active in fund raising to do much needed repairs on the building. However this past summer while working on the foundation it was discovered that the repairs that needed to be done were much more extensive than originally estimated.

This building has not only served for the meetings of the Pioneer's themselves, but has also been used as a community building and has been used in a variety of ways such as a meeting place for the SERVS, annual Historical Society meetings, Copper River Watershed, Music Festival, Weddings as well as receptions, community ice-cream feed during the annual Iceworm Festival just to name a few.

If these repairs aren't made soon we stand in jeopardy of loosing this Historic Landmark.

I urge you as well as the rest of the representatives in Juneau to give your support to this renovation project.

Sincerely,

*Alvin B. Fulton Judy M. Fulton*

Alvin B. & Judy M. Fulton  
Cordova, Ak.

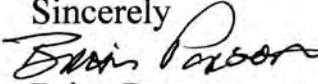


Dear Bill Thomas

02/16/2011

I have lived in Alaska most of my Adult life and in Cordova for the past 15 years. We have a rich history in Cordova and the Pioneer Igloo is its center. I am very much in favor and fully support the renovation of the Pioneer Igloo and hope that you will also support this effort.

She is now in grave need of repair and restoration, if the financial support can be raised through your help and that of others we will be able to have a historic facility that will enlighten the young folks as to their history and that of this Community.

Sincerely  
  
Brian Parsons

**TRIDENT SEAFOODS CORP CORDOVA SOUTH PLANT  
P.O. BOX 260, 545 RAILROAD AVE., CORDOVA, AK 99574  
PHONE: (907) 424-5390 FAX: (907) 424-5395**

**From:** "Facebook" <update+254kem5a@facebookmail.com>  
**To:** "Judy Fulton" <fultons@gci.net>  
**Sent:** Thursday, February 17, 2011 8:15 PM  
**Subject:** Grace M Stevens commented on Cordova Alaska's status.

**facebook**

Hi Judy,

Grace M Stevens commented on Cordova Alaska's status.

[See Comment](#)

Grace wrote: "I would like this building preserved. It has a lot of memories for me and many of my friends. Even though I don't live in Cordova at the present I would hate to come and see it gone. It used to be a wonderful place to go for receptions, meetings and ice cream socials. It would be a shame to get rid of such an old Historical Building."

[See the comment thread](#)

Reply to this email to comment on this status.

Thanks,  
The Facebook Team

---

The message was sent to fultons@gci.net. If you don't want to receive these emails from Facebook in the future, you can [unsubscribe](#).

Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

February 15, 2011  
Representative Bill Thomas

### Support for the Restoration of Pioneer Building

This building has been part of our community since its inception in 1927. The charter was granted to the Cordova Pioneer's Lodge #19 in 1920. Our building is one of the four original Pioneer buildings existing in the state today. Within our community, this building has and is still serving the townsfolk of Cordova to this very day.

This proposed Restoration will enable us to use this building for another 84 years.

Thank you for your support.

Sincerely,

*Susan G. Laird, V.P.  
Prime Select Seafoods, INC.*

*Rick Heckert  
Alaskan Gun Repair*

*John Havill  
K&H.U.C.*

*Michael C. Anderson*

*Robert Beedle Robert Beedle*

February 15, 2011  
Representative Bill Thomas

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This proposed Restoration will enable us to use this building for another 84 years.

Thank you for your support.

Sincerely,

Clara Mazie Van Den Broek 41 year resident  
of Cordova

Darla Church 43 year resident of Cordova  
Tom Church " " " " "

Marvin J. Van den Broek 41 YEAR RESIDENT  
OF CORDOVA

Glenn & Bue Cobb 3rd Year Resident  
of Cordova

February 15, 2011  
Representative Bill Thomas

### Support for the Restoration of Pioneer Building

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This proposed Restoration will enable us to use this building for another 84 years.

Thank you for your support.

Sincerely,



Greg & Eva LoForte  
Box 865  
Cordova AK 99574

# Historical Restoration Project for Pioneer Igloo

## Statement of Support

February 16, 2011

To Whom It May Concern:

I have been a resident of Cordova for almost twenty-nine years. In 2008, Cordova celebrated its 100<sup>th</sup> birthday and I did a lot of research into the history of Cordova for our Centennial celebrations. The Pioneer Igloo building on First Street has been sitting on its little hill since 1927. The quaint little building has been used for various reasons: meetings of the Pioneer Igloo; meetings of the IBEW members; dances; and ice cream socials to name just a few. The Pioneer Igloo #19 members have been very gracious in allowing everyone in Cordova to use the building.

The Igloo has escaped the ravages of the fires, storms and earthquakes that have hit our town since 1908. However, the years have not been kind to it and it is in desperate need of repairs in order to save it. We have lost over half of our old historic buildings in downtown Cordova. This old lady is well worth saving. As the anchor of one end of main street, any historically relevant development on the site would encourage further restoration and/or redevelopment along main street.

I strongly support the current renovation/restoration project being undertaken by the Cordova Pioneers. This project will stabilize and restore the period look of the structure, provide for upgraded weatherization and increase the building's energy efficiency. The main street location, in close proximity to the new Cordova Center, provides a secondary venue when hosting small business meetings or conventions. Making this location available for use would benefit local businesses, organizations, visitors, and residents in the community.

Thank you for considering this project.



Dixie Lambert  
PO Box 614  
Cordova, AK 99574

Joan Songer

P.O. Box 1019

Cordova, Alaska 99574

(907) 424-3152

Email: [songer@ctcak.net](mailto:songer@ctcak.net)

February 23, 2011

To Whom It May Concern:

I am writing in support of the proposed restoration of the Pioneer Igloo building in Cordova, Alaska.

The Pioneer Igloo is one of Cordova's historical buildings that has been used and enjoyed by Cordova residents for many years. Members of the Pioneer Igloo utilize this building for meetings and social events. The entire community enjoys using it for weddings, receptions, dances, dinners, and the children enjoy the ice cream feeds that the Pioneers sponsor every year.

My husband and I have lived in Cordova since 1973. We have attended dinners and dances at the Pioneer Igloo many times over the years. My sister-in-law was married in this historic building, and we have attended many wedding receptions there over the years. You are surrounded by history and the pictures on the wall witness of the many people whom have made Cordova the wonderful place that it is.

The Pioneer building is badly in need of restoration. The building needs new siding, a new DEC approved kitchen, windows, roofing materials, and insulation for greater energy efficiency.

Hopefully funds can be obtained to restore this historical building so generations to come can enjoy it.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Joan Songer". The signature is written in dark ink and is positioned above the printed name.

Joan Songer

**Brent J. Songer**

P.O. Box 1019

Cordova, Alaska 99574

February 23, 2011

To Whom It May Concern:

The Pioneer Igloo building, in Cordova, Alaska, is in bad repair. The building needs to be insulated, and new energy-efficient windows need to be installed. New roofing needs to be installed and the kitchen needs to be remodeled and fixed up with energy-efficient appliances and work spaces.

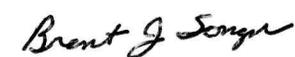
I have lived in Cordova for 38 years and our family has enjoyed utilizing the Pioneer Igloo for social events and gatherings. It would be a shame to see this building be torn down, or fall down due to disrepair. This building is an important part of our community.

Hopefully the needed funds may be obtained to restore this historical building for the citizens of Cordova so that our children and grandchildren may enjoy the activities sponsored therein.

I fully support the restoration of the Pioneer Igloo in Cordova, Alaska.

Thank you.

Sincerely,



Brent J. Songer

---



Dear Bill Thomas

02/16/2011

Being a member of the community of Cordova for the past 19 years and a resident of Alaska for the last 41 years, I support the need to renovate the Pioneer Igloo Building.

The fiber of this community runs through its history, the times of the great Boom of the Copper River Railroad, the rich fishing history and the individual personal histories all need to be preserved for the future and the Pioneer Igloo has returned so much to Cordova and to the State of Alaska over the years. She now is in grave need of renovation and with your help and that of others I hope she will continue to enlighten the young folks growing up to appreciate the history and lore of what has gone on before. If we can supply some financial support now, it will enrich their lives and bring understanding well into the future.

Please support our desire to preserve this wonderful old facility.

Thank You Sincerely

Bill and Paula Gilbert

**TRIDENT SEAFOODS CORP CORDOVA SOUTH PLANT  
P.O. BOX 260, 545 RAILROAD AVE., CORDOVA, AK 99574  
PHONE: (907) 424-5390 FAX: (907) 424-5395**

Pioneer Igloo Hall Number 19  
Cordova Alaska

**Significant Persons**

**William H. Chase**

Doctor in Cordova, town mayor for several terms, state political leader, famous hunter, Pioneers of Alaska- Official at the state level as well as holding local Igloo offices.

**Merle K. Smith**

Founder of a local Air Service which merged to form Alaska Airlines. He went on to manage Alaska Airlines. Pioneers of Alaska- Official at the state level as well as holding local Igloo offices.

**Joe Bernard**

Famous Arctic explorer and involved in transportation and services in the Arctic. Held offices in Igloo 19.

**Cap Lathrop**

He was a very big businessman in Cordova and throughout the State of Alaska. He was a frequent visitor to the Igloo while in Cordova. Was a POA member, but not initiated at the Cordova Igloo.

**Otto Kopan**

Popular mayor of Cordova for several terms, Pioneers of Alaska- Official at the state level as well as holding local Igloo offices.

**Oscar Ohman**

Early pioneer of the Cordova area. Involved in the establishing of mining in the area. Held local Igloo offices.

**Harold Z. Hansen**

Served in the State Government in Juneau for several terms. Held local Igloo offices.

**William Egan**

Governor of Alaska. Frequent visitor to the Igloo while in Cordova. Was a POA member but not initiated at the Cordova Igloo. (Valdez Igloo)



City of Cordova  
602 Railroad Ave.  
P.O. Box 1210  
Cordova, Alaska 99574  
Phone: (907) 424-6200  
Fax: (907) 424-6000  
Email: [citymanager@cityofcordova.net](mailto:citymanager@cityofcordova.net)  
Web: [www.cityofcordova.net](http://www.cityofcordova.net)

# CITY OF CORDOVA

*Office of City Manager*

February 18, 2011

Re: Restoration of Historical Pioneer Igloo

To Whom It May Concern:

I wholeheartedly support the efforts of the Cordova Pioneers to renovate their historic Igloo located on Cordova's Main Street. This building was originally constructed in 1927, and was obviously very well built, having stood for over 80 years. However, as with all structures there comes a time where renovation is necessary, and the time has arrived for this grand old building.

An added benefit to renovation of this building is its unique location near our new Cordova Center which is currently under construction. Part of the plan for the Cordova Center includes making the pioneer Igloo handicap accessible and landscaping between the two facilities. Once the Igloo is renovated it will be a premier accompaniment to the Cordova Center for use as additional meeting space.

Please approve the needed funding for the renovation of the Cordova Pioneer Igloo.

Sincerely,

Mark Lynch  
City Manager  
City of Cordova

## RESTORATION FUNDING OF CORDOVA IGLOO #19 BUILDING

The undersigned individuals support Cordova Pioneer Igloo #19's request for funds for the restoration and repair of the historic 1927 Igloo building, First Street, Cordova, Alaska. This building is one of the four original Pioneer Igloos existing in Alaska today and, as such, is a treasured historic building proudly serving the community and state.

NAME	ADDRESS
Karen Swartzbart All weathers	P.O. BOX 233 CDV Box 1832
Stephen R Barnes Fred Shipman	Box 332 CDV Box 1471 CDV
Beth Poole	Box 151, CDV
Kate Alexander	Box 1168, CDV
Myra Horn	Box 100 CDV
Robert Allen	Box 1038 CDV
Ken Adams	Box 1855 CDV
Maria Koedling	Box 533 CDV
Neval Nelson	Box 924 CDV
Debra Adams	Box 194 CDV
Theresa Smith	Box 1875 CDV
Robert O'Toole	

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NAME	ADDRESS
SARAH JOHNSON / Sarah Johnson	PO Box 2264 Valdez AK 99686
Mark King / Mark King	POB 965 Cordova 99574
Jandra King / Jandra King	POB 965 Cordova AK 99574
Chris Bolin	Box 716 Cordova AK 99574
Angela Jippson	Box 2223 CORDOVA AK
DON BAILEY	Box 412 Cordova, AK
David Allison / David Allison	Box 1372 Cordova, AK 99574
Glenda Dodd / Glenda Dodd	P.O. Box 1433-Valdez
Tammya Gregory / Tammya Gregory	Box 1540 Valdez AK 99686
Nathan Doll	Box 23 Cordova, AK 99574
Clara Popelka / Clara Popelka	Box 825, CDV, AK 99574
Frank Winters	Box 45, CDV, AK 99574
Donald V. Lytle	PO. Box Cordova AK. 99574
M. Ladaah / M. Ladaah	PO. Box 674 Cordova AK
Marie Sjesku	Box 2573 Cordova AK
Mark Hoover	Box 2344 TOWN
Paul Swartzbart	Box 233 CDV.

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John Bacon  
NAME

Box 1312 CORDOVA  
ADDRESS

Jan Nichols  
Dickens  
William Hansen

607 Alder St Cordova AK  
PO BOX 1274 Cordova AK

CARRY HANSEN  
Sue Egan + Ron Adkinson

700 LAKE AVE #4  
701 LAKE AVE #2

~~John Bacon~~  
Cindy Apple  
Bill Fildu

Henry CT-B-12, P.O. Box 1856  
424-3031  
424-5126  
625 Cedar St

Michele Fisher (Michele Fisher)

605 Cedar St.  
Box 715 Cordova

Mary K. Gonzalez  
Brian Parsons

Box 260 Cordova

David O'Brien  
David A. O'Brien

Box 2056 Cordova

J. R. Lewis

Box 60, Cordova

ET & ~~DAVID~~ CHESTER

Box 2264 CORDOVA AK  
Box 2264 Cordova AK

Debra Choshan  
Rob Eckley

Box 1274 CORDOVA, AK 99574  
539 N 2nd St Seattle 98103

Ryan Schuetz

539 N 6th St Seattle

Melissa Dawn

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NAME	ADDRESS
Heidi Singer	Box 2116 Cordova, AK 99574
Steve Ramsey	Box 2105 Cordova
Ruth Sorenson	Box 1013 Cordova
Wade Schock	18111 Spain Dr. Anchorage 99516
Louis L. Warburton	Box 504 Cdv AK
Sam Ryzand	Box 485 Cdv. AK
Lennete Remozard	Box 1834 Cdv. AK
W. Scott Pegan	Box 485 Cordova, AK
C. Wayne Shuman	Box 2126 Cordova, AK
Mark S. Heidbrink	P.O. Box 1146 Cordova AK
Rebecca Dodge	P.O. 2084 Cordova AK
Jeanna VanBrocklin	P.O. Box 2084 Cordova AK
Bruce Van Brocklin	PO Box 726 Cdv, AK 99594
Brian J. Shan	Box 726 99574
Monica J. Shan	Box 2715 Cdv AK
Bill Reid	Box 1234 Cordova AK

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NAME	ADDRESS
Bill Webber	Box 1230 CDV AK
Laura Kitch	Box 2186 CDV, AK
Trey Junt	Bx 600 Cordova, AK
Kim Kuhl	P.O. Box 1276, Cordova AK
Karyn Flower	Box 1952 CDV, AK
<del>[Signature]</del>	Po Box 23 CDV, AK
Hutz	PO Box 2073 CDV AK
<del>[Signature]</del>	PO Box 2073 CDV
Loretta Jones	PO Box 1831 CDV, AK
Tracy Nazzi Tracy Zzi	PO Box 396 CDV, AK
Jeff Jensen	PO Box 1841 CDV, AK
Patsy Kallander	P.O. Box 2272 CDV, AK
Mazie Van Den Broek	PO Box 921 CDV, AK
Clara M. Van Der Broek	
Erin Cooper	PO 351 CDV, AK

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### NAME

### ADDRESS

Diane Ujioka  
Diane Ujioka

PO Box 2308

Kellen Hapberg  
Kell

PO Box 2308

Ern Amby

P.O. Box 186

Felipe A. Jacob

P.O. Box 1932

Angela Clement  
Linda W. Ladd

P.O. 2445

Box 2625

Jeff Hamburger

Box 1894

April Ronttosen

Box 903

Darla Church

Box 406

Jerry Bendzak

Box 86

Bob Luedel

Box 1306

Jackie Ladd

Box 1306

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NAME	ADDRESS
Kris Anderson	Box 892 CORDOVA
Chris Johnson	Box 1483 Cordova
Penny Johnson	Box 1483 Cordova
Willith	Box 443 "
Diane Cobb	Box 443 "
Thomasina Anderson	Box 993 Cordova
Rebecca Maaland	Box 993 "
Cherise Wood	Box 66 Cordova
Guy Rakin	Box 985 CORDOVA
Walter Thompson	494 Cordova
A.J. Schinella	Box 4 Cordova
J.A. Saxum	Box 184 Cordova
D LITTLE	Box 1183 Cordova
Seawan Gehlbach	Box 2465 Cordova
MIKE GUNDERSON	Box 1132 CORDOVA
Mayland Johnson	Box 574 Cordova

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**NAME****ADDRESS**

Malcolm Vance

Box 1952 Cordova AK

Nevada Musgrave

Box 501 Cordova AK

Sybil Muen

Box 2103 Cordova AK

Carolyn Loeburg

Bx 594 Cordova AK 99574

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NAME

ADDRESS

Greg Lo Forte

Box 865 CORDOVA

KIM MAX WIESE

PO Box 1708 CORDOVA

Jim Casement

PO BOX 2352 CORDOVA

Robert Masolini

Box 1131 Cordova

Fawn Heeter

BOX 1115 CORDOVA

Betsy Niles

Box 75

P.O. Box 2771 Cordova AK.

Jesus Carter  
Julie Kelly

PO Box 75 Cordova

Jared Niles

P.O. Box 911 Cordova

Ray A. Groff

P.O. Box 911 Cordova

Richard W. Groff

P.O. Box 1125 CDV

Gayle C. Groff

PO. Box 1125 Cordova

John Quinn