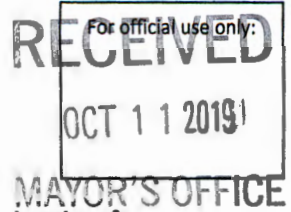




# FNSB CAPITAL IMPROVEMENT PROGRAM

## 2019 Project Nomination Form



Nominations will be accepted from **August 12** to **October 11**. Please fill out the nomination form as completely as possible. If a section does not apply to the project you are nominating, please leave that section blank. Please attach additional relevant information to this nomination packet as appropriate. There is no limit to the number of projects that can be submitted.

Completed nomination forms can be submitted:

In person at:

Fairbanks North Star Borough  
Attn: Mayor's Office  
907 Terminal Street  
Fairbanks, AK 99701

By mail to:

Fairbanks North Star Borough  
Attn: Capital Improvement Program  
PO Box 71267  
Fairbanks, AK 99707

NOMINATOR'S NAME:	Marilyn Nigro, President	DATE:	October 11, 2019
ORGANIZATION (IF APPLICABLE):	Kitty Hensley House Museum		
AFFECTED DEPARTMENT:	Pioneer Park, Parks and Recreation		
PHONE: ( 907 ) 456-1959	EMAIL:	kittyhensleyhouse@gmail.com	

Name of Proposed Project: Kitty Hensley House Rehab

Project Scope/Description:

Replace original (1914) shingle roof

Stabilize foundation

# FNSB CAPITAL IMPROVEMENT PROGRAM

## SAFETY AND CODE COMPLIANCE

1. Does the project reduce or eliminate a health or safety risk?

Yes     No

Please explain:

Possible mold and mildew caused by leaking roof.

Foundation is unstable and could create further separation of the sections..

2. In your opinion, what is the current condition of the facility?

Poor                                     This is a new facility  
 Fair  
 Good  
 Excellent

Please explain:

Building is in good condition, however, roof leaking problems could create major deterioration.

3. Does the project improve accessibility compliance? (For example: parking lot design, doorway design, counter height, floor access, restroom access, etc.)

Yes     No

Please explain:

# FNSB CAPITAL IMPROVEMENT PROGRAM

## FACILITY CONDITION

4. How old is the facility since original construction?

- 41+ years                       This is a new facility  
 31 - 40 years  
 21 - 30 years  
 11 - 20 years  
 0 - 10 years

5. Does the project replace an existing facility?

- Yes       No

If yes, please identify the building it would replace and any other supporting information, including the condition of the existing facility (poor, fair, good, excellent):

## PROJECT FUNDING

6. What is the status of project funding?

- Fully funded  
 Partially funded  
 No funding

Please identify the source and amount of any funding that is already secured in support of this project:

## FNSB CAPITAL IMPROVEMENT PROGRAM

7. Are there grant, foundation, sponsorship, or other alternative sources of funding available for this project?

Yes  No

a. If yes, is there a match requirement?

Yes  No

b. If a match is required, how much? Please choose the most applicable option.

- 1 - 10% match required
- 11 - 20% match required
- 21 - 30% match required
- 31 - 40% match required
- +41% match required

Please identify the potential funding sources, how the project is eligible for such funds, any work done to commit such funds (i.e., application or proposal submitted and/or approved), and any additionally relevant information:

8. If applicable, does your organization plan on contributing any funds?

Yes  No

If yes, please identify the amount and source of funds planned in contribution of this project:

Not at this time.

# FNSB CAPITAL IMPROVEMENT PROGRAM

## ENVIRONMENTAL

9. Will the project clean up contamination (such as lead, asbestos, fuel contamination, etc.)?

Yes  No

Please explain:

10. Does the project improve air quality?

Yes  No

Please explain:

11. Will the project reduce storm water runoff?

Yes  No

Please explain:

## FNSB CAPITAL IMPROVEMENT PROGRAM

12. Will the project improve groundwater quality?

Yes  No

Please explain:

13. Will the project improve energy efficiency?

Yes  No

Please explain:

### PUBLIC USE

14. Will the project improve the customer experience?

Yes  No

Please explain:

Many visitors are concerned about the possibility of structure and antiques being damaged and express dismay at this possibility.

# FNSB CAPITAL IMPROVEMENT PROGRAM

15. Is the project served by a fixed transit route?

Yes     No

Please explain:

Pioneer Park Route

16. Will the project improve facility capacity?

Yes     No

Please explain:

## ONGOING MAINTENANCE COST

17. Will the project reduce utility expenses on a cost per square foot (\$/SF)?

Yes     No

Please explain:

## FNSB CAPITAL IMPROVEMENT PROGRAM

18. Will the project reduce maintenance expenses on a cost per square foot (\$/SF)?

Yes     No

Please explain:

Not replacing the roof will prove to be expensive if further roof and interior damage occurs due to leaking.

19. Will the project extend the life of an existing facility?

Yes     No

Please explain:

Roof replacement will protect the structure, especially the interior, from further damage.

Stabilizing foundation will prevent further structure separation between main structure and kitchen addition

### PLANNING AND DESIGN

20. Does the project have complete designs?

Yes     No

Please explain:



# FNSB CAPITAL IMPROVEMENT PROGRAM

21. Have there been any project scope and/or engineering studies done?

- Yes     No

If yes, please explain all work that has been done on this project to date. Please attach and submit all relevant information as part of the project nomination packet.

## BUDGET IMPACT

22. How will the project impact the operation budget for the affected department?

- Increase the operating budget  
 Maintain the operating budget  
 Decrease the operating budget

Please explain:

# FNSB CAPITAL IMPROVEMENT PROGRAM

## POPULATION REACHED

23. What type of population will be served by the proposed project?

- Regional areawide users
- Single community
- Multiple neighborhoods
- Single neighborhood

Please describe the area, population served, and the need that will be met by this project:

There were over 13,000 visitors to the museum in 2019. The visitors are from around the world and local people bringing friends and family to visit year after year.

The season is only three months long so you can see the impact this has on Pioneer Park as we are a free museum.

## SUPPORT

24. Please select all applicable form of support this project has:

- Resolutions of support (agencies, governments, etc.)
- Letters of support (groups, businesses, organizations, etc.)
- General public support or letters from residents

Please explain levels of support identified above and provide specific examples:

Pioneers of Alaska Mens Igloo #4 and Womens Igloo # 8 have signed a letter of support for this project. (enclosed)

The Pioneers of Alaska envisioned and then built this park for everyone to enjoy for generations to come. They maintain and support both the Pioneer Museum and the Kitty Hensley House as a tribute to the history of our area and all of Alaska.

# FNSB CAPITAL IMPROVEMENT PROGRAM

25. Does this project meet any goals or objectives that are identified in any Borough plans (such as the Comprehensive Plan)?

Yes     No

If yes, please identify which goals and objectives in specific plans that this project meets:

Maintaining th museum will support revitalization of Pioneer Park.

FNSB Regional Comprehensive Plan

Economic Development

Strategy 4 Action C

Promote tourism and hospitality by:

Supporting economic revitalization of historical resources.

Strategy 8:

Emphasize and support expansion of historic economic development opportunities.

FNSP Pioneer Park Master Plan 3/7/2005

Gold Rush Town

## PROJECT COST

26. What is the estimated project cost?    \$ 100,000

Please explain why this cost is reasonable and should be allocated to this project:

Roof replacement with shingles will be higher, however, our research indicates the shingles are original.

Foundation stabilization will require replacement of some support.

October 10, 2019

FNSB Capital Improvement Program  
Mayor Bryce Ward  
Pioneer Park Administration

Re: Kitty Hensley House Museum

When the Fairbanks Pioneers of Alaska envisioned a park the main theme was to save the history of Fairbanks and create a park for everyone to enjoy for generations to come.

A67 was opened in May of 1967 and Gold Rush Town has been a main attraction drawing thousands of visitors from around the world and local people bringing friends and family to visit year after year.

The Kitty Hensley House Museum has been actively maintained and staffed by the Pioneers and does not charge a fee. We had over 13,000 visitors in 2019.


As with all the buildings maintenance is critical. The roof shingles are coming off and there has been water damage inside. Although that was fixed, it is inevitable that more damage will occur unless the roof is replaced soon.

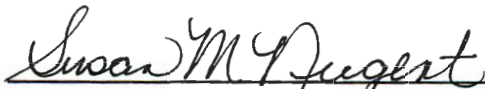
A huge concern for us is not only the structure but also the hundreds of irreplaceable antiques donated by many local pioneers.

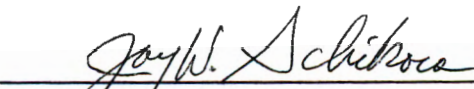
The Pioneers did a complete remodel of the downstairs in the fall of 2018. We replaced the flooring, painted, and replaced the wallpaper. We have chosen to not redo the upstairs until the roof is replaced as we expect a major part of damage from a leaking roof would occur there.

In the process of doing the remodel we found major problems had been created by shifting of the foundation and the two sections separating. Stabilizing the foundation now is critical so the building does not shift more and create a major structural failure.

Thank you for considering our application to be included in the 2019 Capital Improvement Program.

  
Marilyn Nigro, President  
Kitty Hensley House Museum  
Cabin #11, Pioneer Park

  
Susan Nugent, Vice President  
Pioneers of Alaska, Womens Igloo #8

  
Jay Schikora, President  
Pioneers of Alaska, Mens Igloo #4

Kitty Hensley House Museum

Cabin # 11

Pioneer Park

October 2019

