

**SOUTH ADDITION COMMUNITY COUNCIL RESOLUTION  
IN SUPPORT OF SAVING THE ARTHUR SHONBECK HOUSE (ANC-00416) LOCATED  
AT 10<sup>TH</sup> AVENUE AND G STREET BY APPROVAL OF A DIMENSIONAL VARIANCE  
FROM THE MUNICIPALITY OF ANCHORAGE**

WHEREAS, the South Addition Community Council is a private, not—for—profit, voluntary, self—governing association composed of residents, property owners, business owners, and representatives from the South Addition Community Council neighborhood as designated by the Anchorage Assembly; and

WHEREAS, the purpose of community councils is to provide a direct and continuing means of citizen participation in government and local affairs; and

WHEREAS, buildings found significant to Anchorage's settlement and worthy of preservation during the completion of the *Anchorage Original Neighborhoods Historic Preservation Plan A.O. 2013-12* are located throughout South Addition; and

WHEREAS, many of these buildings retain their integrity in design, architecture, and location which enable them to continue to convey the now historical and cultural norms of the early 1900's when they were constructed; and

WHEREAS, in the late 1930's Art Shonbeck and wife Anna Peckinpaugh built their family home at 1006 G Street, which was described as, "a comfortable looking home.....the tan asbestos shingles of the exterior are complemented by the brown shingle roof. The one and half story building is capped with dormer windows. The entrance way, a decreasing series of arches is formed in concrete. A detached garage, indicative of the role that the automobile would play in daily life, is finished similar to the house;<sup>1</sup>" and

WHEREAS, there are interested South Addition property owners willing to save the historic Shonbeck House by moving it from 1006 G Street to 1042 H Street; and

WHEREAS, relocating the Shonbeck House would not only save and reuse a historic building, but also contributes to the continued culture and history valued by the residents of South Addition and the Anchorage community; and

WHEREAS, the dimensional variance will give the ZBEA the process to approve a zoning ordinance variance to directly save the historic Shonbeck House from demolition; and

WHEREAS, the Anchorage Historic Preservation Commission, the advisory body to the Assembly and Anchorage community on historic preservation matters, also resolved on December 20, 2018, to support the dimensional variance application to the ZBEA to allow the relocation of the historic Shonbeck House to 1042 H Street.

WHEREAS, the ZBEA has the latitude to determine if the saving and the reuse of this historic home within the South Addition neighborhood will benefit the community to the extent that a variance can be granted.

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<sup>1</sup>*Patterns of the Past*, Carberry and Lane

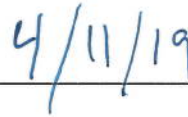
WHEREAS, the requested dimensional variance not only promotes the goals and policies of the Anchorage Original Neighborhoods Historic Preservation Plan, but it is also consistent with and promotes policy 2.2 and 2.3 of the Anchorage 2040 Land Use Plan by the adaptive reuse of an older building while increasing the number of new residences in infill development.

NOW THEREFORE BE IT RESOLVED, the South Addition Community Council supports and recommends to the ZBEA the approval of a dimensional variance at 1042 H Street to allow the relocation and reuse of the historic Shonbeck House within the South Addition neighborhood. Approval of the dimensional variance will ensure the continued use and preservation of residential housing in one of Anchorage's original historic neighborhoods while promoting compatible infill development to increase the supply of dwelling units.

PASSED AND APPROVED by the South Addition Community Council Commission this 28<sup>th</sup> of March, 2019.



Hans Thompson, Vice President  
South Addition Community Council



Date