



RABBIT CREEK / BEAR VALLEY / GLEN ALPS
CC HISTORY AND CHARACTER SUMMARY



MARCH 2, 2018
MOA
PUBLIC REVIEW DRAFT

PURPOSE

The Community Councils History and Character Summary was prepared for the Anchorage Historic Preservation Program (AHPP). The AHPP is staffed by the Long-Range Planning Division in the Planning Department and receives recommendations from the Anchorage Historic Preservation Commission.

This History and Character Summary is intended to provide basic cultural and historical information about Anchorage's prehistory and settlement through the lens of Anchorage's built environment. This History and Character Summary, albeit as brief as it is, is the first comprehensive overview to combine Anchorage's cultural and historic resources by community council, village, and town development. Conveyed are thematic periods, events, and patterns of development.

The historic context begins with Dena'ina place names, followed by homesteads, subdivisions, resulting architecture, important or interesting settlement stories, and information on endearing community assets, including the dedication and saving of parklands, creeks, trail routes, historic buildings, and cultural sites, as events occurred in each community council, village, or district area from Eagle River to Portage. The context is interwoven with timeline or thematic events known as the "Booms" that built this community.

This History and Character Summary is not meant to provide extensive cultural, historic, or architectural details typically required for a historic property or historic district nomination. This History and Character Summary sets the stage for future work, provides enough cultural and historical detail to engage the reader, and points to references, archives, or other works that may be used in future efforts to complete the documentation required for historic register nominations. The History and Character Summary sets the foundation for cultural and historical properties and historic districts to be assessed and evaluated for significance and integrity.

Themes of historic and cultural resources can be related to habitation, travel and routes, world-changing events, and people. It is hoped that the reader is empowered to support historic preservation as they learn more about Anchorage's important and Alaskan-unique heritage and culture.

This "education" is obtained by significant buildings, sites, and other historic and cultural resources that are reminders of our past, may still exist today, worthy of preservation, documentation, and celebration!

History and Character Summary Format

Histories and Character Summaries are developed to relay a brief history of an area's development including thematic time periods, events, people, geography, transportation elements—vehicle and trail networks, character of the built environment, special features, notable public infrastructure, notable buildings, collections of buildings or landscapes, viewsheds, and stories.

Properties, landscapes, and viewsheds can be further researched to determine their eligibility for listing on a national or local historic register. Neighborhood or area challenges are also incorporated into the History and Character Summary. The challenges were gleaned from Neighborhood and District Plans, and the MOAHPP public input process. Challenges could include preservation of viewsheds and landscapes, neighborhood-sensitive infill, retaining trail access, construction of sidewalks and bicycle lanes, renovation and repurposing of historic buildings, and Dena'ina cultural sites, trails, or objects.

Research Protocol

Mapping

Informational mapping was completed to provide year-built property information. The "Year-built" data was based on the Municipality's CAMA database as noted previously. The Planning Team makes no guarantee as to the accuracy of the CAMA data. Its use was for baseline purposes to direct field and archival research.

Documents, Archives, Photography

Research references were found and used from; the UAA Consortium Library Archive, the Anchorage Museum Archive, Department of Transportation & Public Facilities, and the Municipal PM&E project Section 106 reports completed by True North Sustainable Design Solutions, CRC, and HDR, and resident interviews.

Other references include: The Cook Inlet Historical Society website; historic property survey studies completed from 1997 through 2012 for Government Hill, Ship Creek, Downtown, South Addition, Fairview and Mountain View; Sand Lake History by the Sand Lake Elementary School; *Shem Pete's Alaska*—Kari and Fall; *Patterns of the Past*—Carberry and Lane; *Alaska's Perfect Mountain*—Johnson; *Between Two Rivers*—Cochrane; *Government Hill Yesterday and Today*—Bunnell.

Several municipal-adopted plans, including *East Anchorage District Plan*, *West Anchorage District Plan*, *Hillside District Plan*, *UMED District Plan*, *Girdwood Area Plan*, *Turnagain Arm Comprehensive Plan*, *Chugiak-Eagle River Comprehensive Plan*, *Anchorage Trails Plan*, and the *Original Neighborhoods Historic Preservation Plan*.

BLM web-based homestead information and Alaska Historic Resources Survey databases were also consulted. The *Anchorage Daily News* and *Turnagain Times* also provided photography and stories. Historic photos were used from the above-listed sources, personal collections, and present-day field work. A complete bibliography of resources is provided in the Appendix.

History and Character Summary Contributors

History and Character Summary contributors included: Bobbie Bianchi, Debra G. Corbett, and Kim Varner Wetzel as members of the Anchorage Historic Preservation Commission; Kristine Bunnell, Connor Scher, Jody Seitz, Tracie Krauthoefer, Terry Lamberson, and Jennifer Novy on the planning team.

Community council and neighborhood contributors included Michael Carey, Jeff Schmitz, Steve Johnson, Dianne Holmes, Brian Burnett, Mark Butler, Margaret Tyler, Radhika Krishna, Cathy Gleason, Eva Loken and Ron Aksamik, Don Crafts, Anna Brawley. **Add more as they come in.**

For questions, comments or to meet with staff: Kristine Bunnell, bunnellkr@muni.org, 907.343.7993. We would love to meet with you and get your thoughts and more information about your neighborhood, community council, village or town area.

Rabbit Creek/Bear Valley/Glen Alps

Boundaries and Gateways:

The three neighborhoods of Rabbit Creek, Bear Valley, and Glen Alps are the southernmost in the Anchorage Bowl. The northern boundaries are De Armoun Road from Lake Otis Parkway to Hillside Drive, Rabbit Creek Road thence to Rabbit Creek, and east along the creek to Bonnielane Road. The boundary continues North along this alignment until the alignment of Upper Huffman Road, which makes the northernmost edge. The eastern and southern boundaries are Chugach State Park. The Seward Highway whence Potter Creek flows into Turnagain Arm to De Armoun Road makes the western boundary. The major gateways are De Armoun Road, Hillside Drive, Elmore Road, and the Seward Highway.

Prehistory

After the last Ice Age, the Dena'ina followed the caribou and moose into the Upper Cook Inlet, where they settled. Their descendants still fish and hunt in the streams and forests of the region. Around the mouths of *Hkaditali Betnu*—Potter—and *Ggeh Betnu*—Rabbit—Creeks, the K'enaht'ana likely set up fish camps. A mountain nearby Potter Marsh has the name *Utchena Tich'qiluqt*, translated as "Where We Killed the Alutiiq People", and refers to a violent battle. Apart from invasions, Turnagain Arm (*Tutl'uh*) was an important trading route, and the hills and streams provided the Dena'ina valuable resources. They collected *hkaditali* and *bet tituqiz'in*—driftwood, flotsam, and jetsam—from European vessels at *Hkaditali*, now Potter Marsh. *Ggeh Betnu*—Rabbit Creek—translates directly as "Rabbit Creek," and likely indicates contact between early settlers and the natives—because several other place names are direct translations, simplifications, or misspellings of original place names, contemporary names might have Dena'ina roots. Rabbit Lake is *Ggeh Bena*.

History:

Gold Rush

As prospectors rushed northwards to the Iditarod-Innoko gold fields, they traveled along several paths that now are the National Historic Iditarod Trail. Whereas most of the men crossed Crow or Indian Passes, some came over what became Powerline Pass before following Campbell Creek into the Anchorage Bowl. Another trail snaked along Turnagain Arm and split at Potter, one branch heading up the hills to follow a route similar to where Birch Road today aligns North-South. The trail continued through the foothills to Eagle River.

The second branch followed the railroad to where O'Malley Road currently crosses the tracks. At that point, the trail went Northeast to intersect the trail from the Hillside to Ship Creek. Another trail followed the coast around Point Campbell by 1906, but had infrequent use.

Infrastructure Development – 1914–1959

The 1914 Alaska Railroad Construction Act authorized the Alaska Engineering Commission (AEC) with completing the railroad from Seward to Fairbanks. After formation of Tent City along Ship Creek in 1915, the pace of construction increased. The AEC completed the railroad link to Seward in 1918, taking the tracks Southeast from the mouth of Ship Creek to Potter Marsh, formed in 1916–7 as an embankment closed around the mouth of Rabbit Creek, and along Turnagain Arm. The 'coastal' trail and the trails along alternative railroad alignments were short-lived because of irregular maintenance. In 1918, the railroad prohibited pedestrian and dog team travel along the tracks.

Early telegraph and telephone lines connected Anchorage and Seward over the various passes, including Johnson Pass, between Bird and Rabbit Creek valleys. Frequent avalanches and violent winds made these connections expensive and inconsistent. Once the AEC completed the railroad, they installed telegraph lines along the tracks, eliminating the needs for mountain lines.

Homesteading

Homesteading began in the southern Hillside soon around the same time as the completion of the Seward Highway. Homesteaders, such as Howard Moen, cut access roads from the new Highway into the hills. He and his wife Ruth homesteaded 150 acres east of Golden View Drive. Homesteaders cleared straight north-south and east-west paths that corresponded to Section boundaries, and set up the grid of 160-acre lots. However, because of the terrain, most homesteads built private roads that organically followed the topography and avoided wetlands. The boundaries of the Sections and homesteads became the current major roads, like Elmore, O'Malley, and Rabbit Creek, named for homesteaders and natural features.

Clarence R. Rhodes and Stephen F. Rhodes were the first homesteaders in the Rabbit Creek drainage. They made their joint claim in 1927, receiving the deed on 8 January. The Seward Highway bisects their land diagonally, and Potter Marsh and Little Rabbit Creek Bluff Park make up the majority of the land today. Little Rabbit Creek Road also bisects the land.

The remains of a small cabin exist about 250 feet west of the Seward Highway, which appears to be the only structure in the acreage, and could have been one of their cabins. In a 1959 aerial photograph, the structure appears abandoned. Clarence R. Rhodes bought a lot in 1921 and another in 1922 in the Anchorage town site, as did Louise Rhodes, on L Street. Stephen secured 160 acres in the Spenard neighborhood in 1923. As most of the early homesteaders also owned houses in town, Clarence probably kept his main residence and family on their Downtown lots. Several Rhodes graduated from the three early high schools in the 1950s through the 1970s, and likely were relatives.

The first family to homestead in the Rabbit Creek area was the Elmore family. About a dozen bachelors had claims in the valley at the time. Most of the roads were winding jeep trails, but some of the homesteaders had improved the section roads. General William S. Elmore (1915–68) and his wife Kathryn (1918–2009) moved with their five children in spring 1953. In September, they began the painstaking construction of their house, a small wood cabin. Once they had stayed the requisite seven months, they moved to Mountain View and started a trailer court. By 1954, they were back at their homestead and got power in late that year. Bill continued his airborne career at Merrill Field, training pilots.

Jerry and Marilyn Newell homesteaded land east of Rabbit Creek Road, about two miles up Clarks Road, claiming the land in 1957. They received the legal deed in 1960 for 120 acres and another in 1962 for 40 acres. They had another home in Sand Lake but lived in a cabin at the Bear Valley homestead for seven months before moving back to Sand Lake. For a year, they constructed a 2 000 sf ranch-style home in Bear Valley, and moved back after completion. The road to their house bears their name, and the family still owns land. Their neighbors, Cecil and Arlene Clark, the namesakes for Clarks Road, arrived in 1960. They owned 129.49 acres before subdividing and selling it off. Jerry Newell, interviewed in 1991, claims that he and Cecil Clark named their valley Bear Valley after shooting a brown bear on Newell's land. Marilyn Newell née Hoekzema came with her family as a child to homestead in the Matanuska Valley in 1936, though the Hoekzemas permanently moved to the Valley in 1941. Jerry arrived in 1947, after he returned from World War II, with his family and managed real estate with his father.

Lawrence E. Clark and his wife Mary Seversen were the first homesteaders in the Section in 1956 when he received a patent for 160 acres on the south side of the Little Rabbit Creek valley. However, they sold the land in 1961 because of its remoteness. He had served in the Army Air Corps during World War II at Elmendorf Airforce Base. In 1945, he married Mary Seversen, daughter of the proprietors of Seversen's Roadhouse. After selling their land, they lived lower on Rabbit Creek Road until his death in 2009, 11 years after Mary.

At their new home Clark experimented with agriculture and had a successful and large apple orchard. He also ran ACME Enterprises and developed some buildings in Anchorage. He is buried in Angelus Memorial Park in south Anchorage. Cecil Clark, who homesteaded a mile east of Clark's former homestead, was his older brother. (ADN)

The Clarkes, Miriam and Glen, homesteaded 80 acres at the base of Flattop Mountain in 1961. During the 1960s, they subdivided their lands and sold off the lots. Glen lent his name to the neighborhood, Glen Alps. The couple left Anchorage later in life and sold their house. Up the Potter Valley, Herbert Stewart homesteaded 146.55 acres on the north side of the valley in 1964. He ran a photography store in Downtown Anchorage, which bears his name and is still in operation, until his death in 1986. Stewart was born in 1911 in Sunnyside, Washington and moved to Alaska to homestead after World War II. He first settled in Eagle River, applying for a 2.5-acre lot in 1962. There were several Stewarts already living in Eagle River at the time. Although there does not seem to be a direct connection, they likely were relatives of each other. Herbert Stewart is buried in Anchorage Memorial Cemetery.

The following are other homesteaders in the area. In the late 1950s and '60s, BLM granted settlers small tracks of land, 2.5- and 5-acre parcels. This list does not include grants of less than 10 acres. —As a note, the road names are for reference and do not indicate their existences at the time of homesteading.

Township 11N Range 2W:

- Section 6:
 - Donald W. Goodman had two unconnected holdings totaling 40 acres, one near Newell Road and the other near Brewster's Road, in 1964, and acquired another 60 acres in 1971.
 - James W. Kirk received 120 acres south and west of Newell in 1966.
- Section 7:
 - Charles Harrison Brewster homesteaded 146.11 acres in 1964 far up the Bear Valley from Newell and Clark. His access road bears his name. Most of this alpine land remains undeveloped.
 - George J. Montin received the 152.88 acres west of Brewster along Little Rabbit Creek in 1966.

Township 11N Range 3W:

- Section 1:
 - George S. Wilson was the next in the area, homesteading the 160 acres east of Clark in late 1956. Wilson died in 1976 at the age of 75 and his grave is in Angelus Memorial Park.

- William Robert Wilson came a few months later to homestead the 160 acres west of his older brother. The Wilsons came from Minnesota, and the younger Wilson, born in 1926, lived until 1991.
- Harold Wayne Spencer was the last in the section when in December 1961 he received his patent for 160 acres east of the Wilsons.
- Section 2:
 - Horace Ross Williamson was first in Section 2 in late 1955. BLM deeded him 160 acres between 156th and 164th Avenues in an "L" configuration. Sandpiper Drive winds through his former property.
 - James Shoemsmith secured 160 acres in 1956 west of Williamson, 40 of which are east of Golden View Drive. This east-west tract of land was south of where Golden View Middle School is today.
 - Ernest Alexander Strand arrived soon after to homestead 160 acres north of Williamson and Shoemsmith, on the south side of 158th Avenue. His 40 acres in Section 3 became the site of Golden View Middle School.
 - Thomas Bixby Place homesteaded 160 acres, in two parcels, south of 164th Avenue in late 1956. His larger parcel, 120 acres, became the Prominence Pointe gated community.
 - Tom Baird Henson homesteaded 120 acres in 1957, purchasing some of Place's lands, east of Place. In 1960, he received the 40 acres south of Place's 120 acres. Hensen park is adjacent his property.
 - Leroy N. Allinger received the remaining 40 acres in 1962. Mt McKinley View Drive climbs through the land.
- Section 3:
 - Thomas Nicholas Mely settled 160 acres in 1955. The L-shaped acreage began at 172nd Avenue and continued north. The Southpark subdivision is in the northernmost part of the property.
 - Louis Oelschlaeger homesteaded 160 acres in late 1955. His lands were east of Mely and south of 164th Avenue
 - Harold Dean Duke arrived in late 1955, after Oelschlaeger, and homesteaded 80 acres to the east of Mely, now part of the Southpark subdivision and Goldenview Park.
- Section 11:
 - Daniel Compte Rogers homesteaded 160 acres in 1961. The subdivision is now Mountainside Village.
 - Earl Hutchings arrived a year later to homestead 120 acres south of Roger's lands. The land remains vacant although in private ownership. The Stewart Homestead Road runs diagonally through the land.

- Robert E. Weideman arrived in 1966 to homestead the 40 acres south and west of Hutchings.
 - Section 12:
 - John Warren Nystrom homesteaded 80 acres east of Daniel Rogers in 1962. That area is now the Marguerite Hills subdivision.
 - Luther L. Paine held 80 acres south of the road that bears his name in 1964.
 - Bruno Jacob Seppi arrived three months after Paine to settle the 80 acres to the south of his.
 - Richard E. Johnston received 160 acres in 1965 between Nystrom, Paine, and Seppi. His land bridged the alpine ridge that separates Little Rabbit Creek from Potter Creek.
 - Thomas Owen King homesteaded 135.4 acres east of Paine and Seppi in 1966.
 - John Chilton Miller bought the 80 acres from Johnston between Nystrom and Paine, and settled the land south of Johnston as well, in 1966.
 - Section 13:
 - William Cleveland Sword arrived in 1962 and homesteaded 155 acres along Potter Height's Drive. 80 acres of his land were in Section 13 whereas 75 acre were in Section 14.
 - Carl E. McDowell settled in the same year on 177.5 irregular acres south of Sword in both Sections 13 and 14.
 - Norman Virgil Boling received 160 acres in 1962, south of where Howard Stewart and Bruno Seppi would have land.
 - George Henry Brennan homesteaded 40 acres south of Boling in 1967.
- Township 12N Range 2W:
- Section 30:
 - Donald L. Rohaley was the first homesteader in the Section in 1957. He had 143.46 acres split between Sections 30 and 31 near the beginning of Canyon Road.
 - Rodney Spendlove homesteaded some lands in at the beginning of Toilsome Hill and Glenn Alps Roads in early 1960.
 - Robert Edward Hocker homesteaded 80 acres north of Glenn Alps Road in 1960. In 1961, he split his land and Howard Lynn Murray homesteaded the eastern half. He likely extended a road from Spendlove's property.
 - Donald O. Spaulding homesteaded 80 acres south of Glen Clarke in 1962.
 - Section 31:

- Wayne Friberg Morgan homesteaded 144.11 acres between Rabbit and Little Rabbit Creeks in 1957, northeast of Newell Road.
- Leverett N. Miller extended Canyon Road into his 80 acres in 1961. Half of his land is part of the Rabbit Creek Greenbelt.
- Laurence Ivan Beede received 40 acres north of Miller's lands on the south side of Canyon Road in 1961. Half of his land is now Echo Park.
- Donald L. Simon homesteaded 71.89 acres of alpine land between Cark's Road and Rabbit Creek, west of Beede's lands.

- Ray Edward Storck applied in 1953 for 80 acres east of Rabbit Creek Road, where Clark's Road intersects. The south portion of his land is now Storck Park.
- Robert Lee Green received 160 acres north of Specking in 1953, south of 140th Avenue and east of Golden View Drive.
- Wesley O'Dell Michael homesteaded 160 acres south of Storck in 1953.
- David C. Prator homesteaded 80 acres west of Storck's land and north of Michael's in June 1953.

Township 12N Range 3W:

- Section 25:
 - Chester Leonard Anderson homesteaded 160 acres south of Upper DeArmoun Road in Sections 25 and 26, split by Hillside Drive, in 1952.
 - Ernest William Norman received the 160 acres south of Anderson's two years later.
- Section 26:
 - Donald William Breeden homesteaded 160 acres in 1952 generally north of DeArmoun Road, but 80 acres were west of Anderson's homestead.
- Section 27:
 - John Robert McCabe expanded his 80-acre 1951 homestead to the 80 acres to the east in 1955, south of DeArmoun Road and north of Rabbit Creek.
- Section 33:
 - The "BLM Lots" of Section 33 are 2.5- and 5-acre parcels that BLM deeded in the 1950s.
- Section 34:
 - Ronald T. Goodlund sought 160 acres in 1952 west of Golden View Drive.
 - William C. Young filed the same day as Goodlund for 160 acres east of Elmore Road in the south of the Section—Rabbit Creek Road runs through his land.
 - Howard Wallace Polluck homesteaded south of Goodlund and east of Young 80 acres one month later, December 1952. Rabbit Creek and Rabbit Creek Road bisect his land.
 - James W. Bird received the 80 acres north of Goodlund, south of 140th Avenue.
- Section 35:
 - Keith Winton Specking homesteaded 160 acres east of the intersection of Rabbit Creek Road and Golden View Drive in late 1952. Rabbit Creek Road bisects his land.

Good Friday Earthquake (Effects of the Earthquake)

The Good Friday Earthquake destroyed the Alaska Railroad and damaged the Seward Highway. Although the ground subsided more than six feet at Potter Marsh, the combination of little development and rocky soils resulted in little loss of life and property in the Rabbit Creek, Bear Valley, and Glen Alps areas. Damage was largely cosmetic, either collapsed chimneys or overturned fuel tanks.

Modern Era

The homesteaders in the area subdivided their lands because of shallow, rocky soil and steep terrain. As the population of the neighborhoods grew, municipal services expanded and houses modernized. Kathryn Elmore, interviewed in December 1992, lamented a loss of community when more homesteaders sold off their lands. In the late 1980s, the Rabbit Creek Inn burnt down. The Inn had operated since the 1950s and was a popular stopover and high-end restaurant. In 1988, the Anchorage Coastal Wildlife Refuge was created, protecting Potter Marsh as an invaluable habitat for birds and fish.

Only two schools exist in the three neighborhoods, both near Rabbit Creek Road. Bear Valley Elementary was built in 1985 east of Rabbit Creek Road and south of Clark's Road. Golden View Middle School was built on Golden View Road in the 1980s as well.

Character Summary and Character Defining Features

The Rabbit Creek, Potter Creek, and Bear Valleys are rural and forested. Only the major streets have pavement, and most of the houses are single-family. Diverse incomes in the area translate to different architectural types. Some residents live in homesteads, often in the original log or timber houses. Other such structures are now garages or sheds. Newer developments include large houses in gated communities, or along wide, twisting streets and cul-de-sacs. Lots are usually large and because of the sparseness of buildings, bears, moose, and other wildlife are abundant.

Glen Alps is a unique, alpine community at the tree line. The houses are compact and simple and respond to the aggressive winds and long winters. The roads in this area have steep grades and fall and spring ice storms and winter blizzards frequently isolate the neighborhood. The views are unbeatable and there is easy access to outdoor recreation. Many trailheads popular with locals and tourists begin at the ends of dirt roads. Popular hikes include Rabbit Lakes, Powerline Pass, and Flattop Mountain.

Some of the older subdivisions still have examples of flat-roofed "mid-century modern" houses. Other building types include A-frames, log cabins (both contemporary and older), and McMansions. Architects designed many houses in the neighborhoods, adding style and flavor to the area. The newer subdivisions have sidewalks, but streetlights are infrequent. Like other parts of the Hillside, many neighborhoods have homeowners associations that strictly regulate building design and aesthetic as well as land use. The 2040 land use plan maintains the low density of the neighborhoods.

The many streams and wetlands in the neighborhoods impede development, especially because some of these are salmon streams. Additionally, steep cliffs and deep valleys limit expansion and infrastructure improvements. Although the area population has grown in recent years, the neighborhoods are still remote and there are not many services. The Hillside District Plan (HDP) indicates that many residents view this as a benefit. Some churches are on the major roads, and schools, but there are no large commercial zones. The neighborhood is automobile centered but residents frequently walk or bike along the quieter dirt roads.

Natural Features and Recreational Activities

The views of the Chugach Mountains to the east and Cook Inlet to the west make the area attractive for residents. The proximity to year-round recreation in Chugach State Park is also appealing. The Glen Alps Trailhead, at the base of Flattop Mountain is often full, even after a controversial expansion increased the parking capacity. The trailhead links to the Powerline Pass trail from Basher to Indian, and is the start of hikes up Wolverine and O'Malley Peaks, as well as other highland areas. Mountain biking is growing in popularity and backcountry skiers use the trails in winter. Backpackers frequent the State Park areas, as well. Horseback riding has been a pastime in the area since the first settlers, and many trails allow equestrian use. There are some corrals as well. Several small community parks exist, but some neighborhoods have appropriated old homesteads and undeveloped land to convert them into parks, like the Bear Tracks Park. Wildlife corridors and hiking trails move through vacant private land. Greenspaces around schools are also popular for recreation, and the private rugby field on Finland Street hosts evening games in the Summer.

Some homesteaders donated their lands for parkland, while other parks honor early residents. Moen Park is about 10 acres of undeveloped land along Golden View Drive. The land borders the former Moen Homestead but the Department of Natural Resources owned the land until 1987. Even though the Moens never owned the land, other residents named the park after Howard and Ruth in 1993. Ray E. Storck Homestead Park is 20 acres east of Clark Road. Elmore Park is a little over an acre of forested land at the corner of East 140th Avenue and Buffalo Street. Davison Park is a 20-acre area that is part of the Rabbit Creek Greenbelt on the former Davison homestead.

Opportunities for Preservation

- * Collected histories of longtime residents
- * Maintain alpine aesthetic of Glen Alps and Bear Valley
- * Establish residential and commercial design standards to ensure new development supports stable property values and respect diversity of housing types
- * Protect trails and wild lands
- * Preserve lakes, ponds, marshes, and other natural features that define the region, especially in infrastructure development
- * Encourage respectful redevelopment and revitalization of older neighborhoods
- * Identify, preserve, or interpret significant historic or cultural sites
- * In-depth historic property/site survey and study
- * In-depth research into old trails and paths through the area including the Iditarod Trail system.
- * The HDP suggests trail development along old homestead roads; such trails would highlight the historic significance of homesteading in the area
 - o Signage could explain the stories of the homesteaders who made the roads and proved up the land
 - o Such notable trails would be along the Moen Homestead Access Road, Brewster's Drive, and Noble Point Road
- * Nominations for the Anchorage Local Historic Register

Places of Significance

Several buildings, trails, and places are locally and nationally significant.

- * Potter Section House and camp remains (ANC-00075) (ANC-01208)
- * Homestead trails (repurposed as recreational trails)
- * Iditarod Trail sections (further study needed)
- * Rabbit Creek White Alice Communication System (ANC-00651)

- * Moen Homestead Access Road (ANC-01962)
- * Moen Homestead (ANC-01963)
- * Turnagain Segment of the Alaska Railroad (ANC-04057)
- * Seward Highway (ANC-04069)
- * Potter Connecting Trail (SEW-00566)
- * Johnson's Roadhouse (ANC-00050)
- * Telegraph station remains (ANC-00101)
- * Portions of the "Johnson" or "Turnagain" trail (ANC-00102)
- * Cabin ruins near Rabbit Creek (ANC-03961) (Cabin visible in 1959 aerial)
- * Structure pits along former Johnson Trail (ANC-00111)
- * Cabin remains along Old Seward Highway (ANC-01197) (Cabin visible in 1959 aerial)
- * Power Transmission Line (ANC-01344)
- * Tract 12N, Range 3W, Section 33 subdivision, "BLM Lots"

Challenges

- * New development threatens wild areas, trails, and natural resources (HDP)
- * Multiple landowners of vacant lands (HDP)
- * New development that irreversibly alters the sense of place
- * Fragile watersheds and rough terrain (HDP)
- * Limited utilities and road service
- * Challenging climactic conditions

Any Specific Policies/ Implementation Items


- * Encourage increased development and density in the Lower Hillside, especially in the "BLM Lots," near existing infrastructure (HDP)
- * Discourage greater development of Southeast Hillside to maintain rural character and reduce watershed and habitat damage (HDP)
- * Develop with attention to views, quiet, dark skies, natural vegetation and drainage, wildlife, and access to public services (HDP)
- * Ensure new development follows "Hillside Conservation Subdivision" techniques (HDP)
- * Grow infrastructure efficiently and provide other infrastructure like water and fire/police (HDP)
- * Reserve lands for future public use and facilities, such as schools, parks, or conservation areas (HDP)

- * Protect drainage corridors, streams, and aquifers to provide open space for recreation and views (HDP)
- * Avoid habitat fragmentation and develop built/green infrastructure (HDP)
- * Maintain, supplement, and enhance parks, trails, open spaces, and other recreational areas (HDP)
 - o Correctly scale parks and recreational infrastructure to the neighborhoods and rural character
 - o Develop visitor amenities that do not stress transportation and utility systems
- * Maintain viewsheds from the Hillside and from the rest of Anchorage of the Hillside (HDP)
 - o Protect natural vegetation, features, and topography
- * Improve road system while maintaining rural character of secondary roads (HDP)
 - o Reduce vegetation clearing and cut and fill along secondary roads
 - o Improve arterial connections and discourage through-traffic on collector streets
- * Create a system of trails for multiple uses connecting neighborhoods (HDP)
 - o Increase number and capacity of trailheads to Chugach State Park, especially in the alpine areas
- * Improve transit infrastructure (HDP)
- * Develop neighborhood sewer systems with central drainfields (HDP)
- * Extend Municipal road service (HDP)

Rabbit Creek Community Council

3-2-18 Draft

Age of Primary Structure

-  > 100 yrs old
-  > 50 yrs old
-  < 40 yrs old


 Community Council Boundary


 Parks

 Trails


 Wetlands

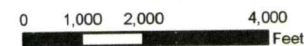
 National Register of Historic Places

 Site eligible for National Register of Historic Places

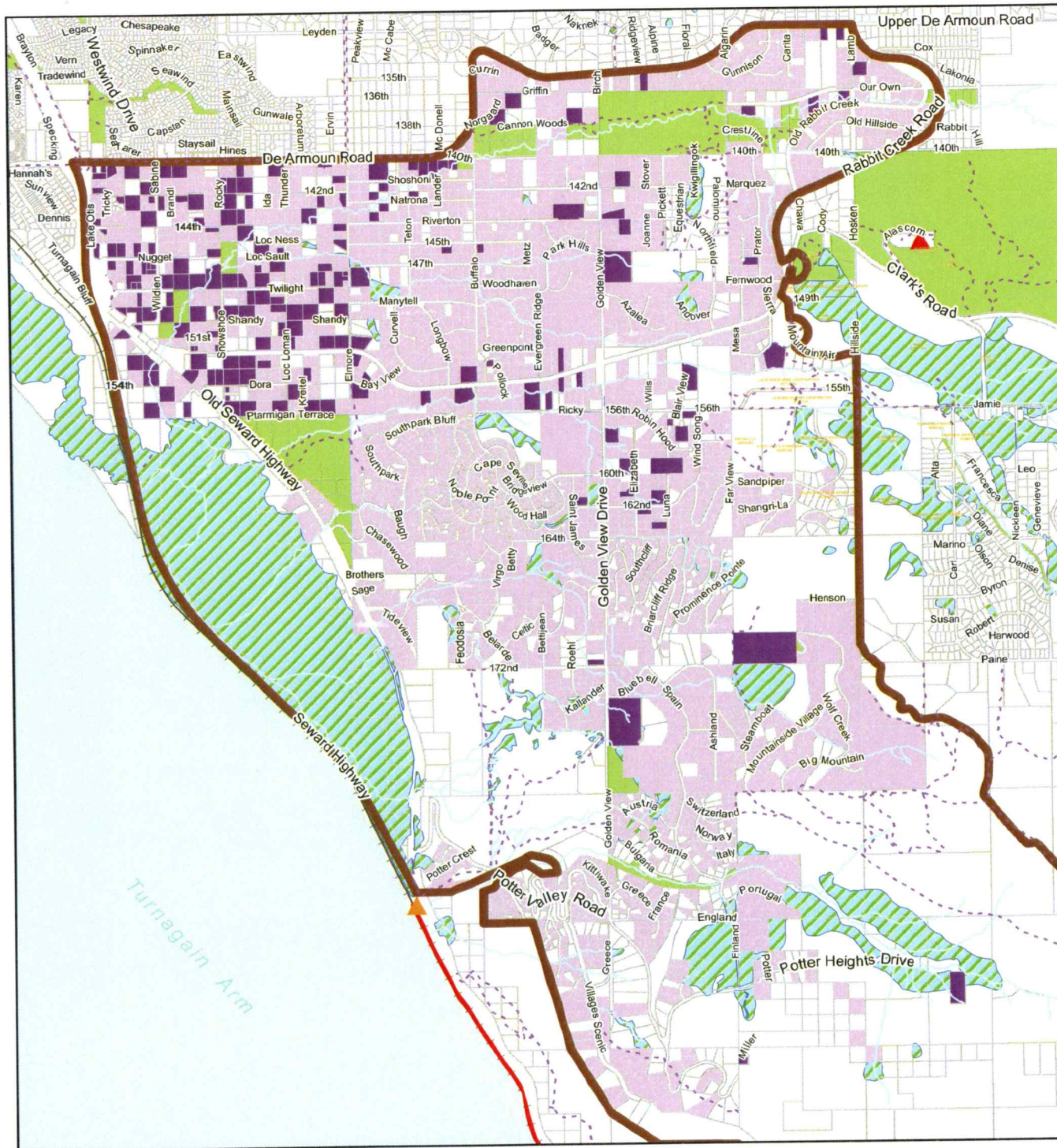
 Site eligible for National Register of Historic Places

 Site eligible for National Register of Historic Places

 Districts recommended for further study



April 2017





2640 DEARMOUN RD - MIDCEN



3020 STAYSAIL DR - GREENHOUSE



3232 E 150TH AVE - QUONSET



3740 RABBIT CREEK RD - CABIN



3740 RABBIT CREEK RD - MIDCEN



3941 TWILIGHT LN - BUNG



4001 SHANDY CT - HMSTD



4201 RIVERTON AVE - 2LVL



4601 E 145TH AVE - KIT



5044 E 145TH AVE - 2LVL



7370 POTTER HEIGHTS DR - LOG



7820 JAMIE - RUIN



7820 JAMIE AVE - CABIN



7820 JAMIE AVE - RUIN



14020 SABINE ST - COLONIAL



14200 LANDER PL - BUNG



14510 ELMORE RD - HMSTD



14650 GOLDEN VIEW DR - QUONSET



14820 ELMORE RD - CABIN



14931 SNOWSHOE LN - LOG



15030 SNOWSHOE LN - LOG



15525 OLD SEWARD HWY - LOG



16160 FRANCESCA DR - BEAR TRACKS PARK



19001 FINLAND ST - MOD



FINLAND ST



OLD SEWARD HIGHWAY - CABIN PIT



PTARMAGAIN TER - LAMPPPOST



TBD - 2LVL



TBD - LOG



TBD - LOG



TBD - LOG



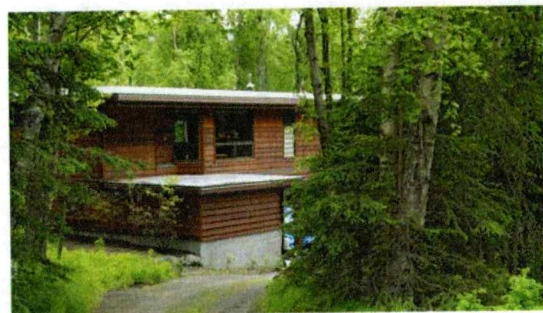
TBD - LOG



TBD - MIDCEN



TBD - MIDCEN



TBD - MIDCEN



TBD - MIDCEN



TBD - MOD



TBD - TINYHOUSE



TBD - TINYHOUSE



TYP ROAD - UNPAVED

