



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Held at Harrigan Centennial Hall

330 Harbor Drive

September 15, 2017 12 pm

Minutes

- I. **CALL TO ORDER & ROLL CALL:** Secretary Poulson called the meeting to order at 12:01 PM.
Present: Dittmar, Poulson, Sopow, Pollnow (phone), Sam (12:08 PM), Moses (12:08 PM)
Absent: Saline (excused), Littlefield, Aaron Swanson (Assembly liaison)
Staff: Samantha Pierson, Michael Scarcelli
Public: Pete Weiland
- II. **APPROVAL OF AGENDA**
M-Dittmar/S-Sopow moved to approve the agenda. Motion passed 4-0.
- III. **APPROVAL OF MINUTES:**
 - a) July 12, 2017 minutes
 - b) August 9, 2017 minutes**M-Sopow/S-Dittmar moved to approve the July 12, 2017 and August 9, 2017 meeting minutes. Motion passed 4-0.**
- IV. **GUESTS &/OR PERSONS TO BE HEARD**
- V. **REPORTS & CORRESPONDENCE**

Poulson complimented Pollnow's fish weir presentation. Pollnow stated that Bob Sam's presentation will be next Wednesday, and stated that the recordings are available online. Poulson stated that the Sitka Sentinel is running a series about Sitka in 1867. Pollnow reported that she was selected as the Alaska representative for a National Historic Trust group.
- VI. **REQUESTS FOR REVIEW**
 - a) Stuart Weathers – 105 Metlakatla Street
Demolition and New Construction

Poulson stated that this building dates from the 1880s, and the house is culturally significant. Poulson stated that he's not sure if the property owner is aware of the building's cultural significance. Poulson does not believe that demolition should be suggested, but that the owner should find a buyer who wants to rehabilitate the building. Sopow stated agreement. Scarcelli stated that the possible recommendation of denial could be a motivation to get the historic preservation plan passed with some regulatory authority. Scarcelli encouraged the commission to consider middle ground such as relocation or documentation of the structure. Sam stated that there are 2 local government, the city and Sitka Tribe of Alaska. Sam recommended that STA tribal council also review the project, as STA is concerned with preserving the cottages. Sam stated that parts of the wood could be reused for another building project. Pollnow recommended consulting with National Park Service. Moses stated that the owner's wife is a tribal member and is aware of the historic nature of the structure. Pollnow stated that it is unfortunate that there are architectural drawings already prepared as they are costly. Pollnow stated that there should be a local registry to reference. Moses stated that the house has been added to include another story but the cottage appearance has remained. Moses believes there is another cottage next door. Poulson stated he would be willing to trade his vacant lot for this property.

M-Sopow/S-Dittmar moved to approve the request for review for demolition and new construction at 105 Metlakatla Street.

M-Poulson/S-Sam moved to postpone to the next meeting, invite STA and NPS to comment, educate property owners that this is the last of the original cottages, suggest alternatives to demolition (take pieces of the home, lot trade, structure relocation, structure rehabilitation, documentation and interpretation, owners allow staff or HPC onsite). Motion passed 5-0.

Motion as amended passed 5-0.

- b) City and Borough of Sitka – 215 Marine Street and 207 Princess Way
Zoning Map Amendment

Scarcelli reported that most of Sitka's cemeteries are zoned Public Lands, and shared the zone definition and possible uses. Scarcelli stated that the Russian and Lutheran Cemeteries are zoned Residential. The request is to rezone those cemeteries from R-1 to Public Lands. Scarcelli stated that the property owners and laws from various jurisdictions provide protections for cemeteries. Scarcelli recommends a cemetery zone overlay. Dittmar stated that the Orthodox Diocese owns the property and wasn't contacted. Dittmar stated that she received a call from the Bishop and went with the priest to

meet with city Community Affairs staff. Scarcelli stated that there are better solutions beyond rezoning the cemeteries from Residential to Public Lands. For example, Public Lands zoning permits such uses as landfills.

Sam stated that the Orthodox Church is part owner in the cemetery, and the families of those buried own those plots. Sam stated that in 1953, the City of Sitka rezoned all of town, and wanted to zone the village Industrial. The city wanted to condemn the village and move everyone from the village to the cemetery. This is why the cemetery was zoned Residential. Sam stated that we need to put this part of our history behind us. Sam stated that the cemetery was destroyed in the 1950s, and Sam received no help from the church but received help from the descendants of those buried. The state requires burial transfer permits, and bodies must be buried in certified locations. People should not be buried in a residential area. Rezoning the cemetery will heal hard feelings. Some families have deeds to their family plots. Many tourists visit these cemeteries. Sam doesn't want to feel like he wasted 35 years of work, and wants to know that the cemeteries will be protected. Scarcelli stated that owners should be consulted and recommended postponement. Moses suggested sending this item to STA for comment. Pollnow recommended looking at state statute concerning cemetery protections.

M-Dittmar/S-Sopow moved to postpone consideration until the next meeting. Motion passed 5-0.

- c) ECI Alaska – 1330 Seward Avenue
Lift Station Demolition and Reconstruction

Pollnow stated that she didn't see reference to the project staff consulting National Park Service. Poulson stated that a Section 106 Review should be conducted. Pollnow recommended a condition of approval that NPS is consulted.

M-Dittmar/S-Sam moved to approve the request for review for lift station demolition and reconstruction at 1330 Seward Avenue.

Pollnow moved to recommend that NPS is consulted. Motion passed 5-0.

Motion as amended passed 5-0.

- d) Peter Weiland for Erin and Erik Matthes – 716 Etolin Street
Replace Roof with New Pitch

Weiland reported that the building has had add-ons over the years. The roof is leaking. The overhangs would be cut back to 2 feet, pitch changed, and

asphalt shingles used.

Pollnow recommended a historic survey for the neighborhood. Poulson stated that the change is reversible.

M-Sopow/S-Dittmar moved to approve the request for review for roof replacement with new pitch at 716 Etolin Street. Motion passed 5-0.

VII. COMMISSIONER DISCUSSION – No Motions May Be Made

VIII. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6 pm **Harrigan Centennial Hall**)

Wednesday, October 11, 2017 – Regular Monthly Meeting

IX. ADJOURNMENT

M-Sopow/S-Dittmar moved to adjourn the meeting at 1:02 PM. Motion passed unanimously.

Attest:
Samantha Pierson, Planner I