

# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

100 Lincoln Street | Sitka, Alaska 99835

[www.cityofsitka.com](http://www.cityofsitka.com)

[planning@cityofsitka.org](mailto:planning@cityofsitka.org)

907-747-1814

## ***SITKA HISTORIC PRESERVATION COMMISSION***

Special Meeting

**Harrigan Centennial Hall**

February 27, 2025 6:15 p.m.

### **AGENDA**

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. GUEST &/OR PERSONS TO BE HEARD**
- IV. NEW BUSINESS**
  - a. Rescind the motion at the February 12 Historic Preservation Commission meeting approving the recommendation to demolish the existing structure at 203 Kaagwaantaan Street.
- V. ADJOURNMENT**

## Step 1

### Possible Motion

“I move to rescind the motion at the February 12 Historic Preservation Commission meeting approving the recommendation to demolish the existing structure at 203 Kaagwaantaan Street.”

### Notes:

- In accordance with Sitka General Code, five affirmative votes are required to adopt the motion to rescind.
- If the motion to rescind passes, the motion is adopted, and the Historic Preservation Commission has rescinded its action taken at the February 12 meeting.
- If the motion to rescind fails, the action taken at the February 12 meeting stands.

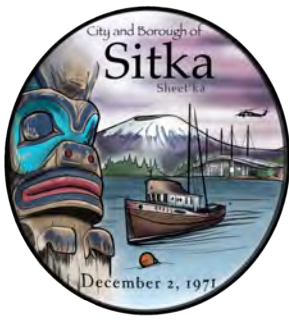
## Step 2 (if motion to rescind passes)

### Possible motion to open deliberation:

“I move to recommend demolition of the existing structure at 203 Kaagwaantaan Street.”

### Notes:

- A “yes” vote *approves* the motion recommending demolition. This will reaffirm the original motion passed at the February 12 meeting.
- A “no” vote does not support recommending demolition.
- The commission requested at the February 12 meeting that staff write a letter to the applicant with the following information:
  - o The commission recommended a plaque be created and placed on the new structure explaining the history of the property.
  - o The commission asked staff to identify the building to the applicant as the Kaḡátjaa Hít clan house, and discussed sending a copy of the recommendations letter to members of X’aaká Hít, the Point House.
  - o Commissioner Poulson offered to photograph the existing structure for free prior to demolition and submit the photos to Sitka Historical Society.
  - o Commissioner Fiorino offered to observe demolition as a trained archeologist.



# CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

## MEMORANDUM

**To:** Chair Littlefield and Members of the Historic Preservation Commission

**From:** Amy Ainslie, Planning & Community Development Director *AA*

**Date:** February 24, 2025

**Subject:** Demolition Permit Review of 203 Kaagwaantaan Street

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Following the Historic Preservation Commission's (HPC) review of a demotion permit for 203 Kaagwaantaan Street at their regular meeting on February 12<sup>th</sup>, Chair Littlefield expressed concern regarding outstanding questions and input, and wished to have the Commission re-review project. At a special meeting on February 27<sup>th</sup>, HPC will consider a request to rescind its previous action taken which was, "*M/Poulson-S/Fiorino moved to recommend the request for demolition of an existing structure at 203 Kaagwaantaan Street. Motion passed 4-2 by voice vote with noted opposition.*" In reviewing the draft minutes of the meeting, it was noted that the Commission requested that staff draft a letter to the applicant, Tyler Green, explaining the history of the structure as a clan house and requesting Green document the house before demolition. Commissioner Poulson offered to photograph the structure free of charge, and others recommended the documentation be provided to the Sitka Historical Society. It is also my understanding that some on the Commission had some hesitation not having a new building/site plan for the property (i.e. not knowing what the existing structure would be replaced with).

I would like to provide some additional guidance/information to aide in the Commissions discussions regarding this review.

### 1. Motion to Rescind

- A motion to rescind a previous action does not automatically reverse the previous action (i.e., now make it such that the motion to recommend approval is considered failed, or that the recommendation is automatically now a recommendation of denial). A motion to rescind should be seen as an opportunity for a "do-over", where the previous action taken is now vacated and new actions can then be considered or taken.

- The motion to rescind requires a super-majority of votes to pass, which for HPC is five affirmative votes. If five affirmative votes are not made to rescind, the action as taken at the February 12<sup>th</sup> meeting will stand.
- Therefore, discussion on the motion to rescind should be centered on why the decision on February 12<sup>th</sup> requires a re-examination – whether that be new information that has since been discovered, or some element of the proposal that wasn't understood at the original time of review. The vote taken on rescinding should be made on the Commissioners view of whether re-review of the action is warranted, not on what the outcome of a new action would/should be.
- If the motion to rescind passes, the Commission can then discuss what the action should be (i.e. a recommendation of approval, a recommendation of approval with conditions/mitigations, a recommendation of denial, a recommendation to postpone and seek additional information, etc.).

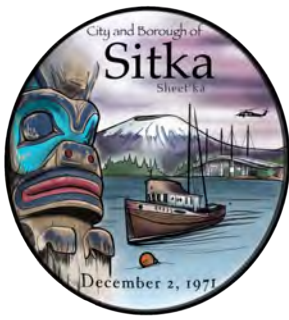
## 2. HPC Review & Permitting Process

As Commission members are aware, HPC is an advisory body that, among its other duties, reviews building, foundation, and demolition permits (together, referred to as building permits herein for brevity) on properties that are identified as holding historic and cultural resources. Ultimately, lacking authority in the Sitka General Code to deny building permits on the basis of historic impacts, or to require adherence to design standards or existing uses/structure types, the common practice has been for HPC and staff to focus on education and mitigation efforts. A few key points to consider:

- Demolitions: New development plans (i.e. building plans for what would be built/developed following a demolition) are not required to be submitted with a demolition permit, and the Planning Department would not deny a demolition permit on this basis. HPC could, in its recommendation regarding a demolition permit, provide the applicant with information with what its views are as to preferred redevelopment (such as architectural features common in the area that would be ideal to replicate, etc.). For this property in particular, a building permit for a new structure, once proposed, would come before HPC for review. Additionally, mitigation efforts such as those considered at the February 12<sup>th</sup> meeting like taking photos and other documentation of the existing structure are common and more easily fit into the existing bounds/practices of HPC review.
- Property Rights & Ownership: The Planning & Building Departments administer property development and use codes and must carefully consider potential property right impacts. Proposals are viewed on contents, i.e. what the proposal entails and its adherence to relevant code; the identity of a property owner(s) is not a basis of review/action. This, of course, can be tricky and sensitive when it comes to properties with cultural, ancestral, and/or

familial ties. Where there is a deed restriction in place requiring particular ownership or limiting uses of the property (such as restrictive covenants), then city staff are required to make those considerations. To our knowledge, the property at 203 Kaagwaantaan Street does not have such deed restrictions. Therefore, Planning Staff would not be empowered to deny a demolition permit on this property on the basis of property ownership. However, HPC members should feel empowered to reach out to the current property owner or those with cultural/familial connections (as individuals or through other professional/cultural/tribal affiliations, not as HPC members) to discuss potential ownership/deed options that they feel would be appropriate to protect the cultural and ancestral ownership/use of the property.

- Actions Following Recommendation of Denial: If HPC moves to recommend denial of the demolition permit in this case, and the basis for which is something that Planning staff is not empowered to deny permit approval on through Sitka General Code, then Planning staff would issue the demolition permit. HPC would then have the option of appealing that decision to the Assembly. If this is the case, I will provide the Commission with written notice of our intent to approve the demolition, and provide a timeframe in which that approval is to take place. In order to appeal the decision, the Commission will need to meet before that approval timeframe lapses (either at another special meeting or at a regular meeting if it were to happen before the approval timeline) and pass a motion to appeal the action. More information on how that process would work and what it would entail can be provided by myself and the Municipal Clerk if/when necessary.



# CITY AND BOROUGH OF SITKA

*A COAST GUARD CITY*

## MEMORANDUM

**To:** Historic Preservation Commission members

**From:** Roby Littlefield, Chair, Historic Preservation Commission

**Date:** February 24, 2025

**Subject:** Special Meeting

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As Sitka Historic Preservation Commission Chair, I feel the need to ask the commissioners to rescind and reconsider the vote to approve the demolition of the structure at 203 Kaagwaantaan Street. I feel that our questions were not adequately answered and there was no one from the community to speak about the history of the structure. In order to change our vote, we must first rescind the motion that passed, then make a motion to approve the request for review, then we can discuss the motion after more information and community input is provided. The meeting on February 27 at 6:15 p.m. at Centennial Hall is a special meeting with a one-item agenda.

Thank you for helping us get a quorum on such short notice.

Roby Littlefield

Dear Commission Members,

Thank you for your time and commitment to preserving the history and cultural integrity of Sitka. We deeply respect the work you do and want to approach this conversation with the care and thoughtfulness it deserves.

We are currently in the process of purchasing 203 Kaagwaantaan from dear family friends. This is not just a real estate transaction for us—it is a responsibility we take seriously. To share a bit about our connection to Sitka, my husband, Tyler, first came to this community while attending Sheldon Jackson College in the late '90s. From the moment we met, he spoke of Sitka with deep love and admiration, and when he was finally able to share this place with me, I quickly understood why. That connection led us to purchase a fishing vessel, pack it with what we could, and make Sitka our home and start our family here—a decision rooted in a love for this land, its people, and its history.

Over the years, we were privileged to know and learn from Elder Boyd Didrickson, who generously shared his knowledge of the subsistence lifestyle with anyone eager to learn or in need. Boyd welcomed us like family, something we embraced deeply, as we do not have close relatives here. When his nephew made the difficult decision to sell 203 Kaagwaantaan, we knew this was more than just an opportunity—it was a calling to expand affordable housing opportunities in our community and help care for a place that holds deep cultural and historical significance for the community.

We recognize that changes to historically and culturally significant spaces can carry weight, and we want to ensure that our approach is rooted in respect and inclusivity. We hold the village's history in the highest regard and understand that the purchase of this property may raise concerns. With that in mind, we are committed to working with local stakeholders to ensure that any changes honor the past while meeting the needs of the present. Our goal is to rebuild in a way that reflects the architectural style of the era in which the original house was constructed while also providing much-needed housing and rental space for year-round Sitkans. We want this process to be collaborative, involving this Commission as well as groups like the Katlian Collective, so that the outcome reflects the values and history of this place.

As part of this effort, we have submitted a demolition permit to begin addressing the significant safety concerns of the current structure. We had anticipated delays, given the backlog of permits around town, but we recognize the urgency of these issues. The house suffers from extensive moisture damage, potential abatement concerns, and the structural loss caused by a fire many years ago. These challenges ultimately made the home unlivable for the previous owner, who opted not to stay there while working in town.

Additionally, its foundation on pilings, coupled with an increase in vagrant loitering, presents a growing safety risk. We intend to salvage as much of the original materials as is safely possible, but we won't know the full extent of what can be preserved until we begin carefully peeling back its layers.

We have already reached out to the Planning Department to better understand the considerations and responsibilities involved in this process. We deeply appreciate the department's role in guiding preservation efforts and ensuring that Sitka's history is honored and protected. We welcome any opportunity to work together, listen, and incorporate community wisdom into our approach.

Please let us know how we can move forward in a way that is most thoughtful and respectful. We look forward to hearing your insights and receiving guidance on this project. Thank you for your time, consideration, and care for Sitka's rich history.

Gunalchéesh,  
Ashley and Tyler Green  
[fish.havensitka@gmail.com](mailto:fish.havensitka@gmail.com)



# Sitka Historic Preservation Commission

## For Request for Review of Potential Impacts to Heritage Resource(s)

A. Contact Name Tyler Green

Address 203 Kaagwaantaan Street City Sitka State AK Zip 99835  
Phone 907-738-5010 Fax \_\_\_\_\_ email tgoceancowboy@gmail.com

B. Agency undertaking project: (circle)

Private  City  State  Federal Department \_\_\_\_\_

C. Date Agency received proposed project: 01/08/2025

D. Are Federal funds involved (grants, funding, agency) yes  no

E. Are State funds involved (grants, funding, agency) yes  no

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes  no

G. Is the site listed in the Alaska Heritage Resource Survey inventory? yes  no   
If yes, Site Number \_\_\_\_\_ Preservation Status \_\_\_\_\_  
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes  no

I. Build date of current structure 1935

J. Describe the proposed project

Applicant wants to demolish the existing dilapidated structure, grade the property, and construct a new residential building. Applicant is working with city staff to develop site plans.

K. Purpose/Objectives for the undertaking

Rehabilitating property

L. Attach:

- Copy of a map of the proposed project including latitudinal and longitudinal information
- Property owner information
- Any other pertinent information

Mail Coversheet and attachments to:

Sitka Historic Preservation Commission  
C/O City and Borough of Sitka  
100 Lincoln Street  
Sitka, Alaska 99835

Notes to Applicant:

- Review will take place only during regular commission meetings or on an as needed basis.
- Projects along Lincoln or Katlian Streets will require review with Planning Department staff.
- The meetings are public and convene the second Wednesday of each month as advertised.
- Review process may take up to 60 days.
- The SHPC reserves the right to request additional information and/or time to review projects.

FOR THE CHAIR OF THE HPC ONLY:

ACTION: \_\_\_\_\_ SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

# CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT [WWW.CITYOFSITKA.COM](http://WWW.CITYOFSITKA.COM) FOR MORE INFORMATION.

PERMIT No. \_\_\_\_\_

## APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

**FIELDS MARKED WITH AN ASTERISK (\*) ARE REQUIRED**

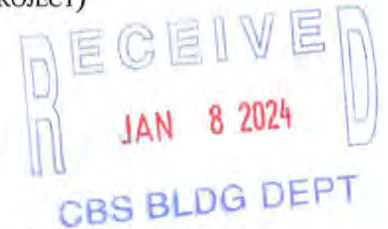
\*PROPERTY OWNER Tyler Green \*PROJECT CONTACT NUMBER 907-738-5060  
\*PROJECT ADDRESS 203 Kogwanan \*PROJECT CONTACT NAME Tyler Green  
EMAIL ADDRESS tggreen@cowboy@gmail.com \*OWNER MAILING ADDRESS 322 WACHUSETTS  
CONTRACTORS: GENERAL \_\_\_\_\_ PLUMBING \_\_\_\_\_ ELECTRICAL \_\_\_\_\_  
\*PROJECT TO INCLUDE:  BUILDING  ELECTRICAL  PLUMBING  DEMOLITION  GRADING  
(SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE \_\_\_\_\_ \*PROJECT VALUE \$ \_\_\_\_\_

**\*2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**  
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

### WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT



**IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.**

### \*PROJECT DESCRIPTION:

Demo of single family dwelling

**\*\*\*PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.\*\*\***

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

\*APPLICANT'S NAME (PRINTED) \_\_\_\_\_

\*APPLICANT'S SIGNATURE Tyler Green

\*DATE 1-8-25

BY SIGNING THIS APPLICATION I HEREBY CERTIFY THAT ALL WORK PROPOSED BY THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE LEGAL OWNER(S) OF THE PROPERTY IDENTIFIED HEREIN AND I HAVE AGREED TO PAY ALL ASSOCIATED PLAN REVIEW AND PERMIT FEES.

### \*\*\* FOR OFFICE USE ONLY \*\*\*

ZONING \_\_\_\_\_ OCCUPANCY \_\_\_\_\_ FLOOD ZONE \_\_\_\_\_ PUBLIC WORKS (ENGINEERING) \_\_\_\_\_  
PLANNING \_\_\_\_\_ PUBLIC WORKS (W/WW) \_\_\_\_\_ ELECTRIC \_\_\_\_\_ ADMINISTRATOR \_\_\_\_\_  
COMMENTS:  AS BUILT TO ASSESSING  UTILITIES PERMIT APPLICATION SUBMITTED

QUITCLAIM DEED

The Grantor, Donald C. Didrickson, a married man, whose address is 361 Kaagwaantaan Street, Sitka, Alaska 99835, for and in consideration of \$10.00 (Ten Dollars) and other consideration, the receipt of which is hereby acknowledged, conveys and quitclaims all his right, title and interest without warranty to Kendall C. Didrickson, an unmarried man, whose address is P.O. Box 633, Sitka, Alaska 99835, that real property situated in the Sitka Recording District, First Judicial District, State of Alaska, and more particularly described as follows:

Lot No. Five (5) in Block No. One (1) of the Sitka Indian Village, U.S. Survey No. 2542 A and B, Sitka Recording District, First Judicial District, State of Alaska.

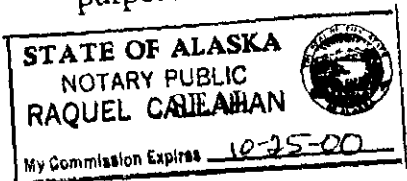
Subject to all reservations, restrictions, limitations, covenants, exceptions, conditions, easements, rights of way, plat notations, patent reservations and agreements of record, if any.

3-2-00  
Date

Donald C. Didrickson  
Donald C. Didrickson, Grantor

STATE OF ALASKA )  
FIRST JUDICIAL DISTRICT ) ss.:

This is to certify that on this 2 day of ~~February~~ <sup>March</sup>, 2000, Donald C. Didrickson appeared before me and executed the foregoing document and acknowledged that he signed the same freely and voluntarily for the uses and purposes therein mentioned.



Raquel Callahan  
Notary Public for Alaska

My Commission Expires: 10-25-00

RETURN TO:  
Michael Jude Pate  
P.O. Box 6384  
Sitka, Alaska 99835

RECORDING DISTRICT  
SITKA

000330

1500

200 MAR -2 P 3 44  
REQUESTED BY Jude Pate

