



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

100 Lincoln Street | Sitka, Alaska 99835

www.cityofsitka.com

planning@cityofsitka.org

907-747-1814

SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Harrigan Centennial Hall

March 10, 2025 6 p.m.

AGENDA

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:05 p.m.

Present: Roby (Koolyéik) Littlefield (Chair), Yeidíkok'áa Dionne Brady-Howard (arrived at 6:15 p.m.), James (Kushxeet) Poulson, Candace Rutledge, Nicole Fiorino

Excused: Karen Lucas, Scott Saline (Assembly Liaison)

Staff: Amy Ainslie, Kim Davis, Ariadne Will

Public: Michael Trainor, Katelyn Stiles, Yaandu.ēin Michael Miller, Tom Gamble, Nirali Desai, Caroline Daws, Anna Laffrey, James Barragan, Roberta Bernhardt, Grace Fujimoto, Ixt ik Éesh Steve Johnson, Sophia Bigelow, L'duteen Jerrick Hope-Lang

II. APPROVAL OF AGENDA

M/Poulson-S/Rutledge moved to approve the agenda with New Business moved to before Old Business. Motion passed 5-0 by voice vote.

III. APPROVAL OF MINUTES

a. February 12, 2025 Regular Meeting

b. February 27, 2025 Special Meeting

M/Poulson-S/Fiorino moved to approve both the February 12, 2025 Regular Meeting and the February 27, 2025 Special Meeting minutes with an amendment striking a five-word inaccuracy from the February 12, 2025 Regular Meeting minutes. Motion passed 5-0 by voice vote.

IV. GUEST &/OR PERSONS TO BE HEARD

None.

V. REPORTS & CORRESPONDENCE

Will informed the commission that someone had applied for the unfilled seat on the commission, and that their application was scheduled for consideration by the Assembly on March 25. She also reminded the commission of a public input session

to be held April 1 to discuss the Historic Preservation Plan. She said that in preparation for the session, staff was meeting with Rebecca Poulson later in the week.

VI. OLD BUSINESS

b. Historic Preservation Plan

Will said there was nothing new to report regarding the plan since the commission's February 12 meeting.

c. Memorial and Street Naming Policy

Vice Chair Brady-Howard said that the three-person group of commissioners still hadn't met to discuss the memorial and street naming policy, but that a group had been created, which people were using to work on coordinating a meeting. She said there had been some miscommunication regarding the sharing of documents related to existing memorial and street naming procedure, but that it had been cleared up.

Under public comment, Tom Gamble said that STA had a long list to be used for street names, which he said he once read into the record at a public meeting.

VII. NEW BUSINESS

d. Deck replacement at 105 Barlow Street

Will introduced a request for recommendation for a deck replacement at 105 Barlow Street. The applicant was looking to replace the deck he'd built in the early 1980s exactly. The existing deck was rotting and partially propped up by additional pieces of lumber.

The applicant was in attendance and affirmed staff overview. No public comment was received and the commission voiced support during its short deliberation.

M/Poulson-S/Rutledge moved to recommend approval of the deck replacement at 105 Barlow Street.

e. Discussion of an appeal regarding the demolition permit for a structure at 203 Kaagwaantaan Street

Vice Chair Brady-Howard, who was also the Sitka Tribe of Alaska Tribal Council Chairwoman, spoke to the commission as a signatory to a letter to Tribal Council sent shortly before the meeting. The letter said that given the matter involved Alaska Native Historic Preservation, STA had deference over the issue in accordance with SGC 2.50.040 I. Brady-Howard said that she wanted the commission to work with STA regarding the property at 203 Kaagwaantaan Street, a clan house.

A memo sent to the commission by the Municipal Attorney via the Planning and Community Development Director requested the commission delay further consideration of the item until early April, allowing both STA and CBS to gain a

better understanding of possible next steps. Chair Littlefield then asked whether the demolition permit had been issued.

Ainslie said that she issued tentative approval of the demolition permit the week prior, as the commission wouldn't have otherwise had the grounds to investigate an appeal regarding the signing of the permit. She said that since the receipt of the letter from Tribal Council, the CBS Legal Department had determined it appropriate to issue a stay to allow for further legal review by STA and the city.

Following the Planning Director's overview, the commission suspended the rules to allow for public comment. Chair Littlefield requested the members of the public to each introduce themselves. Anny Laffrey, Nirali Desai, Caroline Daws, and James Barragan stated they attended in support of friends. Ixt ik Éesh commented in support of the clan house. Roberta Berhardt and Yaandu.ēin introduced themselves but said they had nothing they wished to add.

Tom Gamble said under public comment that he appreciated the continued consideration of the permit but asked the commission to understand the time tribal law takes. He said that given the herring harvest was about to start, it would be good to push the postponement out further. Ainslie said that staff would need to speak to legal, as continued extensions could become unreasonable for the applicant, but said that extension may be possible. Gamble also pointed to the CBS and STA historic preservation plans as guiding documents, as well as the comprehensive plan.

Katelyn Stiles said she appreciated the STA letter and recommendation and asked if an appeal was still possible. Ainslie said that an appeal process was unknown and that staff was still looking into the matter of an appeal with help from the Legal Department. She said that more information would be brought forth at the April 9 meeting.

Commissioner Poulson said that historic preservation faced issues in its approach, which he classified as "all carrot, no stick." He said that from the local to the national level, a property's preservation and classification as historic was left up to the owner, unless a property was within a historic district. He noted that no historic districts exist in Sitka.

Following a comment by Chair Littlefield regarding a prior attempt by STA to create a historic district on Katlian and Kaagwaantaan streets, Jerrick Hope-Lang requested CBS support STA in creating a historic district. Hope-Lang also asked about mitigation measures for historic properties, referencing Section 106. Poulson said that Section 106 only applied to government-owned properties, and said that Section 106 required review, but did not require entities to change plans following the review.

Ainslie said that the best and swiftest course of action was to work with the property owner and applicant on a possible sale of the property. Laffrey asked if commissioners could reach out to property owners, which Chair Littlefield said was permitted, so long as commissioners were doing so as citizens, and not as members of the commission. Stiles said that she and others had been working to speak with the applicants—Tyler and Ashley Green—as well as property owner Kendall Didrickson.

Following public comment and during commission deliberation, Poulson said that he felt hesitant about the postponement, as he didn't want the commission to come to be seen as a tool to prevent property owners from developing property. Brady-Howard said she understood Poulson's hesitancy but said she saw the postponement as a chance to allow for more process rather than an obstruction to the property owner's desires.

M/Fiorino-S/Rutledge moved to postpone consideration of the demolition permit at 203 Kaagwaantaan Street to the April 9, 2025 regular meeting to coordinate with Sitka Tribe of Alaska on determining whether there were other factual and/or legal bases for permit denial. Motion passed 5-0 by voice vote.

VIII. SET NEXT MEETING DATE(S):

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

Wednesday, April 9, 2025 – Regular Monthly Meeting

After a short discussion, Chair Littlefield said regular meetings were to begin at 6:15 p.m. going forward.

IX. ADJOURNMENT

Chair Littlefield adjourned the meeting at 7:23 p.m.

ATTEST:



Ariadne Will
Planner I