

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

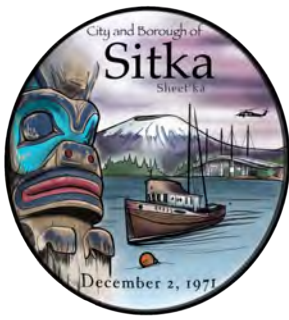
Harrigan Centennial Hall

August 14, 2024 6 p.m.

AGENDA

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
 - a. July 10, 2024
- IV. GUEST &/OR PERSONS TO BE HEARD**
- V. REPORTS & CORRESPONDENCE**
- VI. OLD BUSINESS**
 - b. Historic Preservation Plan
 - c. Memorial and naming policy
- VII. NEW BUSINESS**
 - d. National Park Service Update on Building 29 (Tilson Building)
 - e. Review replacement of deck and overhang at 617 Biorca Street.
- VIII. SET NEXT MEETING DATE(S):**

(2nd Wednesday of the Month, 6pm **Harrigan Centennial Hall**)
Wednesday, September 11, 2024 – Regular Monthly Meeting
- IX. ADJOURNMENT**



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

July 10, 2024 6 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Acting Chair Poulson called the meeting to order at 6:02 pm.

Present: James (Kushxeet) Poulson (Acting Chair), Candance Rutledge, Roby (Koolyéik) Littlefield (Telephonic), Karen Lucas (Telephonic), JJ Carlson (Assembly Liaison)

Excused: Dionne (Yeidi'kook'aa) Brady-Howard

Absent: Danielle Pensley

Staff: Kim Davis

Public: John Stein, Keith Nyitray (Sitka Maritime Heritage Society)

II. APPROVAL OF AGENDA

M/Rutledge-S/Lucas, moved to approve the agenda. Motion passed 4-0 by voice vote.

III. APPROVAL OF MINUTES

a. April 10, 2024 minutes

M/Rutledge-S/Lucas, moved to approve the minutes of April 10, 2024. Motion passed 4-0 by voice vote.

IV. GUESTS &/OR PERSONS TO BE HEARD

John Stein provided the commission information on 328 Lincoln Street, the old Columbia Bar. It was now under new ownership and was in need of repair. He suggested it could be on the register of historic properties.

V. REPORTS & CORRESPONDENCE

b. Sitka Maritime Heritage Society (SMHS)

Nyitray provided a progress update on the SMHS. They will be completing a video documentary, had received grants to complete the ADA restrooms, and phase one of installing the sprinklers. They had also leveled out their parking area.

VI. UNFINISHED BUSINESS

c. Historic Preservation Plan.

Davis provided an update on the historic preservation plan. Some editing and formatting

had been done up to the historical section.

d. Memorial and naming policy

No update, moved to next meeting.

VII. NEW BUSINESS

e. 703 Etolin Street, deck replacement

Davis introduced a deck replacement at 703 Etolin Street. The applicant would be replacing the deck, stairs and covered entry. Commissioners determined there was no impact to the historical area and recommend approval.

M/ Lucas-S/ Rutledge, moved to recommend the deck replacement project at 703 Etolin Street. Motion passed 4-0 by voice vote.

VIII. SET NEXT MEETING DATE(S):

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

Wednesday, August 14, 2024 – Regular Monthly Meeting

IX. ADJOURNMENT

Acting Chair Poulson, hearing no objection, adjourned the meeting at 6:23 PM



United States Department of the Interior



IN REPLY REFER TO:
H3815 (ARO-RCR)

NATIONAL PARK SERVICE
Alaska Regional Office
2525 Gambell Street, Room 107
Anchorage, Alaska 99503-2892

MAY 6 1994

Memorandum

To: Superintendent, Sitka National Historical Park

From: Regional Director, Alaska Region

Subject: Establishment of a Task Force to Study the Preservation of Building 29, Sitka, Alaska

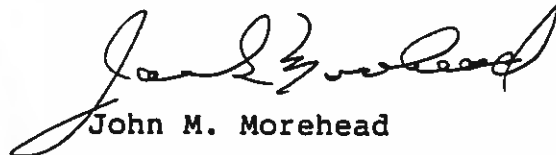
Since 1990 the National Park Service has listed Building 29 among the Priority I National Historic Landmarks under the annual Section 8 Report to Congress. Priority I structures are those NHLs which are in immediate danger of losing those qualities for which they are designated.

Building 29 is one of only four known historic structures in North America remaining from the Russian Colonial Period. Its preservation is compatible with the mission of Sitka National Historical Park. It is an irreplaceable part of our American heritage and the NPS must advocate for its preservation.

In response to your recent memorandum regarding Building 29, I am requesting that you work with the owner, local citizens, state, and NPS employees for the purpose of exploring possible preservation alternatives. As you recommended, please establish a Task Force of suitable local, state, and federal representatives to identify and examine the preservation options available to us. The Task Force should explore a variety of preservation alternatives which may minimally include preservation by private individuals, local or state preservation, or possible acquisition by the NPS. The NPS has authority for technical assistance under the National Historic Landmark Program.

I am requesting that the Task Force prepare a report outlining the alternatives with a preferred recommendation by January 1, 1995. This report would be considered for possible inclusion in the GMP.

If you have any questions, please contact Regional Historical Architect Steve Peterson at 257-2667.


John M. Morehead

cc:
Paul Haertel, ARD-R



IN REPLY REFER TO:

United States Department of the Interior



NATIONAL PARK SERVICE

Alaska Regional Office
2525 Gambell Street, Room 107
Anchorage, Alaska 99503-2892

H3417 (ARO-RCR)

Memorandum

To: Regional Director, Alaska Region

From: Superintendent, SITK

Subject: Recommendations Regarding Building 29 in Sitka, Alaska

The National Park Service (NPS) prepares the annual Section 8 Report to Congress on the condition of NHLs as part of the NPS administration of the National Historic Landmarks (NHL) program for the Secretary of the Interior. Since 1990 we have listed Building 29 among the Priority I - NHLs, those which are in immediate danger of losing those qualities for which they are designated. While listing does alert Congress to the plight of this landmark, the NPS must serve as a vocal advocate for this important building. We recommend that the NPS spearhead an effort to explore viable preservation alternatives for Building 29. Our recommendation is based on discussions and associated background work over the last few years.

The present owner, who is in failing health, contacted the NPS to propose acquisition because he wants to insure the preservation of the landmark. The building sits on prime commercial space centered in the heart of Sitka. In response, on September 25, 1991 Steve Peterson, Regional Historical Architect; Kate Lidfors, then Regional Historian, and Micki Hellickson, then Superintendent of Sitka National Historical Park, held a telephone conference and concluded that, if politically and economically feasible, the NPS should consider acquisition and restoration of Building 29.

During the summer of 1991 the Division of Cultural Resources undertook the preparation of Historic American Building Survey (HABS) documentation of Building 29 through architectural drawings and historical research. The purpose of the work was two-fold: first, and most importantly, the work was to document the building and evaluate the condition of the original structure; second, the work was to help assess what interest the NPS might have in the future protection of the property. The summer's work concluded that approximately 60% of the original structure remains within the walls of the present building and that the building still sits on its original location and retains integrity of site, scale, and orientation to Lincoln Street.

National Park Service interest in the preservation of Building 29 is based on the following conclusions:

* First, Building 29 has rare historical significance and is one of only four buildings still remaining in North America from the Russian Colonial era: one in Kodiak, one at Fort Ross, and two in Sitka, i.e., the Russian Bishop's House and Building 29. Of these four, the two in Sitka contain the most original fabric. (The significance of this fact is magnified by the fact that after the original Alaska NHL study in 1962, Sitka lost a number of Russian American buildings to fire or demolition, a fact which contributed to the designation of Building 29 as a NHL in 1985-86.) The landmark is the only known remaining commercial building of the Russian American period outside Russia.

* Second, the NPS has a responsibility to protect this NHL because it is relevant to the themes and legislated mandates of the park, although not currently within the authorized boundaries.

* Third, Building 29 does have integrity of site, which is important to the Service's interpretation of the Russian period, when development was along a corridor that extended from the wharf at the foot of Lincoln Street past St. Michael's Cathedral to the Russian Bishop's House and on to the Indian River. Restoration of the facade of Building 29 would provide a missing link between the wharf and the cathedral, enhancing a piece of the story of Sitka, the capital of Russian America.

* Fourth, the 1972 legislation which authorized the acquisition of the Russian Bishop's House expanded not only the park but also the purpose to include "commemorating czarist Russia's exploration and colonization of Alaska." The Russian Bishop's House draws the visitor to the high culture of Russian America, the church and its role. Building 29 could serve as a location to focus visitors to the more common secular part of the story. The park could establish a downtown presence that would be strategically valuable for providing broader coverage of the history of Russian America.

* Fifth, the associated archeological work under previously undisturbed flooring that would accompany restoration of Building 29 could yield a wealth of information and insight into the day-to-day activities association with this commercial building of Russian America.

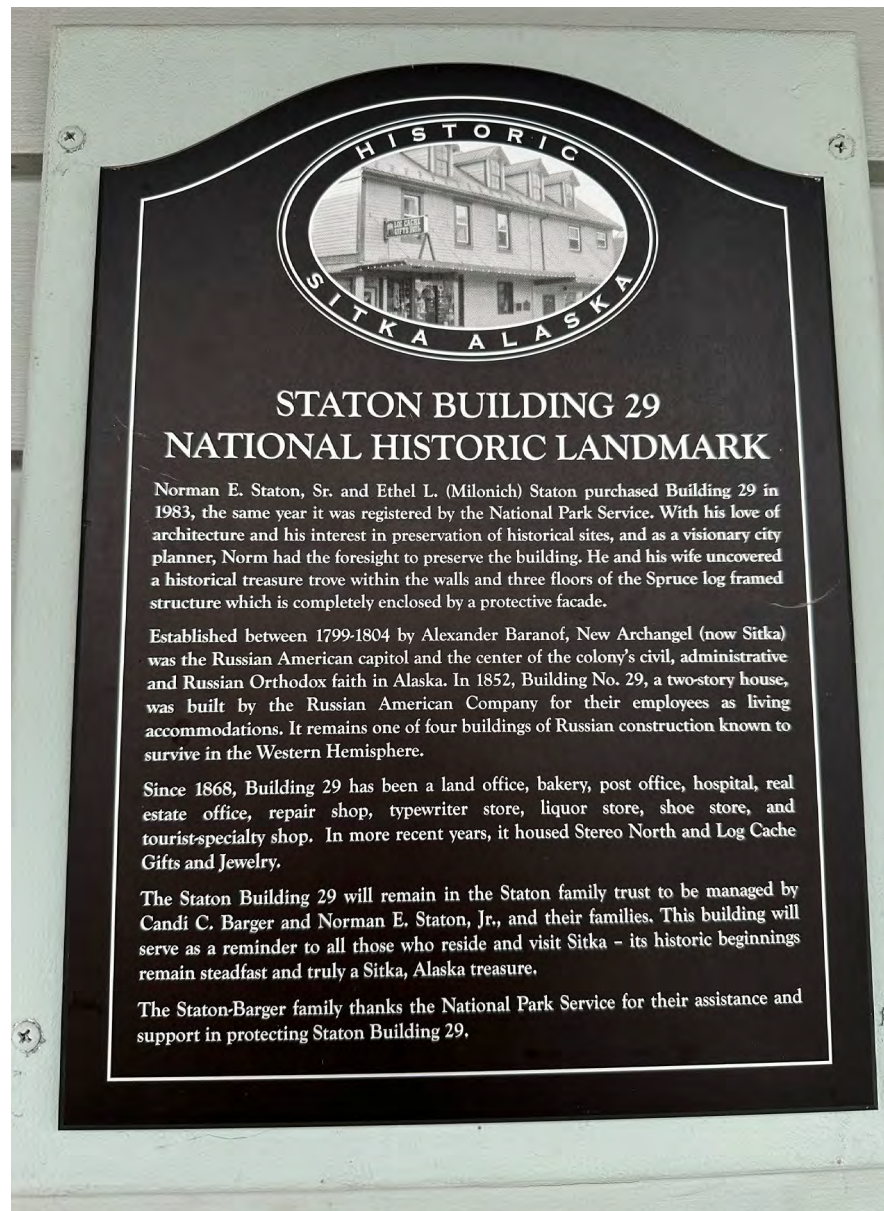
Micki pointed out that visitors to the Russian Bishop's House may be taking away a false impression of life in Russian America on the basis of what they are seeing in the restored Russian Bishop's House. The average man in Russian America did not live

in the luxurious surroundings that the Bishop enjoyed at his residence. While this fact is stated in the interpretation of the house, it is still difficult for the visitor to envision everyday life in Russian America. A rehabilitated Building 29 could be used to interpret the Russian colonization and life in the colony.

Recent discussions among the present staff at the park and in the Division of Cultural Resources conclude that the NPS has an obligation to promote the preservation of this landmark. The recent economic downturn in Sitka serves as an impetus for us to act. We recommend the creation of a task force under the Superintendent to explore preservation alternatives. The task force should include representatives of federal, state, and local entities that could serve as partners in preservation. The task force would be charged with making a recommendation report for inclusion into the proposed Sitka GMP. If you have any questions please call Supt SITK.



BARANOFF
LIQUOR STORE





Sitka Historic Preservation Commission

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

A. Contact Name Ron Mosher
Address 617 Biorka Street City Sitka State AK Zip 99835
Phone _____ Fax _____ email _____

B. Agency undertaking project: (circle)
 Private City State Federal Department _____

C. Date Agency received proposed project: _____

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 ¹⁹⁶⁴ _____

J. Describe the proposed project
Replace back deck, front porch gable extension

K. Purpose/Objectives for the undertaking
Safety

- 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 FOR MORE INFORMATION.

PERMIT No. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER Ran Mosher *PROJECT CONTACT NUMBER 738-3846
*PROJECT ADDRESS 617 ~~BIORKA~~ Biorka *PROJECT CONTACT NAME Josh McGlone
EMAIL ADDRESS _____ *OWNER MAILING ADDRESS 617 Biorka

CONTRACTORS: GENERAL McGlone Con. PLUMBING _____ ELECTRICAL _____

*PROJECT TO INCLUDE: BUILDING ELECTRICAL PLUMBING DEMOLITION GRADING
(SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE 100^{SAR} *PROJECT VALUE \$ 9,000

***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:

Will clear roof over Deck
extending gable over front Porch



*****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.

Josh McGlone *APPLICANT'S NAME (PRINTED) [Signature] *APPLICANT'S SIGNATURE 4-22-24 *DATE

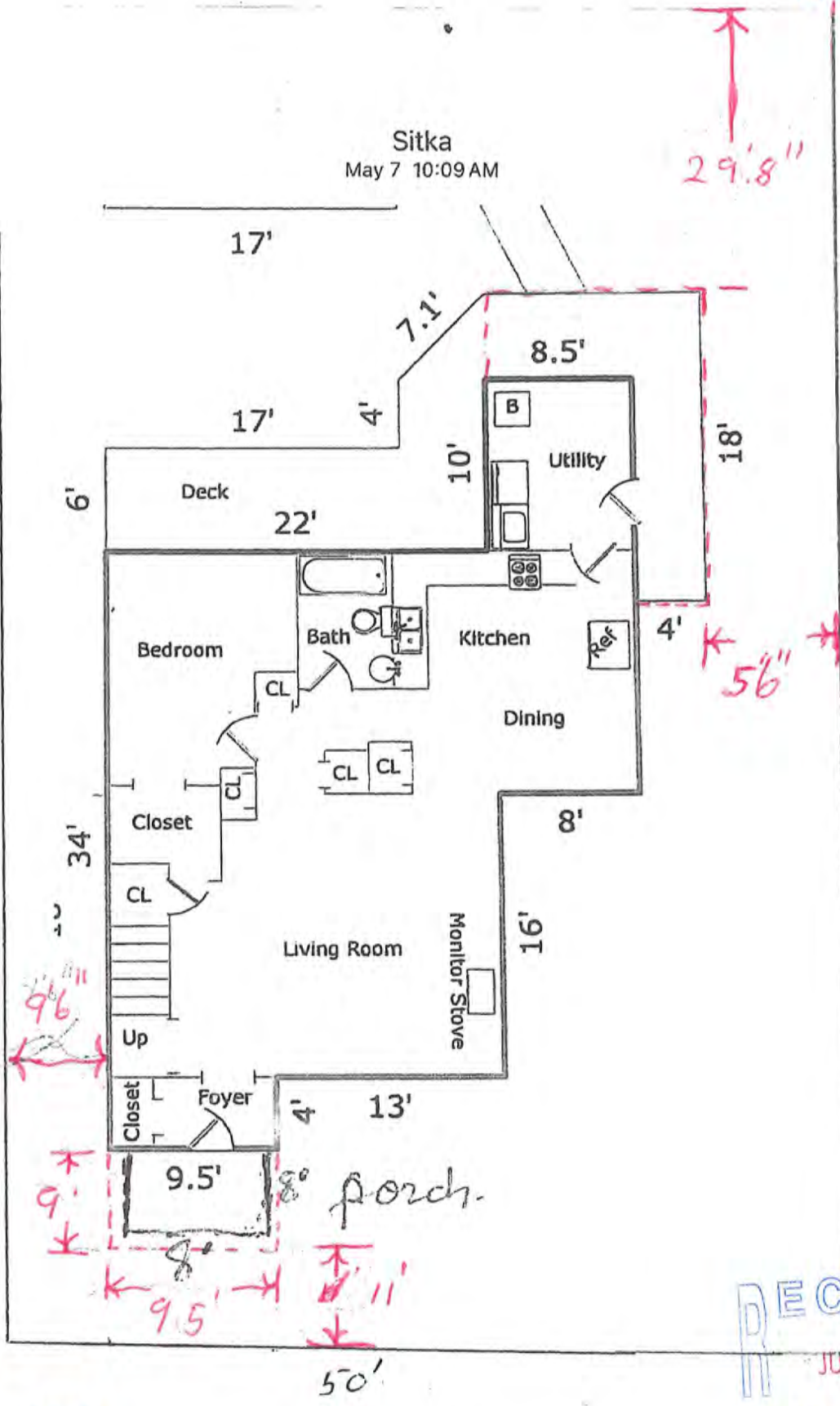
BY SIGNING THIS APPLICATION I HEREBY CERTIFY THAT ALL WORK PROPOSED BY THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE LEGAL OWNER(S) OF THE PROPERTY IDENTIFIED HEREIN AND I HAVE AGREED TO PAY ALL ASSOCIATED PLAN REVIEW AND PERMIT FEES.

*** 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

APPLICANT COPY

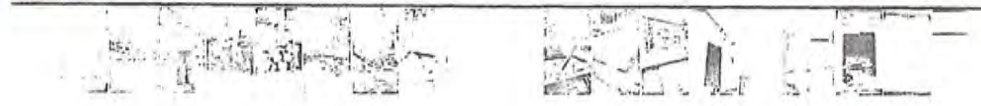
Sitka
May 7 10:09 AM



18.89
99.89

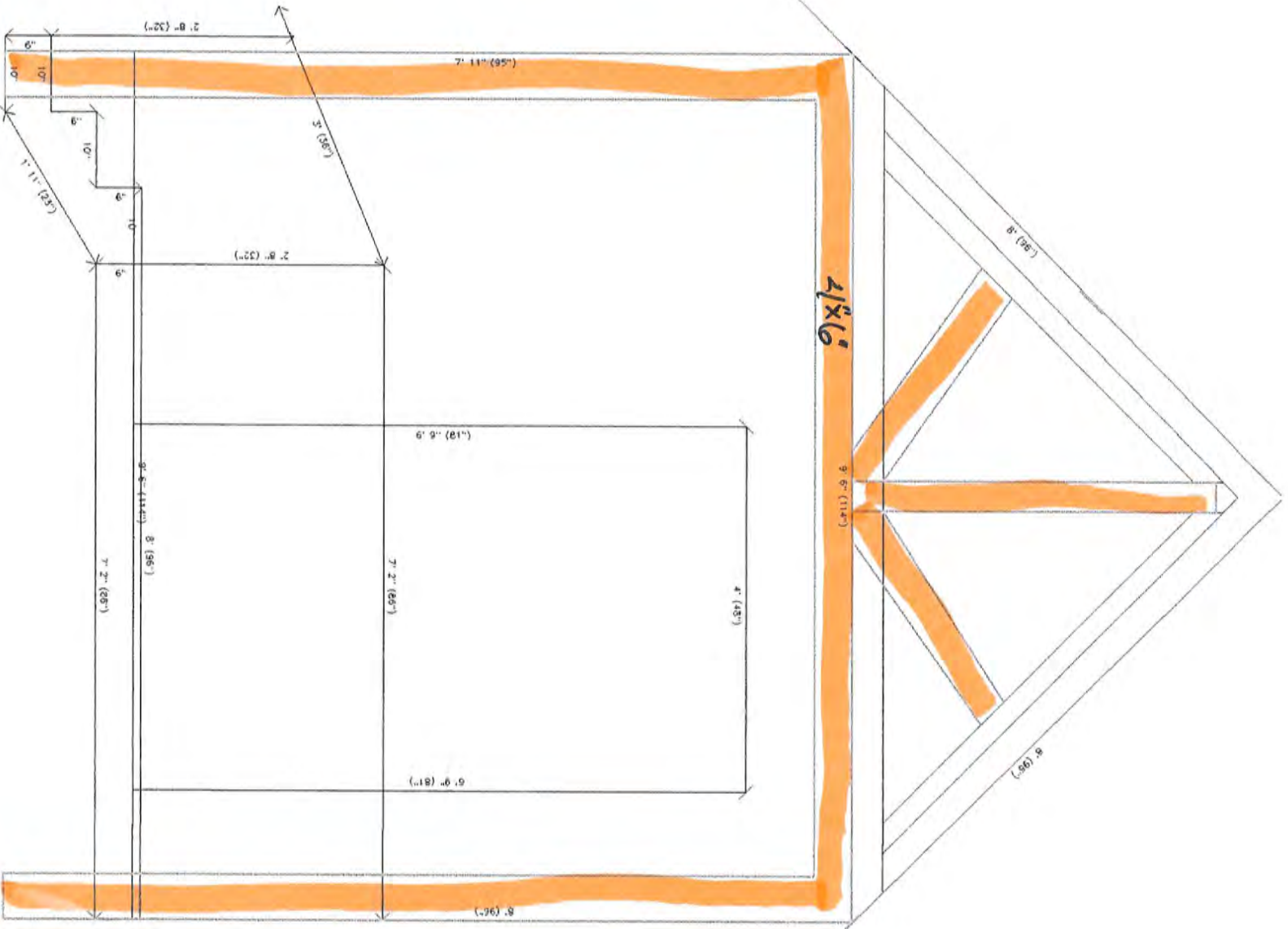
RECEIVED
JUL 23 2024
CBS BLDG DEPT

APPLICANT COPY



APPLICANT COPY

Showing front
orch Post + Beam



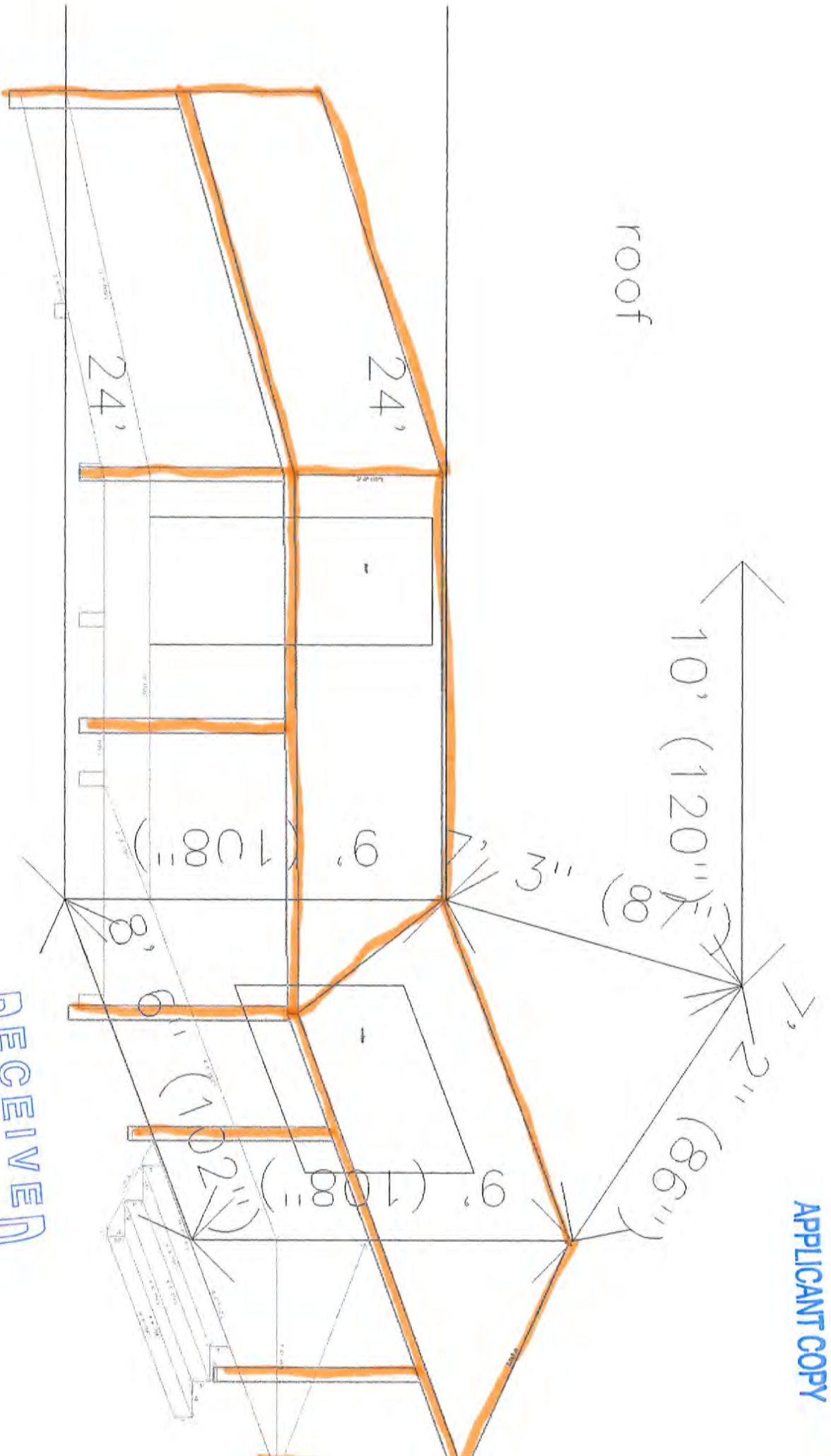
APPLICANT COPY

RECEIVED
JUL 23 2024
CBS BLDG DEPT



APPLICANT COPY

roof



Showing back Porch
Clear Roofing

APPLICANT COPY

RECEIVED
JUL 23 2024
CBS BLDG DEPT



Front porch gable extension

Foundation is to be dug down to rock, 14" sono tube anchored in with 1/2" rebar
Simpson Post saddles embedded in the concrete.

APPLICANT COPY

Posts are 6x6 Yellow Cedar, fastened with 3/4" galvanized nuts and bolts.
Simpson post to beam brackets, fastened with 3/4" galvanized nuts and bolts

Beams are 4x6 yellow cedar, for a 8ft span
Simpson beam hanger to attach to the house, 1/2" lag bolt

Rafters 2x8 DF, 2ft oc, Simpson hangers, 16d and 1-1/4" teco

Roof sheeting 5/8" CDX, will be staggered with existing roof sheeting to lock it together. 10D galvanized nails

Roofing material, asphalt shingles,

RECEIVED
JUL 23 2024
CBS BLDG DEPT

Back porch

Foundation, 12"x12" pier block with saddle, 1-1/4" teco nails, 4ft oc
Post and beam, treated 4x4, Simpson hanger, 1-1/4" teco nail

Posts are at 4ft oc

Ledger board, treated 2x8, 3-1/2" ledger lock bolt

Rafters, treated 2x4, Simpson hanger and tie down, 8D hdg and 1-1/4" teco nails

Rafters are 2ft oc

Stringers for clear roofing, treated 1x4, 8D hdg, 2ft oc

Wiggle board

Clear roofing, 1-1/4" gasket screws

APPLICANT COPY

RECEIVED
JUL 23 2024

APPLICANT COPY

CBS BLDG DEPT

Nelson Appraisals, LLC
PLAT MAP

File No. 06-08-220
Case No.

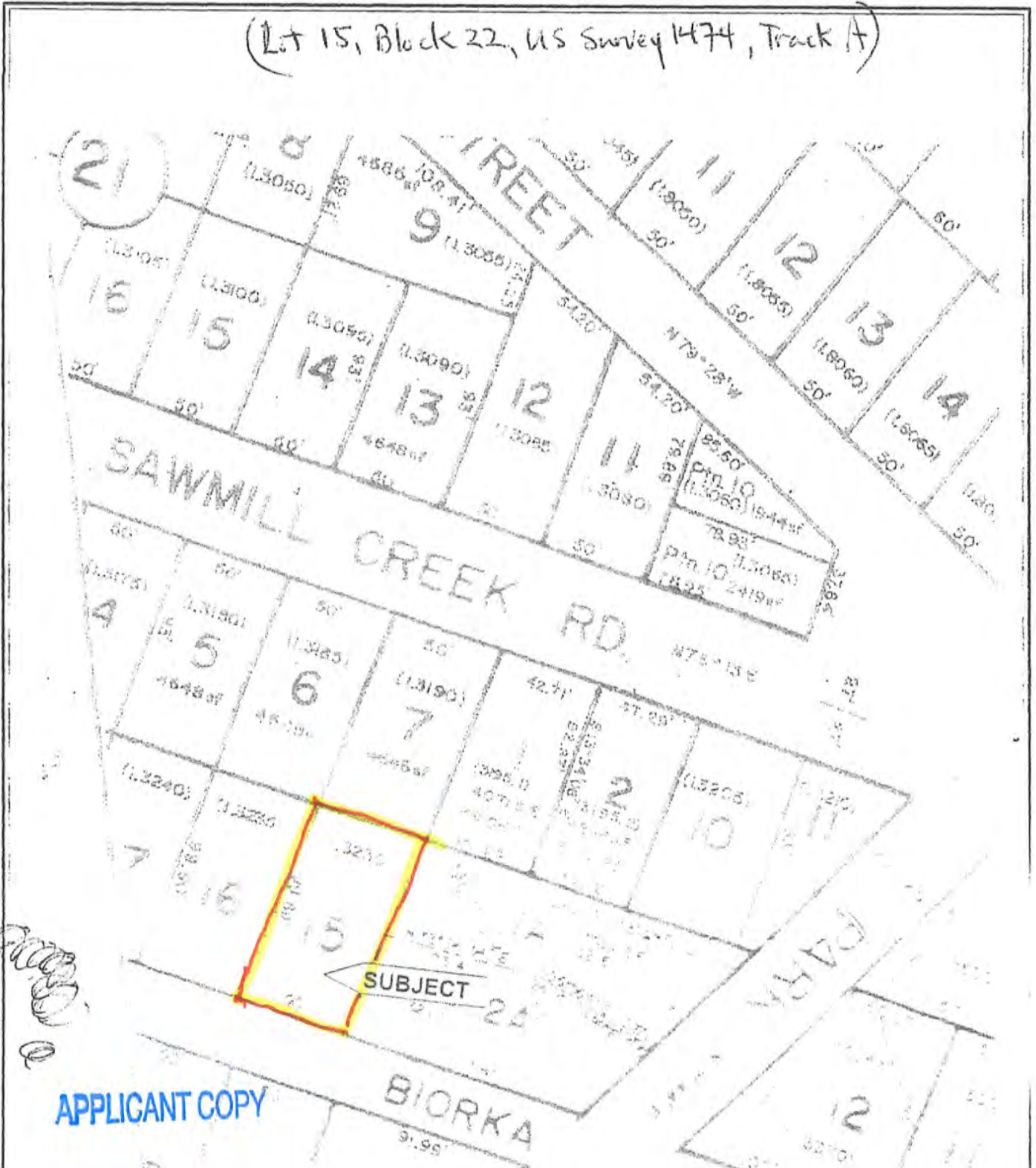
Borrower Ronald and Elizabeth Mosher

Property Address 617 Biorka Street

City Sitka County City and Borough of Sitka State AK Zip Code 99835-7629

Lender/Client First Bank Mortgage Address 2030 Sea Level Drive Ste 100, Ketchikan, AK 99901

(Lot 15, Block 22, US Survey 1474, Track A)



APPLICANT COPY

