

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**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
 - a. February 12, 2025 Regular Meeting
 - b. February 27, 2025 Special Meeting
- IV. GUEST &/OR PERSONS TO BE HEARD**
- V. REPORTS & CORRESPONDENCE**
- VI. OLD BUSINESS**
 - b. Historic Preservation Plan
 - c. Memorial and Street Naming Policy
- VII. NEW BUSINESS**
 - d. Deck replacement at 105 Barlow Street
 - e. Discussion of an appeal regarding the demolition permit for a structure at 203 Kaagwaantaan Street
- VIII. SET NEXT MEETING DATE(S):**

(2nd Wednesday of the Month, 6pm **Harrigan Centennial Hall**)
Wednesday, April 9, 2025 – Regular Monthly Meeting
- IX. ADJOURNMENT**



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SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Harrigan Centennial Hall

February 12, 2025 6 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:01 p.m.

Present: Roby (Koolyéik) Littlefield (Chair), Dionne (Yeidíkok'áa) Brady-Howard (arrived at 6:15 p.m.), James (Kushxeet) Poulson, Candace Rutledge, Nicole Fiorino, Karen Lucas, Scott Saline (Assembly Liaison; arrived at 6:09 p.m.)

Staff: Kim Davis, Ariadne Will

Public: Rebecca Poulson, Lisa Killinger

II. APPROVAL OF AGENDA

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

III. APPROVAL OF MINUTES

a. January 8, 2025

M/Poulson-S/Fiorino moved to approve the January 8, 2025 meeting minutes. Motion passed 5-0 by voice vote.

IV. GUEST &/OR PERSONS TO BE HEARD

Lisa Killinger spoke under persons to be heard about a rumor she'd heard that Chris McGraw had purchased 408 and 410 Oja Way with the intention of demolishing an existing building and constructing a bus depot. Staff said that the rumor is unverified and that any plans to build a bus depot on Oja Way will need to come before the commission, as the properties mentioned are in Sitka's historic district.

Also under persons to be heard, Assembly Liaison Scott Saline had suggestions about the commercial use of Goddard Hot Springs. Saline indicated a desire for a moratorium on visitors at the hot springs and the construction of additional infrastructure at the site, which would be offset by a tax passed on to commercial visitors.

V. REPORTS & CORRESPONDENCE

No reports or correspondence were given.

VI. OLD BUSINESS

b. Historic Preservation Plan

Rebecca Poulson provided the commission with an overview of the draft Historic Preservation Plan, which she had worked on updating in the time since the January 8 meeting. Updates included the addition of the historic context section requested by the commission in December and minor edits, like the reorganization of the goals and accompanying actions.

Poulson requested the commission hold a public meeting to request public input regarding the plan and, specifically, the goals section. She said she would like to see a more focused list of goals, and that a public meeting could clarify what goals should remain in the plan. The commission agreed with Poulson's idea.

M/Brady-Howard-S/Poulson moved to propose a time for community input on March 26 at 6:30 p.m. at Centennial Hall in the Assembly chambers to clarify the existing Historic Preservation Plan and receive input from the public on the plan, especially the goals and actions the plan proposed. Motion passed 6-0 by voice vote.

c. Memorial and Naming Policy

Chair Littlefield said that she had not met with the subcommittee to work on the memorial and street naming policy as planned at the January 8 commission meeting. Brady-Howard said she would email Lucas and Fiorino to find a time to discuss the policy, and Chair Littlefield said she did not need to be a part of the subcommittee.

VII. NEW BUSINESS

d. Demolition of existing structure at 203 Kaagwaataan Street.

Staff told the commission that Tyler Green was planning to demolish the existing structure at 203 Kaagwaataan Street. The commission noted that the structure was an old Kiks.ádi clan house—Kaxátjaa Hít—which had no female descendants. The house was owned by Kendall Didrickson but had been unoccupied for a substantial period of time.

The commission requested staff write a letter to Green explaining the history of the structure as a clan house and requesting Green document the house before demolition. Poulson said he was willing to photograph the structure for free, and the commission recommended the documentation be provided to the Sitka Historical Society. Saline said that an oral history of the house could be given at a later Historic Preservation Commission meeting and recorded in the minutes.

The commission said it felt hesitant about the absence of site plans with the demolition application. Staff said that Green was working with the planning and building departments and that site plans would come before the commission when

ready. Staff said that Green didn't currently have a concrete plan for the property, as development posed significant challenges.

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.

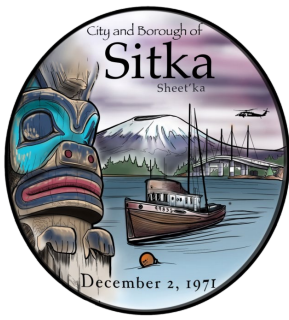
e. New construction of single-family home at 726 Alice Loop.

The commission said they had no concerns with the site plans submitted for construction at 726 Alice Loop and noted that the area was fill and the proposed single-family house was in keeping with the neighborhood.

M/Poulson-S/Brady Howard moved to recommend the request for new construction of a single-family home at 726 Alice Loop. Motion passed 6-0 by voice vote.

VIII. SET NEXT MEETING DATE(S):
(2nd Wednesday of the Month, 6pm **Harrigan Centennial Hall**)
Wednesday, March 12, 2025 – Regular Monthly Meeting

IX. ADJOURNMENT
Chair Littlefield adjourned the meeting at 7:27 p.m.



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SITKA HISTORIC PRESERVATION COMMISSION

Special Meeting

Harrigan Centennial Hall
February 27, 2025 6:15 p.m.

AGENDA

I. CALL TO ORDER & ROLL CALL

Chair Littlefield called the meeting to order at 6:17 p.m.

Present: Roby (Koolyéik) Littlefield (Chair), Dionne (Yeidíkok'áa) Brady-Howard, James (Kushxeet) Poulson, Candace Rutledge, Nicole Fiorino, Scott Saline (Assembly Liaison; arrived at 6:49 p.m.)

Excused: Karen Lucas

Staff: Kim Davis, Ariadne Will

Public: Ashley Green, Tyler Green, Kendall Didrickson, Michael Miller, Jess Perkins, Zen Perkins, Harvey Kitka, Tom Gamble, Caroline Daws, Georgina Kitka, Willoughby Peterson, Devon Calvin, Nirali Desai, Katelyn Stiles, Roberta Bernhardt, L'duteen Jerrick Hope-Lang, Cindy Stiles, Steve Johnson

II. APPROVAL OF AGENDA

M/Poulson-S/Fiorino moved to approve the agenda. Motion passed 5-0 by voice vote.

III. GUEST &/OR PERSONS TO BE HEARD

None.

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.**

The commission held little discussion after introducing the motion to rescind the motion at the February 12 meeting approving recommendation to demolish the existing structure at 203 Kaagwaantaan Street. Vice Chair Brady-Howard said she was in favor of rescinding the motion, and Commissioner Poulson said he wanted to get to a vote quickly, as many members of the public were in attendance to give comment on a motion to recommend demolition of the structure at 203 Kaagwaantaan. The motion to recommend demolition could not be brought forth until after the motion to

rescind was approved by vote by supermajority. No public comment was given regarding the motion to rescind.

Following the unanimous vote to rescind the Feb. 12 recommendation, Vice Chair Brady-Howard requested the commission add an agenda item for recommendation for demolition of the existing structure at 203 Kaagwaantaan Street.

M/Poulson-S/Brady-Howard moved to rescind the motion at the February 12 Historic Preservation Commission meeting approving the recommendation to demolish the existing structure at 203 Kaagwaantaan Street. Motion passed 5-0 by roll call vote.

M/Poulson-S/Brady-Howard moved to amend the agenda, adding under New Business, Item B: Recommend the request for demolition of an existing structure at 203 Kaagwaantaan Street. Motion passed 5-0 by voice vote.

b. Recommend the request for demolition of an existing structure at 203 Kaagwaantaan Street.

Prior to the introduction of the motion to recommend the request for demolition and following the vote on the motion to rescind the recommendation made February 12, Chair Littlefield gave opening remarks introducing the attending commissioners and Planning staff to the public, and stating the purpose of the commission as an advisory body whose primary purpose was to educate those building in Sitka's Historic District.

In a staff report, Will explained that the purpose of the special meeting was to hear additional testimony related to the demolition request that was not heard at the February 12 meeting. Will read a large portion of the memorandum Planning Director Amy Ainslie provided to the commission, which further outlined the role of the commission, the property owner's rights, and the commission's ability to appeal the Planning Department's signing of the demolition permit, should the commission fail the motion recommending demolition.

The commission called up applicant Tyler Green, who said that the existing structure—a single-family home—had been unoccupied for about four years. He said the former resident moved out due to the house's dilapidated and inhospitable state.

Commissioner Poulson reiterated to Green the recommendations the commission provided him at the February 12 meeting. He told Green that the existing structure was significant because it could contribute to the creation of a historic district in the future. Public comment and documentation provided

in the meeting packet stated the structure as a former clan house, originally constructed in 1888. Commissioner Fiorino asked Green about the building's structural integrity. Green said no evaluation had been done but that he didn't believe it to be sound. He said the current plan for the property was to build a two-dwelling home with a garage after demolition.

The commission requested to hear from Kendall Didrickson, the property owner, who was having technical issues. The commission moved on to public comment while Didrickson worked to rejoin the meeting from another device.

In addition to the property owner, eight members of the public spoke under public comment, including the applicant's spouse. Seven spoke against the recommendation for demolition.

Jess Perkins said she had conducted research and interviews regarding the structure and property prior to the previous owner's death in early 2014. She said she believed the single-family home had had structural integrity at the time of her research, and that rehabilitating it and returning it to its earlier purpose as a clan house would be significant. Perkins noted that since the building was private property, its return to use as a clan house would have to happen voluntarily.

Willoughby Peterson spoke next and said he was concerned with the proposed sale of the property, as he believed it should be returned to clan ownership and restored. He asked the commission to investigate the sale of the property.

Kendall Didrickson, upon resolving technical issues, said that the house had been unoccupied since 2018 and that the electricity had been turned off in 2019. He said that since 2019, pipes had burst and the building had sustained extensive water damage, in addition to preexisting fire damage.

Didrickson said he had helped with an extensive renovation of the structure in the 1990s and received title to the house because of his work. He said that he had come to see the house as a financial and legal liability due to its condition and wanted to sell to a longtime friend, applicant Tyler Green. Didrickson said he was aware of the building's history as a clan house.

Jerrick Hope-Lang—who was a member of the Point House, another Kiks.ádi house—mentioned his efforts to restore the Point House and said he and others wanted to purchase the property from Didrickson.

Katelyn Stiles, a member of Kaḡátjaa Hít and a descendant of Didrickson's paternal grandmother, explained the cultural significance of the house and described it as a place that held the family's ancestors. She asked the commission to vote against the recommendation to demolish the structure.

Following Stiles's comment, Vice Chair Brady-Howard said that in the future, the commission would work to ensure it had adequate resources and information when considering recommendation requests related to clan houses.

Tom Gamble spoke next under public comment and requested the commission postpone its decision and change Sitka General Code to better protect culturally significant properties. He said that the applicant's characterization of the structure as dilapidated was relative, and that the property could be rehabilitated, citing the Russian Bishop's House as an example of a property that was once in disrepair.

Harvey Kitka said he had ties to many families within the village and said he had more to share about the area's history at a later date.

Mike Miller, who grew up in a different clan house on Katlian Street, said clan houses were significant as community spaces.

Ashley Green, the applicant's spouse, said she hadn't been aware of the history of the structure prior to the February 12 meeting. She said she and her husband planned to build a new structure that fit, architecturally, with the neighborhood's character.

Following public comments noted a difference between a house fitting the architectural style of an area and fitting the cultural characteristics of a clan house.

Under commission discussion, Vice Chair Brady-Howard reiterated remarks made during public comment and said she would vote against recommending demolition.

Following the vote denying recommendation of the demolition, Didrickson said he would not sell the property to members of Kaḡátjaa Hít.

M/Brady-Howard-S/Rutledge moved to approve the recommendation for demolition of the single-family dwelling at 203 Kaagwaantaan Street. Motion failed 0-5 by roll call vote.

V. ADJOURNMENT

Chair Littlefield adjourned the meeting at 8:01 p.m.

SITKA HISTORIC PRESERVATION PLAN



Sitka Historic Preservation Commission
City and Borough of Sitka
Sitka, Alaska

TKTK 2025

A Guide to Cultural & Heritage Resource Preservation, Protection, and Advocacy

Sitka Historic Preservation Plan

City and Borough of Sitka Assembly

Steven Eisenbeisz, Mayor
Kevin Mosher, Deputy Mayor
Timothy Pike, Vice Deputy Mayor
Thor Christianson
Chris Ystad
Scott Saline (Commission Liaison)
J.J. Carlson

City and Borough of Sitka's Historic Preservation Commission

Roby (Koolyéik) Littlefield, Chair
James (Kushxeet) Poulson, Secretary
Karen Lucas
Dionne (Yeidikook'áa) Brady-Howard, Vice-Chair
Candace Rutledge
Nicole Fiorino

Previous Board Members

Anne Pollnow
Ana Ditmar
Robert (Shaakanastaa) Sam
Chuck (Daanax.ils'eik) Miller
Scott Saline
D.S. Pensley

City and Borough of Sitka Planning & Community Development

Amy Ainslie, Planning & Community Development Director
Kim Davis, Planning Manager
Ariadne Will, Planner I

Adopted TKTK, 2025
Ordinance No. 25-TKTK

Executive Summary

Judging by the number of National Register Sites and National Historic Landmarks in Sitka—places that are important in telling the history of the United States—Sitka is by far the most historic town in the State of Alaska because of the wealth of historic structures, cultural objects, and traditional places. This makes it incumbent on Sitkans to plan for their preservation.

The Sitka Historic Preservation Plan outlines the goals, objectives, recommendations, and proposed activities for a historic preservation program within the City and Borough of Sitka (CBS). Based on the history of preservation in the municipality, providing a framework to protect historic properties through city policies and procedures. The plan describes the historic contexts through which to view Sitka and the resources that are related to those contexts.

The Sitka Historic Preservation Commission (SHPC) recommends a focus on education and outreach, increasing funds for historic preservation, and assisting the community of Sitka to promote land use planning and sustainable development. In partnership with agencies, organizations, and individuals, the SHPC will work to identify, interpret, and preserve artifacts from the original inhabitants of Sheet'ká and other historic cultural resources, both tangible and intangible, for the purposes of accurate economic development, enrichment of the citizenry, and the benefit of future generations.

This preservation plan was developed with the input and participation of many individuals and groups across the municipality and with the assistance of the State of Alaska Office of History and Archaeology (OHA). Surveys, public meetings, and personal communications yielded many comments.



Figure 1.

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List of Acronyms

AHRS	Alaska Heritage Resources Survey
ANB	Alaska Native Brotherhood
CBS	City and Borough of Sitka
CLG	Certified Local Government
HABS	Historic American Building Survey
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
National Register	National Register of Historic Places
NTHP	National Trust for Historic Preservation
OHA	Office of History and Archaeology (Alaska)
SHPC	Sitka Historic Preservation Commission
SHPO	Alaska State Historic Preservation Office(r)
STA	Sitka Tribe of Alaska



Alaska State Library - Historical Collections

Figure 2.



Figure 3.

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What Is Historic Preservation Planning?

The history of a community contributes to its identity. Historic preservation provides a link to the roots of a community and its people and gives a community its unique character and personality.

Historic preservation is the practice of protecting and preserving cultural resources that reflect elements of local, state, national, or tribal history from a cultural, social, economic, political, archaeological, or architectural perspective. Historic preservation has diverse purposes and rewards such as strengthening local economies, stabilizing property values, fostering civic beauty and community pride, and facilitating the widespread appreciation of local and national history.

Cultural resources, often referred to as historic resources or historic properties, are defined as structures, objects, buildings, districts, sites, landscapes, or traditional cultural properties that are significant in local, state, or national history, architecture, archaeology, engineering, or culture. History encompasses all cultures and economic classes, and a breadth of social, political, and private activities from the past to the present.

Social, political, economic, legal, and other private and public factors may influence local historic preservation efforts. Successful preservation planning recognizes these influences and uses conflict resolution among various interest groups to reach consensus within the community for specific projects.

Historic preservation planning is important because it:

- Clearly states the community's goals for historic preservation.
- Informs residents how the community wants to grow and what the community wants to protect.
- Ensures consistency among government policies that affect the community's cultural resources.
- Educates residents about the value of their community's heritage. .
- Establishes recommendations for preservation activities.
- Makes it possible to measure progress in protecting cultural resources.
- Comprehensively addresses tourism, zoning, traffic, development, and urban design.
- Encourages economic development.
- Strengthens the political support for historic preservation laws and policies.

In 2011, the National Trust for Historic Preservation commissioned a report on the economic impacts of historic preservation. In part this was an effort to encourage public policy makers to view historic preservation as broader than merely preserving distinctive architectural or cultural sites. The report concluded that historic preservation conserves resources by using existing public infrastructure and demonstrates that renovation costs are roughly the same as new construction. Moreover, adaptive re-use is a good model for economic development by promoting job creation, revitalizing main streets, attracting investors and visitors, and increasing property values.

Legal Basis for Historic Preservation

The National Historic Preservation Act of 1966 (NHPA), 16 U.S.C. § 470 et seq., declared the leadership role of the federal government, and established state historic preservation offices and the Certified Local Government (CLG) Program. Partnership among federal, state, tribal, and local governments is the framework for public preservation activities nationwide. In *Penn Central Transportation v. City of New York*, 438 U.S. 104 (1978), the U.S. Supreme Court recognized historic preservation as a legitimate function of government and local historic preservation laws as an appropriate means to accomplish a community's historic preservation goals. Other cases have followed.

The State of Alaska Office of History and Archaeology (OHA), in conjunction with the Alaska State Historic Preservation Office (SHPO) and the National Park Service (NPS) of the U.S. Department of the Interior, designated the City and Borough of Sitka (CBS) as a CLG in 1994. Sitka is one of fifteen CLGs in Alaska. Status as a CLG requires that the municipality prepares and regularly updates a historic preservation plan. In practice, CLGs tend to update their historic preservation plans every two-to-five years.

In 1992 and 1993, respectively, the CBS adopted Ordinances No. 92-1075 and 93-1105. (REFERENCE APPENDICES) These ordinances establish and define the scope of Sitka's historic preservation program. As described in more detail below, the Sitka Historic Preservation Commission (SHPC) was established to carry out the duties of a CLG and subsequently drafted Sitka's first preservation plan in 1994. The current Sitka Historic Preservation Plan is an update and revision of the original plan and is intended to address a range of issues identified in the program's implementation over the last thirty years. Furthermore, it meets the CLG requirement for periodic plan review and revisions and thus furthering CLG grant funding opportunities for preservation related projects throughout the municipality and borough.



Alaska State Library - Historical Collections

Figure 4.

A Local Vision for Historic Preservation

Generally speaking, a preservation plan establishes local priorities for designating and protecting National Register of Historic Properties (National Register) sites, National Historic Landmarks (NHL), and Historic Districts in a specific community.

The proposed demolition of the Post Office and Courthouse, built in 1934 and located in downtown Sitka, led to a grassroots effort to protect Sitka's historic treasures. The Sitka Historic Trust Board was formed and received funding from OHA to hire an architect to assess the building on the condition that the Board apply for CLG status. Indeed, CLG status would not only allow the community to preserve the old post office but also would provide opportunities for the community to learn about and preserve historic properties throughout the City and Borough of Sitka. In January 1993, the Assembly approved converting the Post Office and Court House into a city hall and established the Sitka Historic Preservation Commission.

Historic preservation provides significant benefits to the community in several key areas:

- **Culturally**, it strengthens a community's sense of identity and place by preserving tangible connections to the past and historic architectural styles.
- **Economically**, it can increase property values and tax revenues by protecting historic buildings and using them as focal points for revitalization, while also attracting heritage tourism.
- **Socially**, historic preservation fosters civic pride and a shared sense of responsibility for protecting the community's historic environment.
- **Developmentally**, it allows for thoughtful, well-planned growth that accommodates the protection of historic structures.
- **Environmentally**, it reduces waste by restoring or rehabilitating historic buildings rather than demolishing them.
- **Educationally**, it teaches citizens about local heritage and cultivates cultural understanding and respect for the past.

In May 1994, the CBS achieved recognition as a CLG. To maintain this status, the Commission wrote a two-page plan and flowchart titled an *Inventory of Historic Sites and Structures, City and Borough of Sitka*. Part I of the plan was undertaken in 1995 and contained a preliminary inventory and bibliography. Comments from the OHA resulted in Part II, completed in 1997, which contains 325 historic and archaeological sites, each given a site number and cross-listed with the State of Alaska's Alaska Heritage Resources Survey AHRS database. Part II additionally includes sites not eligible for inclusion in the AHRS.

Historic Preservation Certified Local Government Grants

Grant funding obtained through the CLG Program (60% federal share award noted below):

2022 - \$50,000 for Sitka Japonski Island Boat House Walls & Accessible Restroom Project
2021 – **(4)** \$24,000 for Fraser Hall Heating System Design, \$20,408 for St. Peters by the Sea Episcopal Church & See House Historic Structures Survey, \$15,000 to Sitka Woman’s Club for application of the Mills Cottage to the National Register, and \$25,000 to the WWII-era Japonski Island Marine Ways
2019 - \$25,000 for Rehabilitation Frazier Hall, Sheldon Jackson School NHL
2018 - **(2)** \$25,000 Sheldon Jackson School NHL Sawmill Bldg. Design Drawings and \$25,000 for Fraser Hall, Sheldon Jackson School NHL, East and North Walls Rehabilitation
2017 - \$24,961 for WWII-era Japonski Island Boathouse Wall, Foundation, Utility Rehabilitation
2016 - **(2)** \$25,000 Whitmore Hall Façade Rehabilitation, Sheldon Jackson School NHL and \$24,804 for Fraser Hall Façade Rehabilitation, Sheldon Jackson School NHL
2015 - \$15,000 for WWII-era Japonski Island Boathouse Door Rehabilitation
2014 - **(2)** \$10,652 for WWII-era Japonski Island Marine Ways and \$19,995 North Pacific Hall Restoration, Sheldon Jackson School NHL
2013 - \$20,000 for Lincoln Street Historic District Survey
2012 - **(2)** \$3,761 for Alaska Native Brotherhood/Sisterhood Centennial Panels, Phase II and \$22,365 for Sheldon Jackson School NHL Windows Workshop and Restoration
2011 - \$10,000 for Alaska Native Brotherhood/Sisterhood Centennial Panels, Phase I.
2010 - \$8,281 for Sheldon Jackson School NHL, Sage Building Historic Structure Assessment
2009 – **(2)** \$16,050 for Preservation Plan and \$24,611 Local Historic Preservation Commission Training
2008 - \$24,667 for National Alliance of Preservation Commissions Forum Travel Grants
2006 - \$6,050 for Architectural Planning for Renovation and Preservation of the Tillie Paul Manor
2003 - \$9,900 for Japonski Island Boathouse Design
2002 - \$15,510 for Japonski Island Boathouse Structures Report and Condition/Haz-Mat Survey
1996 - **(2)** \$3,960 for Cultural Resources Inventory, Phase II for CBS and \$1,452 for Nomination of the Old Post Office (City Offices) to the National Register
1995 - \$4,355 for Cultural Resources Inventory, Phase I

TOTAL: \$476,171

Sitka Comprehensive Plan 2030: Historical, Cultural, and Arts Resources Action

In 2018, the CBS Planning Commission concluded a two-year process of updating and revising the comprehensive and land use plans for the municipality, which resulted in the *Sitka Comprehensive Plan 2030*. This document lists a number of historic preservation action items in a section entitled Historical, Cultural, and Arts Resources, as follows:

- Action HCA 1.1a:** Develop, adopt, and implement a Sitka Historic Preservation Plan.
- Action HCA 1.1b:** Facilitate and support CLG grants to obtain National Register Historic District Status for eligible districts.
- Action HCA 1.1c:** Coordinate and collaborate with interested parties to compile cemetery information.
- Action HCA 1.1h:** Create a memorial and naming policy to integrate place names that are representative of Sitka’s diverse history into community facilities, services, places, and streets.
- Action HCA 1.1i:** Develop a Master Plan for Katlian/Kaagwaataan area in area in collaboration with Sitka Tribe of Alaska, Alaska Native Brotherhood and Sisterhood, property owners, and other interested parties.
- Action HCA 2.1:** Advertise historic preservation opportunities, tax incentives, and grants available to rehabilitate historic properties and sites within districts.
- Action HCA 3.2:** Develop temporary use permits that promote opportunity for visual and performing arts. Cross reference with ED 6.6.
- Action HCA 4.1a:** Market and promote use of Harrigan Centennial Hall and Sitka History Museum.
- Action HCA 4.1c:** Create a historical zoning district or overlay for Sheldon Jackson Campus allowing for broader range of uses. Cross reference with LU 3.2.
- Action HCA 5.1c:** Encourage the display of interpretive signs for historic structures through zoning code provisions and other appropriate means.

Historic Contexts and Themes

Historic properties are any precontact or historic districts, sites, buildings, structures, or objects which are eligible for or already listed in the National Register. The significance or importance of a property may only be evaluated and explained within its historic context. The NPS defines “historic context” as “a comprehensive summary of all aspects of the history of the area.” To decide whether a property is historically significant, the NPS offers five criteria for consideration (National Park Service, 1997):

1. That aspect of local, state, or national precontact or history the property represents;
2. Whether that facet of precontact or history is significant;
3. Whether it is a type of property that has relevance and importance in illustrating the historic context;
4. How the property illustrates that history and;
5. Whether the property possesses the physical features necessary to convey the aspect of precontact or history with which it is associated.

The SHPC utilizes these criteria in the course of its work, aided by an understanding of local historic contexts and themes. Commissioners rely upon a variety of resources. A few are described below.



Figure 5.

Alaska’s current state historic preservation plan, *Saving Our Past: Planning for Our Future* (2018-2023), available at <https://dnr.alaska.gov/parks/oha/ASHPP%20Document.pdf>, provides a brief look at the state’s history, both precontact and historic, and how it shapes the sites and cultural resources we find throughout the state today. The *Alaska Heritage Resources Survey* (AHRs), is a database maintained by OHA, identifies more than 50,000 cultural resources and historic properties from precontact to modern times, as well as some paleontological sites, throughout the state. The database is restricted by state law to prevent unauthorized use and to protect identified cultural resources from unwarranted destruction (Alaska Office of History and Archaeology, 2015). CBS engaged Vanguard Research, Inc., to conduct an intensive survey of Sitka’s cultural resources and historic properties. The report compiles reference materials about specific properties and sites in addition to historical, ethnographic, and

archaeological publications, journals, travel guides, and popular books about the history of Sitka and its environs. Over three hundred properties and sites noted in the 1997 survey have been incorporated into the AHRS.

The Physical Setting of Sitka

Sitka is located on Baranof Island in the Alexander Archipelago of the Pacific Ocean. It is the largest municipality in the United States by land base and is surrounded by the Tongass National Forest, a coastal spruce forest environment encompassing 17 million acres. Located on the western and outer coast of Baranof Island, Sitka is the fifth-largest city in Alaska by population of 8,383. The name “Sitka” is derived from Shee At’iká (a.k.a. Sheet’ká Kwáan), interpreted by one Native elder as “On the Outer Edge of Baranoff Island” (Kitka, 2000). The indigenous history of Sitka is seen in its archaeological sites, historic buildings, artifacts, and rich oral traditions.

Sitka’s National Register Sites

The National Park Service’s National Register is part of a nationwide program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources of local or state and national significance. The following tables identify Sitka’s cultural resources and historic properties on the National Register and within the AHRS.

Table 1. Sitka’s National Register Sites and Districts

Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
Cable House and Station (a.k.a. Communications Center and Quarters, located on Lincoln Street)	1977	SIT-0212	1904-1910 (OHA, 2019) (NPS, 2019)	This building marks the completion of the Washington-Alaska Military Cable and Telegraph System - an overland and submarine cable network designed to provide wire communication between Alaska's military outposts, communities, and the continental United States.
Emmons House (601 Lincoln Street)	1977	SIT-0258	1895-1899 (OHA, 2019) 1875-1899 (NPS, 2019)	While serving in the Navy, Lt. George Thornton constructed this home. As Alaska's preeminent Tlingit anthropologist, he authored the "Report on the Conditions of the Natives of Alaska." Additionally, Lt. Thornton collaborated extensively with President Theodore Roosevelt on the Alaskan-Canadian border dispute.
Mills House (a.k.a. May Mills House and Rose Hill, 315 Seward Street)	1978	SIT-0189	1911-1938 (OHA, 2019) 1911-1913 (NPS, 2019)	In July 1911, renowned Seattle architect Clyde A. Maclaren designed this grand home for May Mills. Completed two years later, the spacious residence became Mills' cherished abode from 1913 until 1938. As a prominent member of Sitka's foremost business family, Mills generously opened her home to shelter orphaned children, sometimes hosting as many as eight at a time.

Sitka Historic Preservation Plan

Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
<p>Murray Apartments and Cottages Historic District consists of three buildings located on Seward Street: SIT-00208,200 Seward Street. SIT-00209,204 Seward Street. SIT-00210,208 Seward Street</p>	1992	SIT-0447	1911 (OHA, 2019) 1921-1928 (NPS, 2019)	<p>The Murray Apartments and Cottages in Sitka stand as exemplars of the city's early commercial rental properties. In 1921, Abner Murray painstakingly dismantled three buildings in Douglas, Alaska, and reassembled them at their present locations in Sitka. The Murray Apartments, the first multi-family residential structure built in Sitka after Alaska's transfer from Russia to the United States, were likely followed by the Murray Cottages - the community's inaugural single-family rental dwellings.</p>
<p>Hanlon-Osbakken House (419 Lincoln Street)</p>	1992	SIT-0191	1892-1896 (OHA, 2019) 1896-1942 (NPS, 2019)	<p>The Hanlon-Osbakken House is the best preserved of the two remaining Late Victorian Queen Anne style houses in Sitka. Built when Sitka was the capital of the District of Alaska, the house is associated with the Hanlon family, whose roots in the city dated back to its time as the capital of Russian America. John Hanlon died in 1909, and his wife Anna passed away in 1942. In the 1930s, their daughter Margaret and her husband John Osbakken moved into the house, where Margaret lived until 1991.</p>
<p>St. Peter's By the Sea (a.k.a St. Peter's Episcopal Church, 611 Lincoln Street)</p>	1978	SIT-0029	1899 (OHA, 2019) (NPS, 2019)	<p>St. Peter's By the Sea is architecturally significant, with a distinctive design that reflects its unique coastal setting. The church was commissioned and constructed under the direction of Peter Trimble Rowe, the first Episcopal Bishop of Alaska.</p>
<p>Sitka Pioneers' Home (120 Katlian Street, nomination includes Totem Square across the Street)</p>	1979	SIT-0097	1934-1935 (OHA,2019) 1934, 1935, and 1949, (NPS)	<p>The Sitka Pioneers' Home is Alaska's first facility designed to provide long-term care and a safe refuge for senior citizens - specifically the Elders who helped build the state's infrastructure. This historic site has housed both men and women since 1914, with the current buildings in use since 1935.</p>
<p>W.P. Mills House (a.k.a Cushing House, Longenbaugh House, and Island Home) (11 Maksoutoff Street)</p>	1977	SIT-0025	1915-1916 (OHA, 2019) 1915-1916 (NPS, 2019)	<p>The W.P. Mills House is architecturally significant for its exceptional construction quality, especially the fine craftsmanship of its woodwork.</p>
<p>Sitka U.S. Post Office and Courthouse (100 Lincoln Street)</p>	1997	SIT-0313	1938-1946 (OHA, 2019) 1925-1949 (NPS, 2019)	<p>Constructed in 1938 as part of the Works Progress Administration, the Sitka U.S. Post Office and Court House was one of eight federal buildings built across Alaska Territory during the 1930s and 1940s. These Alaskan federal buildings served a dual purpose, housing both post offices and other government offices, including jails.</p>
<p>See House (611 Lincoln Street)</p>	1978	SIT-0195	1905 (OHA, 2019) (NPS, 2019)	<p>The See House, designed in 1898 and built in 1905 by Bishop Peter Trimble Rowe, the first Episcopal Bishop of Alaska, is historically significant as his former home and the headquarters from which he oversaw his duties at St. Peter's Church by the Sea (SIT-029).</p>

Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
U.S. Coast Guard and Geodetic Survey Seismological and Geomagnetic House (a.k.a. Forest Service House, 210 Seward Street)	1986	SIT-0194	1916, 1929 (OHA, 2019) 1900-1924 (NPS, 2019)	The Forest Service House, built in 1916, has a long history of government use. Originally owned by the U.S. Coast and Geodetic Survey, the house served as both office and living space for the observers overseeing the first federal magnetic and seismic observatories in Sitka.
Sitka National Historical Park (a.k.a. Totem Park and Shisk'ee Noow)	1966	SIT-0012	1804-1910 (OHA, 2019) 1900-1924 1875-1899 1850-1874 1825-1849 1800-1824 (NPS, 2019)	The historic components of Sitka National Historical Park reflect the complex history of the region. The park preserves the legacy of the Tlingit people, who inhabited Baranof Island and much of southeast Alaska. It also represents the legacy of the Russian colonists, who exploited the native population in their pursuit of New World resources, particularly valuable furs.

Sitka’s National Historic Landmarks

National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States (National Park Service, 2016).

Table 2. National Landmark Sites and Districts

Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
Alaska Native Brotherhood Founders Hall (a.k.a ANBH and Sitka Camp #1, located at 223 Katlian Street)	1972	SIT-0001	1912, 1914 (OHA, 2019) 1914 (NPS, 2019)	The Alaska Native Brotherhood, founded in 1914 with the establishment of its original Sitka Camp No. 1 chapter, was the sole organization representing Alaska Natives for much of the first half of the 20th century.
Russian Bishop’s House (a.k.a. Russian Mission Orphanage, 503 Lincoln Street)	1966	SIT-0009	1842-1969	In 1842, Ivan Veniaminov, aided by Russian shipwrights, completed construction of the building with both high-quality craftsmanship and a unique architectural design.
American Flag Raising Site, Castle Hill (a.k.a. Noow Tlein, Baranov Castle and Castle Hill, located at the corner of Lincoln and Katlian Streets)	1966	SIT-0002	1804, 1806-1867, 1959 (OHA, 2019) 1800-1824 1850-1874 (NPS, 2019)	Castle Hill was the site of the transfer of Russian America to the United States on October 18, 1867. A re-enactment is held every year on the site. However, as the original ceremony excluded Native participation, for a few years, the local Kiks.ádi clan held a "counter-reenactment" to protest the sale and loss of their tribal lands.

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Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
<p>Old Sitka Site (a.k.a. Redoubt St. Archangel Michael)</p>	1966	SIT-0006	<p>1799-1802 (OHA, 2019) 1750-1799 1800-1824 (NPS, 2019)</p>	<p>Redoubt St. Archangel Michael, a historic site spanning approximately five acres, is bounded by Starrigavan Bay to the west, Halibut Point Road to the east, and the Starrigavan River to the north. This was the location of the original Russian fort, which was burned down by Tlingit warriors in 1802.</p>
<p>Sitka Naval Operating Base and U.S. Army Coastal Defenses (located on Japonski Island and the series of smaller islands connected to it by the causeway, terminating at Makhnati Island)</p>	1986	SIT-0079	<p>1939-1943 (OHA, 2019) (NPS, 2019)</p>	<p>The Sitka Naval Operating Base, the first air station in Alaska, deployed patrol planes that covered the entirety of Southeast Alaska and extended far into the Gulf of Alaska.</p>
<p>Sitka Woman’s Club (a.k.a. Cottage by the Sea, Mills Building)</p>	2024	SIT-0226	<p>1951-1975 (NPS, 2024)</p>	<p>Built in 1895 by Norwegian immigrant Hans Christian Pande, the house became property of W.P. Mills in the early 20th century. W.P.’s wife, Florence Edith, was one of the founders of the Sitka Women’s Club. Florence Edith’s children, W. P. Mills, Jr. and Loretta May Mills sold the building to the Sitka Woman’s Club in 1951 for \$1 to honor their mother.</p>
<p>Russian-American Building No. 29 (a.k.a. Tilson Building, 202 Lincoln Street)</p>	1987	SIT-0013	<p>1850 (OHA, 2019) 1850 1885 (NPS, 2019)</p>	<p>Building No. 29, constructed under the Russian flag, is a rare and exceptionally significant example of Russian-American colonial architecture. As the center of civil administration, trade, and manufacturing for Russia's American colony, New Archangel (now Sitka) was home to the Russian-American Company. Of all the company's buildings documented in the 1867 property inventory, Building 29 is the sole survivor.</p>
<p>Sheldon Jackson School (a.k.a Sitka Industrial Training School; Sheldon Jackson Institute; Sheldon Jackson College, 801 Lincoln Street)</p>	2001	SIT-0026	1910-1944	<p>The Sheldon Jackson School played a significant national role in educating Native Alaskans during the first half of the 20th century and transforming Southeast Native Alaskan cultures during this period. In 1944, the institution amended its charter to become a junior college that admitted non-Native students as well.</p>

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Site Name/s and Location	NR Date	AHRS No.	Period of Significance	Statement of Significance
<p>St. Michael's Archangel Cathedral (a.k.a. the Orthodox Church, in the town center)</p>	<p>1962</p>	<p>SIT-0010</p>	<p>1844-1966 (OHA, 2019) 1844-1848 1972-1976 (NPS, 2019)</p>	<p>The first structure was built between 1844 and 1848. The present cathedral is a reconstruction of the original building, which burned down in January 1966. The original blueprints from Russia were used to reconstruct the church, with only minimal modifications to include a basement and improve the plumbing and electricity. Before the original building was lost, all the icons, art, and furniture were rescued and are now used and displayed in ceremonies. Sitka served as the seat of Russian Orthodox governance from 1840 to 1872 and remained the Diocese of Alaska's headquarters thereafter.</p>

Cemeteries and Sacred Burial Sites

The Sitka Public Library houses the Kettleston Memorial Library Cemetery Project and Cemetery Project Source Book (Neher, Ricketts, & Orbison, 2011, 2014), a comprehensive compilation of local cemeteries, burial records, site maps, historical documentation, and genealogical databases. This resource provides detailed information about the region's varied cultural heritage and sacred burial sites.

Table 3. Cemeteries and Known Burial Sites within the City and Borough of Sitka

Cemetery	AHRS No.	Period of Significance or Oldest Known Burial	Location (within CBS)
Alaska Native Brotherhood Presbyterian Cemetery	SIT-00232	1801-1974	Indian River Road
Finnish Lutheran Church Cemetery (a.k.a. Sitka Cemetery)	SIT-00661	1800s	Princess Way
Moose Lodge Cemetery	None	1946	Baranof Street
Old City Cemetery	None	1946	Baranof Street
Old Merchants' Cemetery	None	-	Merrill, DeGroff Streets
Pioneer Home Cemetery #1	None	1912-1942	Baranof Street
Pioneer Home Cemetery #2	None	1942-present	Baranof Street
Sitka National Cemetery	SIT-00023	1867-present	Sawmill Creek Road
Halibut Point Cemetery	SIT-00027	Pre-contact to present	Halibut Point Road
Russian Orthodox Cemetery	SIT-00054	1805-present	Observatory Street
Saint Peter's Episcopal Church (Bishop Rowe & family burial)	SIT-00195 SIT-00029	1942	Lincoln Street
Russian Clergy, families and dignitaries	SIT-00054	1800s	Blockhouse Hill
Mill Family	None		Shotgun Alley
Saint Michael's Cathedral (Kasheverof)	None	1940	moved to Evergreen Cemetery in Juneau
Presbyterian Church Cemetery (Mill Cemetery)	None	-	Sister Lane
Sheldon Jackson College Grave Sites (a.k.a. Tlingit Presbyterian Cemetery)	SIT-00234	1888-1975	Indian River Road
Sitka Memorial Park Cemetery/ City Cemetery	None	1982-present	Sisters Lane
Tuberculosis Mausoleum (1) (a.k.a. Mermaid Cove Mausoleum)	SIT-00565	1947-1963 Remains have been repatriated	Charcoal Island
Tuberculosis Mausoleum (2) (a.k.a. Mt. Edgecumbe Hospital Mausoleum)	None	1945-1960 Remains have been repatriated	Japonski Island, near John Browns Beach
Sitka Indian Village Grave Sites		Pre-contact to present	Katlian Avenue and Sitka Indian Village

Sitka Tribe of Alaska

The Sitka Tribe of Alaska (STA) is the federally recognized tribal government for over 4,000 citizens of primarily Tlingit, Haida, Aleut, and Tsimpian heritage in Southeast Alaska's Sheet'ká area. STA has been actively engaged in historic preservation efforts. In 1995, STA completed a historic preservation plan and received a joint National Park Service grant with the Southeast Indian Cultural Center (now the Southeast Cultural Center) to document traditional place names and their cultural significance. In 2003, another grant supported the "Celebration of Tlingit Weavers: the Doris Borhauer Basket Collection Documentation Project." Five years later, STA received a Department of Health and Human Services grant to conduct a comprehensive Tlingit language survey. Currently, STA is in the process of nominating the Sitka Indian Village as a National Historic District. (REFERENCE TO STA HISTORIC PRESERVATION PLAN)

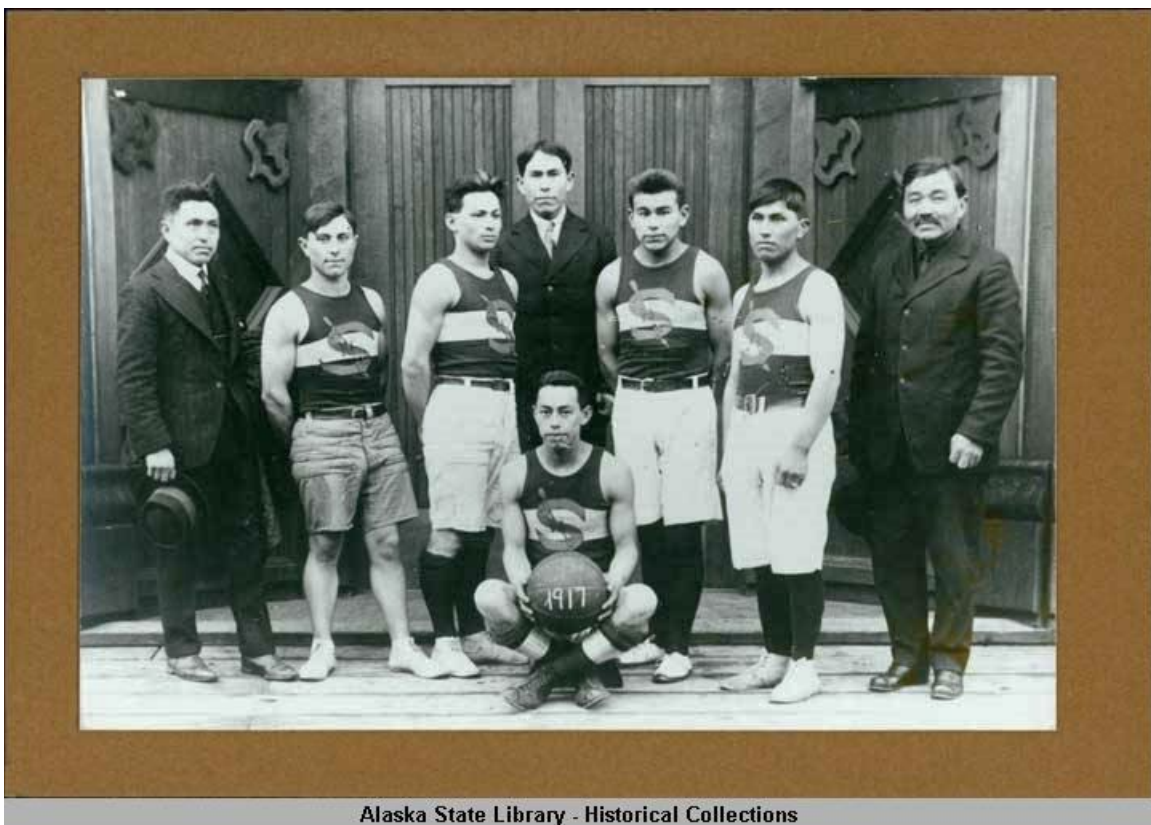


Figure 3.

Recommendations & Actions

This preservation plan is compiled from years of research and development. The plan outlines objectives and corresponding actions that could enhance Sitka's historic preservation program. Funding sources, primarily in the form of Certified Local Government (CLG) grants, have been identified to support these proposed actions. All recommendations and actions are intended to be pursued as distinct projects, involving relevant stakeholders and qualified professionals.

RECOMMENDATION 1: AMEND AND UPDATE CURRENT CBS HISTORIC PRESERVATION ORDINANCE

Objective:

A historic preservation ordinance provides the primary means for local governments to protect historic buildings and districts. Updating the ordinance can clarify and strengthen the processes for designating and safeguarding historic properties. **(REFERENCE RELEVANT APPENDICES)**

Action:

- Obtain a CLG grant to update the current ordinance to include a local register, and policies associated with the protection, management, and promotion of Sitka's cultural resources.
- Create Toolbox for Review Process
- Other than criteria for designation and procedures identified in an ordinance revision, CBS Staff, SHPC members, and the applicant should have the means necessary to make informed decisions. Due process should be adhered to: (1) notice of the government action, (2) a hearing, (3) fair and informed decision-making, and (4) delivery of results and recommendations.

For CBS Staff:

- Create a GIS and Zoning Overlay of cultural resources to aid in the initial evaluation (A zoning overlay will likely take the form of historic areas or areas of high sensitivity for cultural resources and will be determined through historic survey by qualified entities)
- Create protocol for Section 106 compliance by all city departments

For SHPC members:

- Know legal guidelines, standards, and regulations
- Avoid conflicts of interest
- Be professional
- Be familiar with previous cases
- Review all applications and know the property
- Ask questions and be open-minded
- Protection and preservation of historic properties

For the applicant:

- Transparent
- Accessible (applications on CBS website)
- Consistent

RECOMMENDATION 2: PROMOTE HISTORIC PRESERVATION WITHIN THE MUNICIPAL AGENDA

Objective:

To assist the municipality with thoughtful growth and development, the SHPC wishes to establish a framework for decision-making that preserves the community's historic character. This framework should consider the diverse religious, ethnic, and cultural values of the community when planning all CBS projects and those requiring CBS approvals.

Historic preservation has far-reaching economic impacts and benefits. It is a vital economic development tool that creates jobs, attracts investment, generates tax revenue, and supports small businesses and affordable housing through adaptive re-use. Preservation is a proven means of promoting economic growth in communities and regions.

Action:

- Develop a Main Street Program through the National Trust for Historic Preservation
- Engage Cultural Sensitivity during Municipal Planning

CBS planning and development should take into account the diverse ethnographic makeup of the community and incorporate such differences to bring a cohesive understanding and mutual respect for all. Preserving our heritage includes recognizing the language of the first people to settle the area.

- A protocol for place naming and other such undertakings should be established and used
- Update and use the CBS's street naming policy
- Ensure cultural sensitivity and consultation when appropriate
- Encourage the diverse cultures of Sitka to participate in the municipality's preservation program
- Support the Tlingit people of the Sheet'ká Kwáan in protecting and preserving their heritage
- Recognize and celebrate the cultures contributing to Sitka's cultural heritage including protecting and preserving their diverse heritages within the CBS
- Promote protection and appropriate protocols, such as NAGPRA when projects may affect local cemeteries, burials, and areas of high sensitivity for the discovery of human remains and cultural resources.
- Municipal policy regarding inadvertent discovery of human remains shall include notification to Sitka Tribe of Alaska.

Participate in SHPC and CBS Staff Development and Assessments

- SHPC members and CBS staff should continue to develop the skills and knowledge to manage local resources by partaking in annual trainings and review, and other such opportunities associated with cultural diversity
- Create orientation kits for new SHPC members to easily transition to the important decision-making position noted on the commission
- Conduct a periodic review of all policies, programs, and documents in relation to historic preservation to maintain standards of operation

RECOMMENDATION 3: UPDATE HISTORICAL CULTURAL RESOURCES INVENTORY

Objective:

To gain a full understanding of Sitka's resources, the city should develop and use a Local Register with appropriate criteria to compile a useful inventory.

Create a Historic Properties Survey to identify and evaluate properties in an area for their historic significance. This survey would be used during planning reviews to determine if a project may impact historic, architectural, archaeological, or cultural resources. The current inventory contains over 400 sites on Baranof Island, some on federal or state lands. However, the majority of these sites have not been thoroughly investigated for their significance or eligibility for inclusion in the National Register.

Action:

- Pursue CLG and/or other grant funding to update and conduct historic property surveys
- Encourage and facilitate the creation of local Historic Districts and Historic Register Sites
- Encourage the creation of materials that accurately represent Tlingit history with the assistance of the Sitka Tribal Council, Clan Houses, and the Sitka Tribe of Alaska.

Survey Benefits:

- Enables Proactive Local Preservation: Surveying undesignated areas can identify resources that require future preservation before they are lost.
- Defines Character-Defining Features: Detailed surveys inform preservation decisions beyond just documentation.
- Increases Public Awareness: The survey process educates the community, with surveyors distributing information, answering questions, and serving as preservation ambassadors.
- Looks Beyond Buildings: Surveys consider all tangible and intangible aspects of the historic environment, including archaeological sites, cemeteries, gardens, lighthouses, parks, and cultural aspects.

RECOMMENDATION 4: SEEK FUNDING FOR CBS STAFF AND COMMISSIONER HISTORIC PRESERVATION TRAINING

Objective:

To ensure efficient municipal-wide review processes, staff and commissioners must have a clear understanding of their mission and agenda. Currently, the community is missing out on numerous opportunities and funding sources due to a lack of professional expertise. Providing adequate training will empower staff to successfully carry out the goals outlined in the plan.

Action:

- Work with OHA/SHPO to keep aware of funding and training opportunities

RECOMMENDATION 5: PROMOTE HERITAGE TOURISM INDUSTRY

Objective:

Historic preservation fosters the benefit of fostering heritage tourism. As defined by the National Trust for Historic Preservation, heritage tourism involves traveling to experience authentic representations of the stories and people from past and present.

Actions:

- Educate the public and visitors of our historic cultural resources and the need to protect and preserve them
- Possible means are “Buy Sitka” programs, brochures and walking tour maps, etc.
- Continue to promote the connection between sustainable heritage tourism and the careful maintenance of an area’s historic character and authenticity
- In order to create a sustainable tourist destination, communities cannot allow new development to shape community character. The community’s historic identity and character must inform new development
- Encourage partnerships between the SHPC and local entities
- Partnerships between such groups as Visit Sitka (formerly the Sitka Convention and Visitor’s Bureau) can enhance the promotion of Sitka and its historic treasures

Heritage Tourism Benefits

For communities that invest in preserving and promoting their cultural and historic legacy, heritage tourism can offer significant community benefits. Heritage travelers tend to spend more, participate in more activities, and stay longer than other types of tourists. In fact, visiting historic and cultural sites is the second most popular activity for U.S. vacationers, after shopping. One in three international visitors to the U.S. tours a historic or cultural attraction. Heritage tourism also creates jobs and economic activity, while utilizing existing community assets. As Donovan Ripkema (2005) notes, "A dynamic and memorable travel experience begins with the stories and places of the past" - a community's unique identity, character and history is its greatest strength, not homogeneity.

Through historic preservation efforts, a community can become an attraction in for heritage tourism.



University of Alaska Anchorage. Archives & Manuscripts Dept.

Figure 7.

RECOMMENDATION 6: PROMOTE AND INCREASE PUBLIC AWARENESS OF HISTORIC PRESERVATION

Education Objective:

Historic preservation provides a wealth of educational opportunities across numerous disciplines. Students can learn real-world lessons not only in history, but also in fields like mathematics, sociology, environmental studies, urban planning, economics, and building crafts. By actively participating in preservation efforts, students, teachers, and community partners gain a deeper understanding of the importance of conserving and protecting our historical heritage. The diverse settings in which historic preservation takes place allow learners to engage with the subject in hands-on, practical ways that reinforce their historical education.

Historic preservation takes place in such varied settings that students have opportunities to learn real-world lessons not only in history but also in mathematics, sociology, environmental studies, urban planning, transportation issues, economics, building crafts, and many more disciplines and skills.

Actions:

- Assist in the development of educational programs about the historic, architectural, archaeological and cultural resources of Sitka that are open to the public. Prepare related handouts. Specifically invite those that conduct tours or otherwise interact with visitors.
- Encourage teaching the community's history. Organize a workshop for teachers to explain how heritage education based on local resources can enrich the learning process.

Community Objective:

The benefits of historic preservation are numerous. It helps maintain the beauty, vibrancy, and livability of communities, while also giving residents a personal stake in their surroundings. Historic preservation connects people to the past and to one another, fostering a deeper sense of belonging and community pride. Old structures and historic sites often reflect the human scale of history, revealing insights into the cultures and traditions that shaped our society.

Furthermore, historic preservation has been shown to play a crucial role in stabilizing older communities and bringing citizens together. Historic buildings provide a tangible link to the past that everyone can experience, instilling a vital sense of stability and continuity.

Actions:

- Encourage the community to celebrate local, state, and national historic preservation and cultural heritage
- Work with other local entities such as the Sitka Historical Society and the Sitka Tribe of Alaska to foster community awareness of historic preservation efforts

Environmental Objective:

Razing historic structures has a detrimental three-fold impact. First, it wastes the materials and embedded energy of the original buildings. Second, it requires new raw materials to replace them. Third, it expends additional transport energy for both demolition and new construction. Each existing building represents a significant investment of energy, time, and resources. Destroying these structures squanders that investment. In contrast, active historic preservation can help mitigate the environmental impact such as increased traffic, energy use, and degradation. By safeguarding historic city centers and encouraging reinvestment, many negative effects of growth can be reduced.

Actions:

- Support the restoration, preservation, rehabilitation, interpretation, stabilization or other appropriate treatments for historic and cultural resources
- Identify funding sources, including grants and capital projects that encourage preservation of historic and cultural resources
- Encourage stewardship of traditional cultural properties and archaeological sites. Restoring buildings, rather than building new ones, or demolishing existing ones, is environmentally responsible. It is usually more environmentally friendly to rehabilitate existing structures and maintain and improve existing infrastructure than to simply destroy and replace them.
- Develop a partnership with the Sitka Conservation Society to address these issues

RECOMMENDATION 7: PURSUE HISTORIC PRESERVATION OPPORTUNITIES

Objective:

Over the past decade, the historic preservation movement has flourished with expanded funding, partnerships, and technological resources to support preservation efforts. To better fulfill its advisory and coordination responsibilities, the SHPC will work to build its capacity in collaborating with the CBS Planning Commission, Sitka Historical Society, and Sitka Tribe of Alaska.

Actions:

- Foster preservation partnerships with local, government, nonprofit, and corporate entities.
- Support and encourage National Register Nominations for public and private historic properties throughout the city and borough.
- Pursue and inform the community of grant opportunities.

Historic Preservation Grant Opportunities

- Certified Local Government Grants
- Historic Preservation Fund Development and Predevelopment Grants
- OHA often makes available funds to help owners of historic preservation properties with rehabilitation projects.
- Alaska Historical Commission Grants

The Sitka Historic Preservation Plan

The CBS Ordinance 2.58 outlines one of the duties of the Sitka Historic Preservation Commission as developing a local historic preservation plan. The plan must include provisions for identifying, protecting, and interpreting the area's significant resources. The plan must be compatible with the Alaska Historic Preservation Plan and provide information compatible with and for the Alaska Heritage Resources Survey (AHRS). The plan is subject to review and approval by the Assembly of the City and Borough of Sitka (Ord. 93-1150 § 4, 1993; Ord. 92-1075§ 4[part], 1992).

The overarching goal of the Sitka Historic Preservation Plan is to provide guidance and direction for the community in its efforts to preserve its cultural resources

The goals of the Sitka Historic Preservation Plan summary:

- Identify, preserve, protect, and enhance Sitka's historic, archaeological, architectural, traditional, cultural, and scenic heritage.
- Encourage consideration of archaeological, historical, and cultural resources in the planning and decision-making processes of the public and private sectors.
- Educate and foster community pride, enabling citizens and visitors to enjoy and learn about local history through the retention of its visible infrastructure.
- Contribute to the economic vitality of the City and Borough of Sitka by promoting cultural heritage tourism and encouraging the expenditures associated with rehabilitating and adaptively reusing historic buildings.
- Encourage new partnerships to expand and strengthen the historic preservation community.
- Obtain and incorporate comments from a wide range of people, organizations, and public agencies.
- Clarify the process by which the Sitka Historic Preservation Commission identifies and reviews projects with potential historic value or potential effect on historic properties.

Public Involvement

The Sitka Historic Preservation Commission developed this historic preservation plan by adhering to the Secretary of the Interior's Standards and Guidelines for Historic Preservation Planning. The process began with research on the community's history, resources, and existing historic preservation documents within the City and Borough of Sitka (CBS) government. The Commission also obtained and incorporated feedback from a wide range of stakeholders, including the public, organizations, and government agencies, as detailed in the timeline below.

In 2009, the Commission received a grant to write/update a historic preservation plan and hired the consulting firm Arkos, Inc. to develop a draft. Over the following year, the Commission and Arkos held public meetings, presented to various groups, and interviewed representatives of preservation-related organizations.

A community survey in 2010 revealed several challenges to preserving Sitka's cultural resources, including inadequate funding, poor public awareness, climate-related damage, and insensitive renovations. The survey also identified potential solutions such as educational programs, technical restoration support, resource lists, archaeological protections, and heritage tourism guidance. The draft plan went through several rounds of review and revision from 2011 to 2024, involving the Sitka Tribe of Alaska, the CBS Planning Department and Commission, and the public. Key updates included incorporating the Tribe's recommendations regarding burial sites and clan houses, as well as ensuring compatibility with Sitka's new Comprehensive Plan.

Sitka's Local Governance Historic Preservation Plan

The Sitka Historic Preservation Commission (SHPC) is a seven-member commission that falls under the direction of the City and Borough of Sitka (CBS) Assembly, although it works directly with the CBS Planning Department. The commission has four community-at-large seats, one native-at-large seat, one Sitka Tribe of Alaska seat, and one Sitka Historical Society seat. Per municipal ordinance, a non-voting Assembly liaison also participates in SHPC meetings.

One of the SHPC's key duties is to review projects that require a CBS building permit and may impact historic properties. However, this review process has been inconsistent and burdensome for the volunteer commission members over the years. In 2009, an attempt was made to streamline the process by creating a checklist to help CBS officials, SHPC members, and the public determine if a project should undergo SHPC review. An application for review and an internal review form were also developed to facilitate this process.

Beyond project review, the SHPC is tasked with reviewing federal and state projects under Section 106, supporting local organizations in obtaining Certified Local Government (CLG) and Historic Preservation Fund (HPF) grants, providing guidance on managing local historic properties, and assisting in listing efforts for the National Register and National Historic Landmark designations. Additionally, the SHPC acts in an advisory role to the Sitka Historical Society and the CBS Assembly, as stipulated by municipal ordinance.

The SHPC's establishment and governance are outlined in a series of CBS ordinances dating back to the early 1990s, including Ordinance 91-9754 (establishing the Historic Trust Board), Ordinance 92-1075 (establishing the SHPC), Ordinance 93-1150 (designating Sitka as a CLG), and Ordinance 97-1409 (establishing confidentiality of sensitive sites). The commission's work is also guided by the City and Borough of Sitka Comprehensive Plan, as well as various historical surveys and preservation plans developed over the years.

Local Level Preservation Organizations

Sitka has several organizations dedicated to preserving the area's culture and heritage, including the Friends of Sheldon Jackson Museum, Cape Decision Lighthouse Society, Sitka Maritime Heritage Society, Sheldon Jackson Museum, Sitka Fine Arts Camp, U.S. Forest Service, National Park Service (Sitka National Historical Park and Friends of Sitka National Historical Park), See House Committee (St. Peters by the Sea), and the Sitka Historical Society (Sitka Museum and the city's collections).

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Appendix H: 1994 Sitka Historic Preservation Plan

Appendix I: Historic District and Preservation Commission Building Permit Review Process

Appendix J: Commission Review Forms (outdated?)

Appendix K: Sitka's Street Naming Policy Recommendations and Form (to be revised)

Appendix L: Sitka's Historic Context and Cultural Baseline (THEMES – check for repetition)

Appendix M: Previous Surveys, Maps, and Inventories

Appendix N: Alaska Office of History and Archaeology Architectural Style Guide (Revised 2013)

Appendix O: Example of Handout to Citizens (rename?)

Appendix P: National Trust for Historic Preservation Main Street Program

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Appendix R: State of Alaska Statutes (delete)

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Appendices by Topic

STA and Katlian District

Legislation and Ordinances

National Register of Historic Places

Public Processes and Permitting Tools

Educational Tools

Previous Historic Preservation Plans

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 Michael Trainor *PROJECT CONTACT NUMBER 907-7~~77~~ - 4521³⁸
*PROJECT ADDRESS 105 Barlow ST. *PROJECT CONTACT NAME Michael Trainor
EMAIL ADDRESS arcticloan907@gmail.com *OWNER MAILING ADDRESS 105 Barlow
CONTRACTORS: GENERAL Self PLUMBING _____ ELECTRICAL _____
*PROJECT TO INCLUDE: BUILDING ELECTRICAL PLUMBING DEMOLITION GRADING
(SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE 150 sq FT. *PROJECT VALUE \$ 5,000 Materials

*2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION. Labor - Self
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT) \$3,500 value

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: Replace existing 4' x 15' porch + steps
Same footprint + design. Vertical 1x3 pickets will be
Added to railing + steps for safety. Presently a child
could slip through.

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.

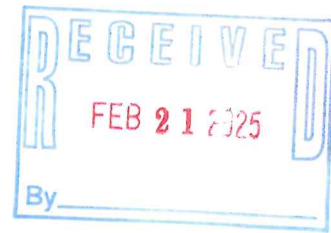
Michael J. Trainor Michael J. Trainor Feb 19, 2025
*APPLICANT'S NAME (PRINTED) *APPLICANT'S SIGNATURE *DATE

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

Porch and Steps Replacement
105 Barlow St. Sitka
Property Owner: Michael Trainor



Project will replace a porch and stairs. Construction will be the same basic design with some additions to make the structure conform to the current building code.

Entire structure will be full dimension Western Red Cedar.

All fasteners to be hot dipped galvanized or stainless steel

Concrete piers do not need be replaced. After demolition the brackets will be inspected for deterioration.

There will be three 2 x 12 stair stringers

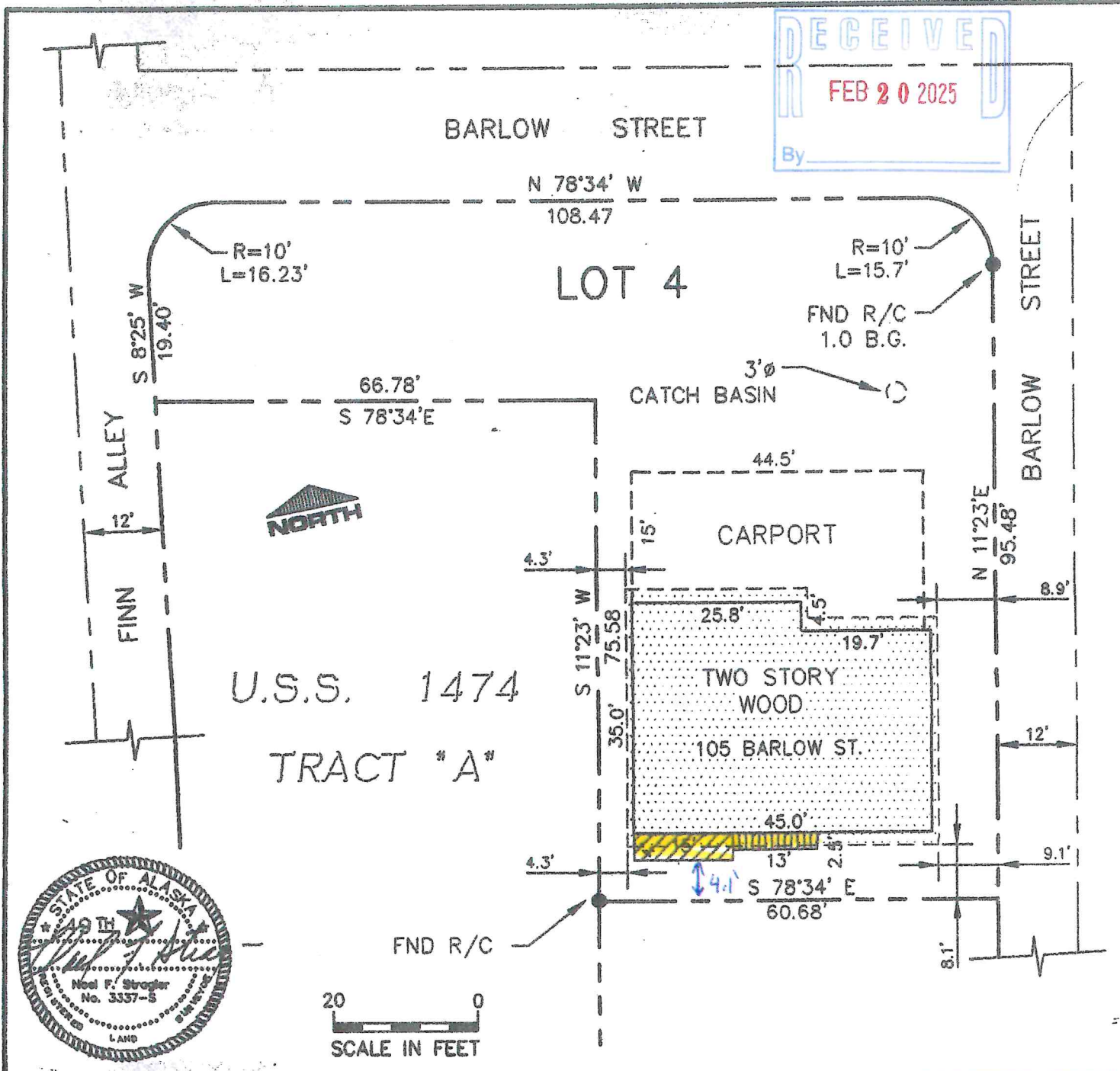
2x8 floor joists ends will be cut at the house side to fit a Simpson 1 ½ inch joist hanger.

All hand rail assemblies will be through bolted to the rim joist and stair stringers with ½ inch diameter galvanized carriage bolts.

Porch 2x4 intermediate railings will be covered with cedar lattice panel.
Stairway intermediate railings with have 1x3 cedar vertical pickets with 3 inch spaces in-between .

A variance was granted in 1984 to situate the house on the south side of the L shaped lot. A creek ran through the middle of the property which had to be culverted the entire width of the lot. It would not have been acceptable to build over the culverted creek .

RECEIVED
 FEB 20 2025
 By _____



I hereby certify that I have inspected the following described property: **LOT 4, CRESCENT VIEW SUBDIVISION** Sitka Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not encroach on the adjacent property, that no improvements on adjacent property encroach on the subject property and that there are no roadways, transmission lines or other visible easements on subject property, except as noted hereon. It is the owner's responsibility to determine the existence of any easements, covenant or restrictions which do not appear on the recorded subdivision plat. Under no circumstances should any data shown hereon be used for construction or for establishment of boundary or fence lines. Dated this 25 day of FEB 1998.

AS-BUILT PLOT PLAN

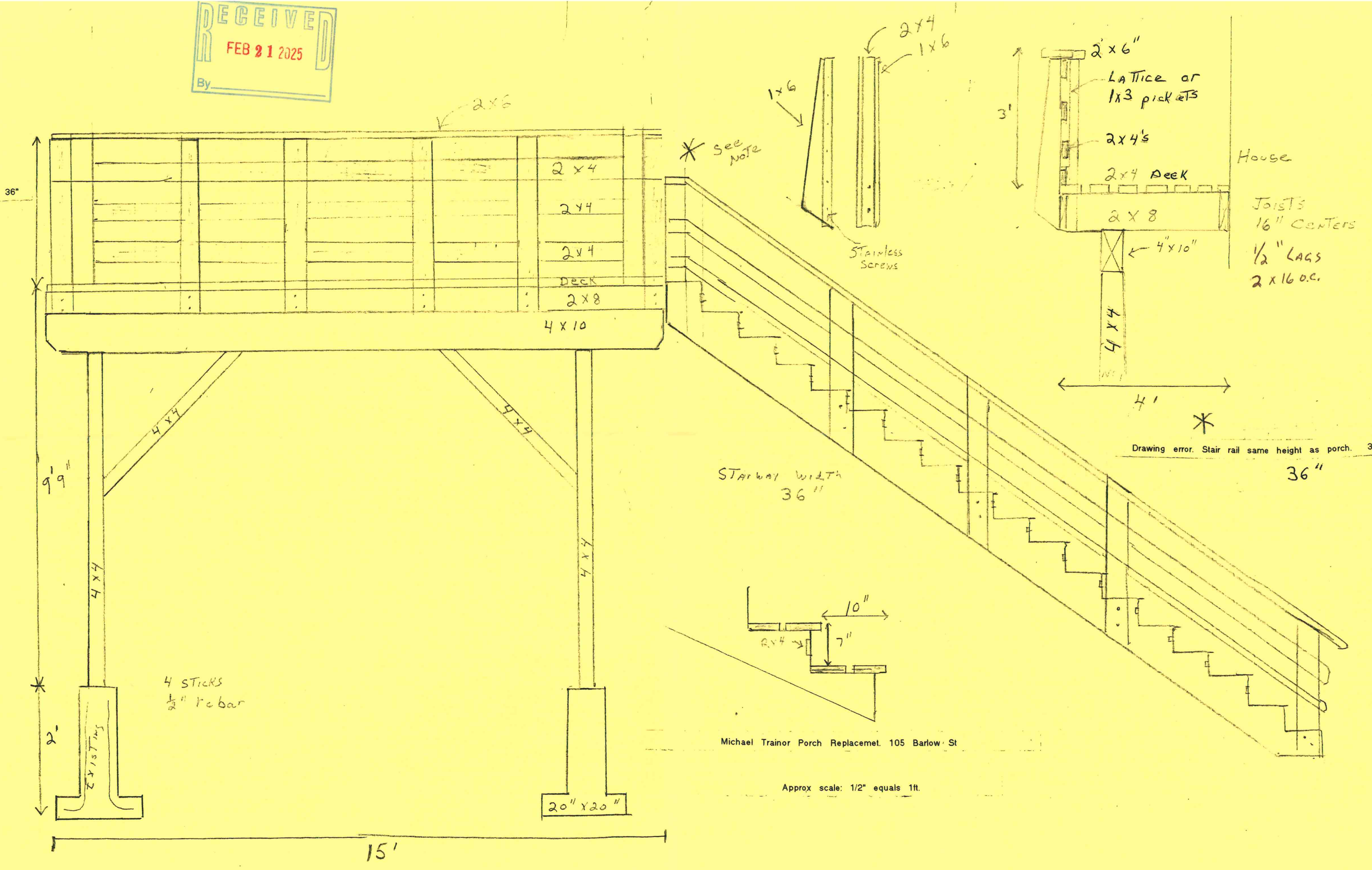
**LOT 4
 CRESCENT VIEW
 SUBDIVISION**

**STRAGIER
 ENGINEERING SERVICES**
 504 DeGROFF ST.
 SITKA, ALASKA 99835
 TEL: 907-747-5833
 FAX: 907-747-4993

AS-BUILT PLOT PLAN
 Scale 1"=20'
 Job No. 3051
 Date 2/25/98
 Field Book 122, PG 46

PREPARED FOR:
 MIKE TRAINER
 105 BARLOW STREET
 SITKA, ALASKA 99835

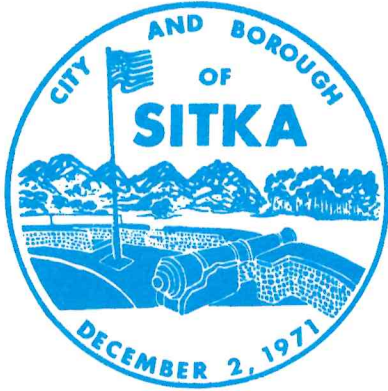
RECEIVED
FEB 21 2025
By _____



Michael Trainor Porch Replacemet. 105 Barlow St

Approx scale: 1/2" equals 1ft.





City and Borough of Sitka

P.O. BOX 79 · SITKA, ALASKA · 99835

June 8, 1982

Michael Trainor
Box 162
Sitka, Alaska 99835

RE: Variance
Lot 4
Crescent View Subdivision

Dear Mr. Trainor,

At their regular meeting of June 7, 1982, the planning commission approved your request to reduce the setback on Barlow Street from 20' to 10'.

This variance was granted for your residence based upon the facts presented;

1. Other garages/structures much closer so does not set a precedent;
2. Barlow street is a one-way street with limited use; and
3. location not near an intersection which would cause view problems.

I would also personally like to compliment you on the fine maps and data you presented on your behalf. When a property owner studies the problem and presents complete data, it makes my investigation much simpler and easier to process.

Sincerely,

Michael Schmidt
Planning Director

PLANNING COMMISSION APPLICATION

Zone Change _____

Variance ~~_____~~

Conditional Use Permit _____

Appeal _____

Fee: \$ _____

Applicant's Name: Michael and Betsy Trainor

Phone: 747- 8715

Address: P.O. Box 162

Sitka Alaska 99835

Owner's Name: Same as above

Phone: _____

Address: _____

Project Address: lot 4, Cresant view Subdivision

Legal Description: Lot 4 Block 20 U.S. Survey 1474-A Subdivision Cresant View

Zoning Classification: _____

Specific Request: Please refer to attached sheet.

Signature of Owner

Michael J Trainor

Date

4-15-92

Request for Variance, Lot 4, Crescent View Subdivision
Mike and Betsy Trainer

Lot 4 has a 20' setback on its east and north side on Barlow Street. This leaves a large portion of the lot un-usable for building. It is a narrow lot to start with and narrower yet with the twenty foot set-back

We are requesting that the setback on the east side of Barlow Street be lowered to 10 feet. We are not asking for a change on the north side of the lot. We feel this should not be treated as a corner lot. Barlow St curves around lot 4 but there is not an intersection there. We are told that set-backs on corner lots are intended to aid motorists visibility. Our home would be on the south end of the lot and would not be near the bend in the road. Also was not Barlow St originally planned to be "One Way"?

To further complicate matters there is a creek running through the middle of the lot. It is a small creek but none the less a problem to deal with. Without the variance we would put the house length wise in the lot. We would then have to re-route the creek through the north end of the lot. The north end is wooded where as the south end is Salmon-berry brush. We hope not to have to cut down the wooded area. Because of the creek we will have to put down 5' of rock, just to put the building above the creek. This will be expensive and re-routing the creek will make it moreso.

Thank you.

This drawing shows present set-backs. Shaded areas can not be built on.

LOT 5

60.68'

35.62'

20'

75.58'

Creek

LOT 4

66.78'

16.23'

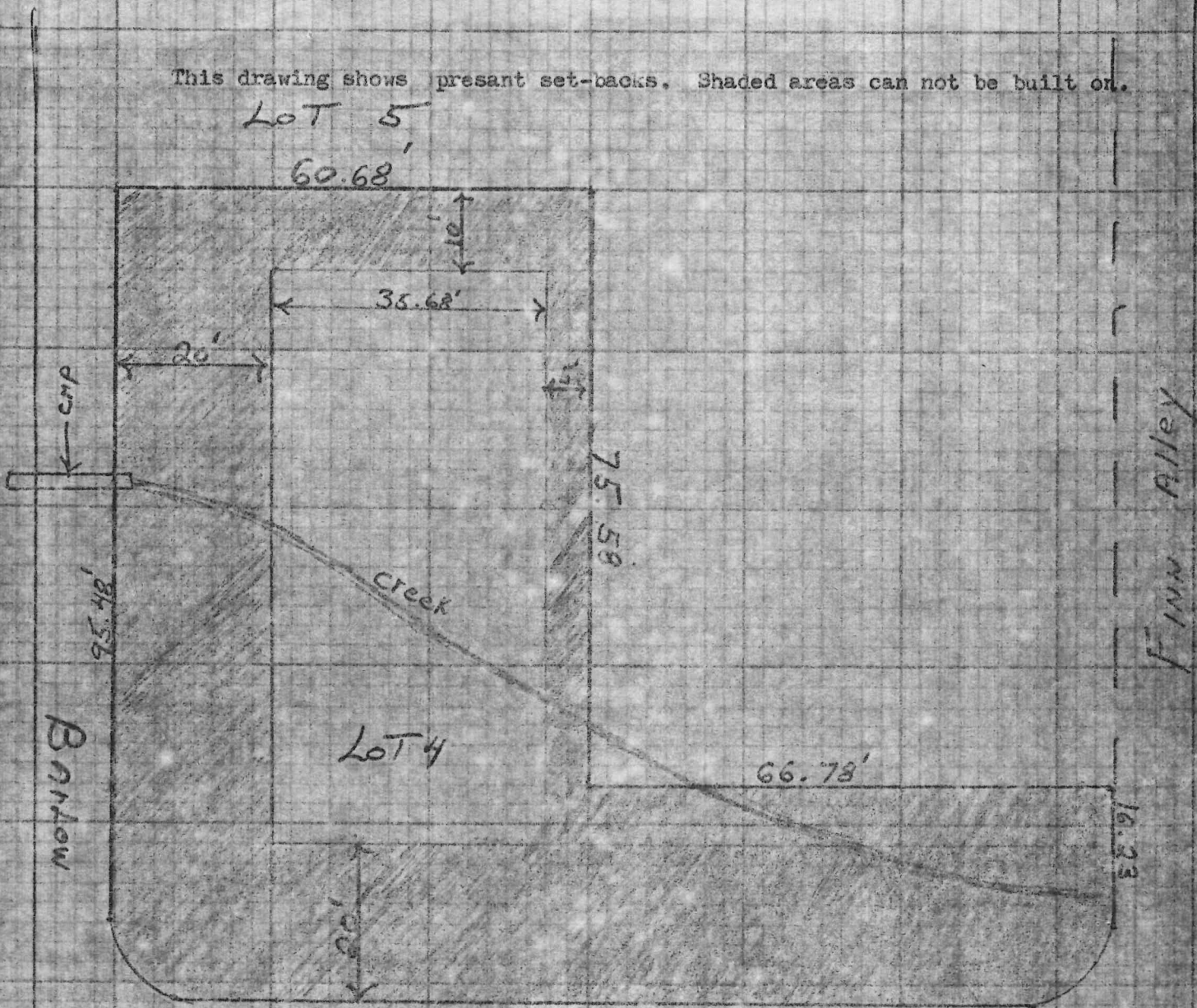
108.47'

Street

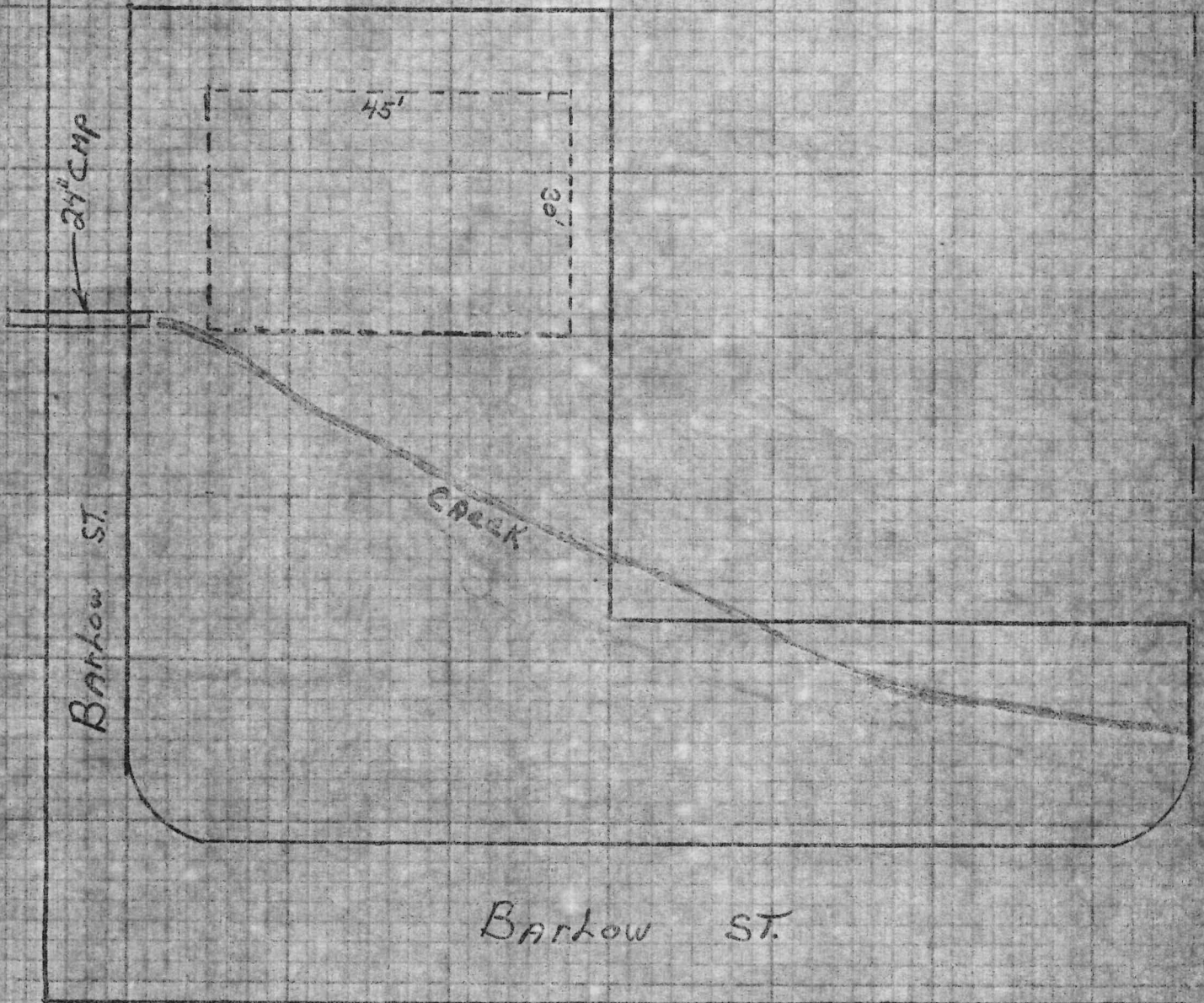
LOT 3

LOT 2

LOT 1

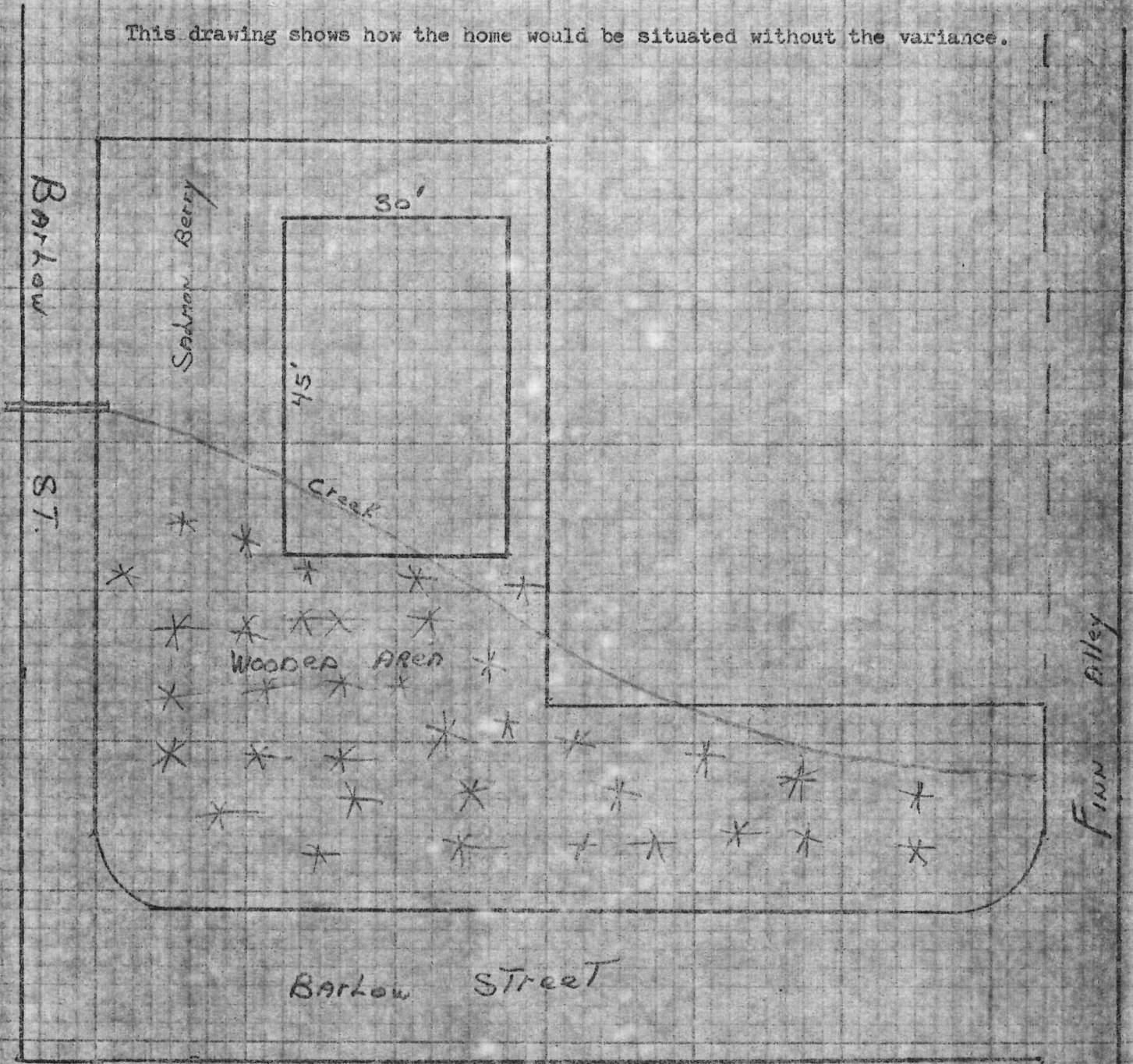


This Plot Plan shows creek in its present state in relation to the proposed building



Final 2/11/20

This drawing shows how the home would be situated without the variance.



North
↓

STREET

LINCOLN

56.00

STORAGE 35.43

STORAGE 36.48

10.00

N1925E 133.60

150.03

11

115.53

116.00

BARLOW

STORAGE 59.37

17.60

FINN

116.00

STORAGE 60.68

N1123E 161.00

ABEYSE

S1P25W

190.00

154.37

STREET

ALLEY

95.42

78.53

N78.34W 56.72

N78.34W 36.00

104.42

N78.34W

32.00



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: March 7, 2025

Subject: Demolition Permit for 203 Kaagwaantaan Street

At a special meeting on February 27, 2025, the Historic Preservation Commission rescinded a prior action taken at the regular meeting on February 12, 2025, to recommend approval of a demolition permit at 203 Kaagwaantaan Street. The Commission then re-reviewed the demolition permit, and a motion to recommend approval failed 0-5.

In reviewing the Sitka General Code (SGC) and the currently adopted Historic Preservation Plan, it is my conclusion that Planning staff does not have the authority to deny a permit (for demolition or otherwise) on the basis of historic preservation concerns. Therefore, I have tentatively approved the demolition permit pending intervening action from the Historic Preservation Commission if taken at their regular meeting on March 10, 2025, and subsequent Assembly action.

I was unfortunately unable to attend the February 27th meeting, but in reading the draft minutes and the evident care and concern from Commissioners and members of the public for this clan house, it is with an extremely heavy heart that I convey this decision. This decision is based solely on my responsibility to act within what I understand to be my SGC and Assembly granted authorities, and was made irrespective of the preservation worthiness of the clan house on this property.

Since the meeting, I have conducted a review of our currently utilized (though unofficial) local project review process to better understand opportunities for further Commission action, namely, an appeal of the demolition permit approval. To that end, I have drafted a white paper with a summary and recommendations regarding the appeal process generally, enclosed with this memo. The important takeaways are:

- The option for appeal is only identified in the Building Permit Review Process flow chart, which (from staff's research) was never formalized. There is no

reference to appeal rights, or appeal procedures, related to historic preservation concerns in SGC.

- This means that we are in “uncharted waters” both in terms of process and standing (i.e. appeal rights).

However, my recommendation is that if the Commission wishes to pursue an appeal, we make a best faith effort to advance that desire within the bounds of Assembly determinations and while honoring generally accepted standards for appeal procedures that promote due process.

Next Steps to Proceed:

- 1) At the March 10th meeting, the Commission should make a motion to pursue an appeal of the tentative approval for a demolition permit at 203 Kaagwaantaan Street, and empower the Chair to file the appeal on behalf of the Commission with the Municipal Clerk.
- 2) Planning, Clerks, and the Municipal Attorney will confer to determine the process for Assembly consideration. This could include “splitting the question”, so to speak – going before the Assembly to first determine whether they will grant the appeal hearing, and if so granted, proceed with opening additional filing opportunities, providing notices, finalizing the hearing procedures, and scheduling the hearing date. Staff will keep the Commission apprised of process determinations and opportunities for Commission involvement in the appeal process.

Encl: Historic Preservation Commission Local Project Review Appeal Process:
Summary and Recommendations



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

Historic Preservation Commission Local Project Review Appeal Process: Summary & Recommendations

Amy Ainslie, Planning & Community Development Director
March 7, 2025

Local Project Review Process

SGC 2.50.040(D) states that one of the powers and duties of the Historic Preservation Commission (HPC) is to, “Review and make recommendations about local projects that might affect properties identified in the local historic preservation plan.” The currently adopted 1994 Historic Preservation Plan, under Goal 2, the plan aims, “To adopt and implement policies promoting preservation of resources,” and an action step (2A) towards this goal is, “Establish a local project review process which utilizes the Preservation Plan.”

While a review process for local projects has never been formally established (i.e. adopted through an updated Historic Preservation Plan and/or put into Sitka General Code), there has been a common practice review process in place since the mid 90’s.

The review process is demonstrated in a “Building Permit Review Process” flow chart produced by the Planning Department (date unknown – potentially 1994¹). When a foundation/building/demolition permit (herein referred to as “permit”) is submitted to the Building Department, it is routed to the Planning Department. When a property is located in our identified historic districts (which again, have been used as common practice “working copies” but not formally adopted), the permit is referred to the Historic Preservation Commission for their review and recommendation. Following such review, the Planning Department (per the flowchart as a part of its support for “Building Permit Office” functions) has the option of approving the permit, approving the permit with stipulations, or denying the permit.

The appeal process is less clear. The flow chart demonstrates that “Building Permit Office” (which, per above paragraph, has been interpreted to mean Planning staff in their function as HPC staff liaison) permit denial could be appealed to the Assembly, and that Planning Department approval of the permit could potentially be appealed to the Planning Commission.

¹In the time available, staff was only able to find one reference to discussion of the flow chart at the Assembly, noted in minutes from October 11, 1994

Code & Logistical Challenges to Applying the Appeals Process

1. Permit Denials on a Historic Preservation Basis

As previously described, the process for HPC review of local projects is a common practice, but the process itself as well as the resulting recommendations lack formal adoption or incorporation into code. As neither staff nor HPC are given authority in the code to deny a permit on the basis of historic preservation concerns, it is difficult to envision that such a denial would hold up on appeal (whether at Assembly or Superior Court level). This is why historic preservation review of local projects in Sitka has largely focused on education, storytelling, and mitigation efforts.

2. Hearing Body

It is unclear from the flow chart why appeals of permit approvals would be heard by one body (the Planning Commission), and appeals of permit denials would be heard by a different body (the Assembly). Additionally, there are concerns related to having the Planning Commission serve as the hearing body for an appeal on the basis of historic preservation:

- Having the Planning Commission serve as the hearing body is contrary to other analogous guidance on Planning Commission powers and duties as found in the Charter and SGC. While historic preservation review does not fall within the bounds or purview of the zoning code or the Planning Commission (another issue altogether), as an example, the zoning code explicitly designates the Assembly as the hearing body for appeals of zoning-related administrative approvals, not the Planning Commission. Given that neither historic preservation nor administrative approvals are within the purview of the Planning Commission, it does not appear to be an appropriate hearing body for appeals in these cases.
- Assembly has the authority to direct staff; as part of an appeal decision, the Assembly can direct staff to approve/deny a permit. The Planning Commission lacks this authority over staff and its administrative approvals.

3. Lack of Appeals Procedure

There is no defined appeals procedure in SGC, or in any other HPC reference documents (formal or informal) for an appeal of permit decision on the basis of historic preservation. Code defined appeals procedures generally include, at a minimum, filing and hearing timelines, filing requirements, notice requirements, hearing procedures, and possible outcomes.

Recommendations for Application of Appeal Process

- Appeal rights are generally specified in code; the Assembly could find that there are no appeal rights on the basis of historic preservation (unless/until specified in code), and therefore not grant an appeal hearing.

- If the Assembly wishes to grant an appeal hearing:
 - The Assembly is better suited as the hearing body for appeals (whether they be for an appeal of a permit approval or denial). However, as is common with most other code-defined appeals procedures, the Assembly could consider remanding the item (or specific parts/questions) to another body such as the Planning Commission. This would allow the Assembly to appropriately direct staff and/or empower another body to take action.
 - The Planning Department, Municipal Clerk, and Municipal Attorney should define the appeal proceedings subject to Assembly concurrence to include items such as notice requirements, opportunities for additional filings by other parties, hearing procedures, and possible Assembly outcomes.
- Longer term, if the Assembly desires there to be an appeal right on the basis of historic preservation, this should be added to the Sitka General Code with specific provisions regarding standing, appeal basis, filing and hearing timelines, filing rights/requirements, notice requirements, hearing procedures, and possible outcomes.

Attachments:

- SGC Chapter 2.50: Historic Preservation Commission
- Historic Preservation Plan 1994
- Building Permit Review Process Flow Chart
- October 11, 1994 Assembly Minutes Excerpt
- Sitka Historic Districts Maps

Chapter 2.50

HISTORIC PRESERVATION COMMISSION

Sections:

- 2.50.010** **Establishment.**
- 2.50.020** **Membership – Terms of office.**
- 2.50.030** **Meetings, organization and officers.**
- 2.50.040** **Powers and duties.**
- 2.50.050** **Confidentiality.**

2.50.010 **Establishment.**

There is established the Sitka historic preservation commission which shall be composed of seven members appointed by the assembly. (Ord. 92-1075 § 4, 1992; S.G.C. § 2.58.010.)

2.50.020 **Membership – Terms of office.**

A. Members of the commission shall, to the extent deemed advisable by the assembly, include professionals from among the fields of architecture or history, architectural history, planning, archeology or some historic preservation disciplines such as urban planning, American studies, American civilization, cultural geography or cultural anthropology. One member shall be a member of the assembly or its representative; one member shall be a member of the Sitka historical society; and the commission shall include at least two representatives of the Native community, one of whom shall be nominated by Sitka Tribes of Alaska; all other members shall be at-large members.

B. The term of a member shall be for three years or until a successor is appointed; except, the term of the member who represents the assembly shall be for one year. The first members appointed to the commission shall, upon appointment, determine the length of the terms so that the terms of two members shall be for one year, the terms of two members shall be for two years and the terms of two members shall be for three years, resulting in staggered terms for members subsequently appointed. A vacancy on the commission shall be filled by appointment by the assembly for the remainder of an unexpired term. (Ord. 92-1075 § 4, 1992; S.G.C. § 2.58.020.)

2.50.030 **Meetings, organization and officers.**

A. The commission shall meet a minimum of two times per year at such times that the chair or, in his absence, the vice chair shall determine.

- B. The commission shall give reasonable public notice of its meetings and shall comply in all respects with the Alaska Open Meetings Law.
- C. The officers of the commission shall be a chairman, vice chairman, and secretary, each of whom shall be elected by the members of the commission at the first meeting each fiscal year and shall serve a term to expire upon election of officers at the first meeting of the following fiscal year. Should an officer resign his office prior to the expiration of his term, or be otherwise unable or unwilling to perform his duties as required of the office, the commission may elect an officer to serve out the remainder of his term of office. In addition to the above officers, the commission, by a majority vote of its members, may designate and elect or appoint such other officers, assistant officers and agents as it deems necessary at such time, in such manner and upon and for such terms as it shall prescribe. All officers and agents shall serve at the pleasure of the commission and may be removed, by a majority vote of the commission, whenever in its judgment the best interests of the commission will be served. (Ord. 92-1075 § 4, 1992; S.G.C. § 2.58.030.)

2.50.040 Powers and duties.

The commission shall:

- A. Prepare and maintain an inventory of buildings and sites of historical, cultural, architectural, geographical and archeological significance located in the city and borough of Sitka. The inventory system will be compatible with the Alaska Heritage Resources Survey (AHRS). Data will be released on a need-to-know basis to planners, land managers, qualified researchers and other appropriate users; otherwise, site location information should be held confidential to protect sites from vandalism;
- B. Develop a local historic preservation plan including provision for identification, protection and interpretation of the area's significant resources. Such plan is to be compatible with the Alaska Historic Preservation Plan, and to produce information compatible with and for the Alaska Heritage Resources Survey (AHRS). The plan shall be subject to review and approval by the assembly of the city and borough of Sitka;
- C. With prior approval of the property owner, review and develop nominations to the National Register of Historic Places for properties within the city and borough of Sitka;
- D. Review and make recommendations about local projects that might affect properties identified in the local historic preservation plan;
- E. Work toward the continuing education of citizens regarding historic preservation of the community's history;
- F. Support the enforcement of the Alaska Historic Preservation Act (AS [41.35](#));
- G. Act in an advisory role to the Sitka historical society, the city and borough of Sitka planning commission and the Alaska Historic Sites Advisory Committee on all matters concerning historical districts and historic, prehistoric and archeological preservation in the city and borough of Sitka;

H. Perform other activities which are necessary and proper to carry out the above duties and any other actions determined by the assembly to be beneficial to carrying out the historic preservation goals of the city and borough of Sitka;

I. Coordinate with the Sitka Tribes of Alaska in historical matters involving Alaska Natives with the understanding that the commission shall defer to the tribe in matters concerning Alaska Natives in Sitka. (Ord. 93-1150 § 4, 1993; Ord. 92-1075 § 4, 1992; S.G.C. § 2.58.040.)

2.50.050 Confidentiality.

The inventory is not a public document and the information it contains is exempt from requests under the federal and state Freedom of Information laws. The legal authority for withholding public access to this information is specified in AS [9.25.360](#), the Archaeological Resources Protection Act ([16 USC 470](#) HH) and the National Historic Preservation Act ([16 USC 470](#) W-3). (Amended during 3/15 supplement; Ord. 97-1409 § 4, 1997; S.G.C. § 2.58.050.)

The Sitka General Code is current through Ordinance 24-23, passed October 8, 2024.

Disclaimer: The city and borough clerk's office has the official version of the Sitka General Code. Users should contact the city and borough clerk's office for ordinances passed subsequent to the ordinance cited above.

[City and Borough Website: www.cityofsitka.com](http://www.cityofsitka.com)

[Hosted by General Code.](#)

Notelook

SITKA HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION PLAN

INTRODUCTION

In April of 1993 the City and Borough of Sitka passed an ordinance creating the Sitka Historic Preservation Commission. The purpose of the Commission is to undertake historic preservation duties including the formation of a plan to insure preservation and protection of cultural resources. The themes, time periods and places found within the City and Borough of Sitka are very diverse. It is essential these historic contexts are part of our plan, so that responsible decisions regarding their protection can be made.

Long range planning is an on-going process which must address economic, social and political changes in order to set forth policies which set an appropriate direction. It is with these factors in mind that this plan has been developed.

HISTORIC OVERVIEW

An understanding of the present-day world of Sitka and our place in it depends on an appreciation of the past, which is summarized in the following overview:

Native Americans occupied this region for centuries before the coming of the first Europeans, and Sitka was site of the last armed conflicts between the two cultures in Alaska. In the following era, Sitka was the capital of Russian America and the most important European settlement on the West Coast of America. The ceremony transferring Alaska from Russia took place here in 1867.

Sitka was the seat of government under American rule until 1906, and became a center of education, commerce, mining, boat building, fishing, fish processing and lumber manufacture. It has continuously been a center of Native culture and tradition.

Sitka was the site of military bases and coastal fortifications during World War 11. In the postwar period new health and educational facilities serving the entire Alaska territory were located here, and with the coming of the Alaska Pulp Corporation mill, Sitka became one of the most important industrial centers of Alaska.

PURPOSE OF THE PLAN

1. To create and maintain an inventory of known pre-historic, historic and architectural resources within the City and Borough of Sitka, Alaska.
2. To review and make recommendations concerning undertakings which may impact cultural resources.
3. To encourage local support of historical preservation.
4. To consider preservation concerns of residents.

GOAL OF THE PLAN

1. To create an inventory of known resources using existing literature and local knowledge.

Action Steps:

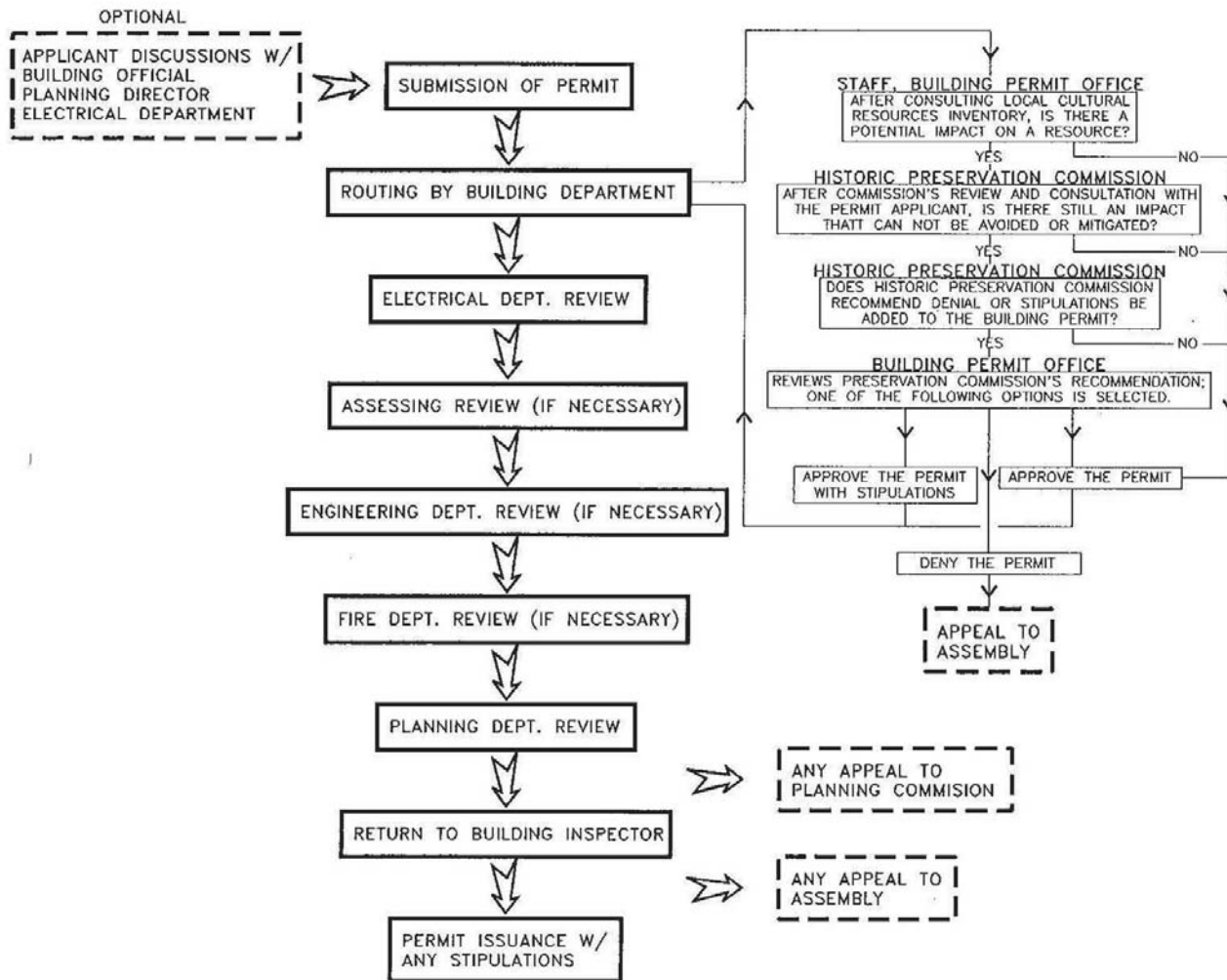
- A. Consult existing inventories (AHRS, NPS, USFS, City and Borough of Sitka, Sitka Tribal Association).
- B. Interview local residents.
- C. Conduct a literature search of local sources and libraries.
- D. Create a system for maintaining appropriate restricted access.
- E. Identify gaps in the inventory.
- F. Design a site recording form which will be available to the public.
- G. Solicit public input through local media.

2. To adopt and implement policies promoting preservation of resources.
Action Steps:
 - A. Establish a local project review process which utilizes the Preservation Plan.
 - B. Identify a strategy for coordinating historical preservation and inventory effects between governmental agencies with the City and Borough of Sitka.
3. To review and develop nominations to the National Register of Historic Places for properties within the jurisdiction.
Action Steps:
 - A. Include local input as a regular agenda item whenever nominations are scheduled for review.
 - B. Make material concerning the nomination process available to the public.
4. To update the Preservation Plan to accomodate changes in the inventory.
Action Steps:
 - A. Complete an annual review by Commission members.
 - B. Prepare and submit an annual report to SHPO.
 - C. Solicit public input of preservation priorities.
5. To increase public awareness and appreciation of historical preservation in the City and Borough of Sitka.
Action Steps:
 - A. Develop a long term education plan.
 - B. Make preservation materials available at the local library.
 - C. Recognize significant preservation efforts by individuals in the community.
 - D. Encourage community activities that cause residents to reflect on the rich local history and heritage (i.e., Alaska Day).



City and Borough of Sitka
 PLANNING DEPARTMENT
 304 Lake Street • Sitka, Alaska 99835
 TEL (907) 747-5500 FAX (907) 747-3158

BUILDING PERMIT REVIEW PROCESS



REGULAR ASSEMBLY MEETING

October 11, 1994

City and Borough of Sitka

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Item O.

Sitka Historic

Preservation Commission

Progress Report

Jan Keck Love, Sitka Historic Preservation Commission Chair, gave a report to the Assembly on the Historic Preservation Plan draft and explained a flow chart of the building permit review process showing the role of the Historic Preservation Commission.

Discussion followed with some Assembly members expressing a concern for the right of private citizens to obtain a building permit without being held up or denied due to concerns of the Historic Preservation Commission.

Ms. Love assured the Assembly that her commission had no authority to do so and the process would simply allow them the opportunity to speak with the property owner about their concerns prior to the permit being issued.

Ms. Love noted this was a draft proposal with the final document due to be completed in approximately one year. She agreed to keep the Assembly informed and will bring the final plan before them when it is completed.

Item P.

Variance Request

Airport Lighting

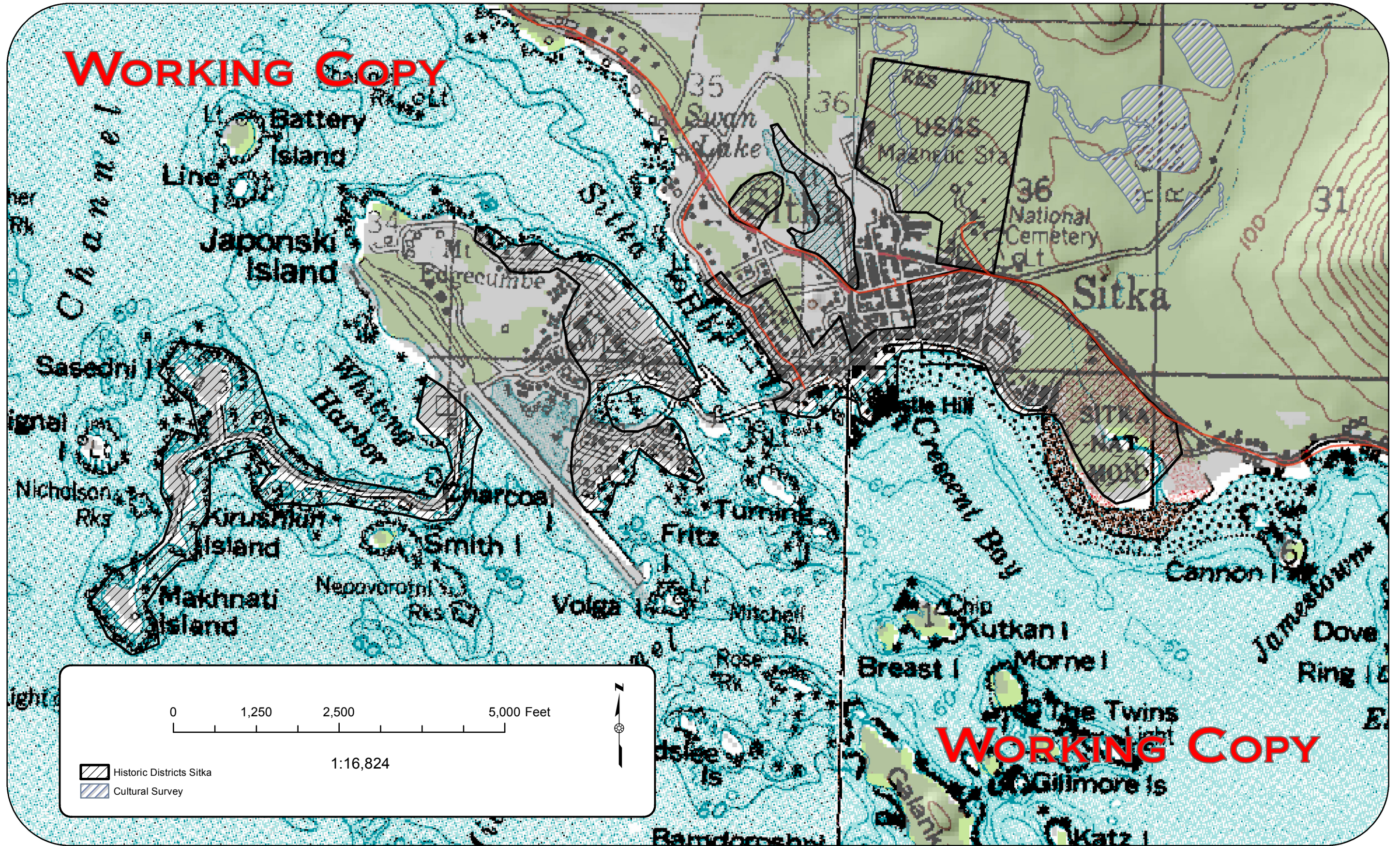
Control Building

Public Works Director Harmon spoke to the Assembly regarding the Building Official's memo dated September 23, 1994. The memo informs that the State of Alaska has requested a building code variance by not installing an automatic fire sprinkler system in the Sitka Airport Lighting Control Building.

Questions and discussion followed regarding concerns with any hazardous material contained in the building and the possibility of installing an alarm system.

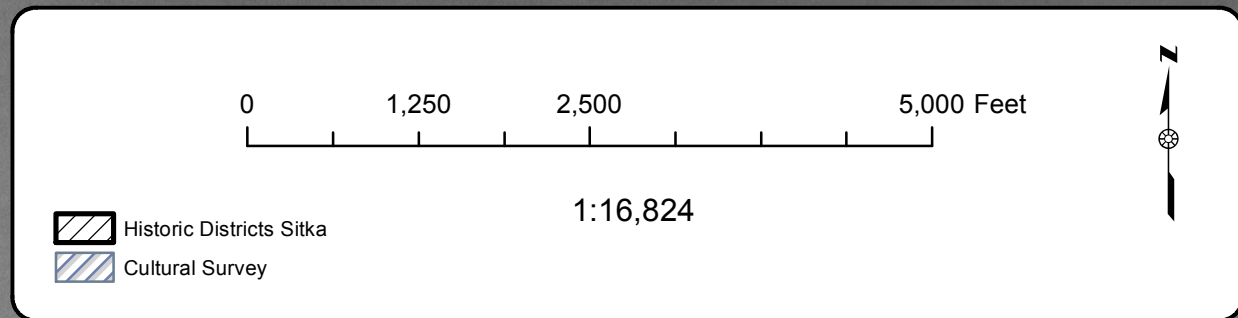
Harmon agreed to look into these matters.

Sitka Historic Districts For Historic Preservation Commission Review



Sitka Historic Districts For Historic Preservation Commission Review

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