



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

December 10, 2025 6:15 p.m.

AGENDA

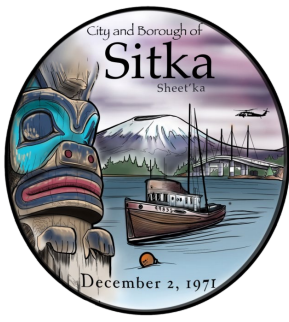
- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. CONSIDERATION OF MINUTES**
 - a. Approve the September 10, 2025 meeting minutes
- IV. PERSONS TO BE HEARD**

Public participation on any item OFF the agenda not to exceed three minutes.
- V. STAFF LIAISON'S REPORT**
- VI. REPORTS & CORRESPONDENCE**
- VII. UNFINISHED BUSINESS**

None.
- VIII. NEW BUSINESS**
 - b. Review and recommendation of window replacement at Building 292 at 1330 Seward Avenue
 - c. Section 106 and associated MOA review of a seaplane base at 1190 Seward Avenue
 - d. Review of the Sitka Historic Preservation Plan
- IX. SET NEXT MEETING DATE(S):**

(2nd Wednesday of the Month, 6:15 p.m. Harrigan Centennial Hall)
Wednesday, November 12, 2025 – Regular Monthly Meeting
- X. PERSONS TO BE HEARD**

Public participation on any item ON or OFF the agenda not to exceed three minutes.
- XI. ADJOURNMENT**



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SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Harrigan Centennial Hall

October 8, 2025 6:15 p.m.

DRAFT MINUTES

I. CALL TO ORDER & ROLL CALL

Present: Roby Koolyéik Littlefield, Yeidikook'áa Dionne Brady-Howard, James Kushxeet Poulson, Karen Lucas, Steve Íxt'Ík Éesh Johnson (via Zoom), Scott Saline (Assembly Liaison)

Excused: Nicole Fiorino

Staff: Ariadne Will, Kim Davis, Amy Ainslie

Public: Angela Bowers, Kristin Reynolds, Anne Pollnow, Joseph Bea, Kendall Campbell, Kristi Ponozzo, Jenny Liljedahl

Chair Littlefield called the meeting to order at 6:18 p.m.

II. APPROVAL OF AGENDA

M/Poulson-S/Lucas moved to approve the October 8, 2025 meeting agenda. Motion passed 5-0 by voice vote.

III. CONSIDERATION OF MINUTES

a. Approve the September 10, 2025 meeting minutes

Chair Littlefield requested staff standardize how Tlingit names were included in the agenda.

M/Poulson-S/Lucas moved to approve the September 10, 2025 meeting minutes. Motion passed 5-0 by voice vote.

IV. PERSONS TO BE HEARD

Public participation on any item OFF the agenda not to exceed three minutes.

None.

V. STAFF LIAISON'S REPORT

Will told the commission that the memorial and street naming policy subcommittee had not yet met but had taken steps to work together on the policy. She said that the Historic Preservation Plan had been recommended by the Planning Commission for approval by the Assembly but said the item had not yet been scheduled for hearing at the Assembly. Will said too that the cemetery rezoning effort was continuing, and that the city was still waiting to receive word from a couple cemetery owners.

VI. REPORTS & CORRESPONDENCE

None.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

b. Nomination of 103 Cathedral Way to the National Register of Historic Places

Davis introduced a request for a letter of support regarding the nomination of 103 Cathedral Way to the National Register of Historic Places. Commissioner Poulson, who spoke on behalf of his father, the applicant, and who recused himself from the vote, said the property was the former store and home of the Kostrometinoff brothers, one of whom was a prominent translator for the American government and a priest. Poulson said the structure was also a good example of architecture from the historical period between the transfer of Alaska to the U.S. and the gold rush. He said the nomination of the building to the register was in line with the Historic Preservation Plan.

Assembly Liaison Saline said that George Kostrometinoff was an important translator for Aleut people living in Sitka. He said he thought the nomination was a start of “better history telling” in Sitka.

M/Lucas-S/Brady-Howard moved to write a letter of support for the nomination of 103 Cathedral Way to the National Register of Historic Places. Motion passed 4-0 by voice vote with Commissioner Poulson recused.

c. Review and recommendation of a mariculture facility at 1332 Seward Avenue

Angela Bowers and Kristin Reynolds provided a presentation on behalf of UAS regarding a proposed mariculture facility to be placed at 1332 Seward Avenue. Bowers, an assistant professor at the university, gave an overview of programming to be conducted in the facility and Reynolds provided background on the project development and construction. Reynolds told the commission that the project had undergone Section 106 review but that the commission had, for an unknown reason, not been contacted by the U.S. Army Corps during the review process. The project involved the digging of a trench to insert a water line and the construction of a dock facility. Reynolds said the dock facility would not include pilings, which would allow an easy reversal of the facility, should it no longer be in use. She said contractors were to replace disturbed concrete with additional concrete—not asphalt—and were instructed to avoid historic tie-downs and footprints in the concrete. In response to commission questions, Reynolds and Bowers said that the project was to be finished around May 2026 and that the facility would raise oysters and seed strings for kelp farms. The two-story laboratory building was to match the color of the adjacent National Historic Landmark, according to recommendations listed in a letter from the National Park Service that provided comments in response to a Section 106 review.

Under public comment, Anne Pollnow mentioned that much was buried underneath the concrete and suggested an archaeological observer be obtained. Reynolds said she would contact SHPO to discuss.

During commission deliberation, Commissioner Johnson said there were places on Japonski Island where human remains were left on the beach. He said he wished to request additional archaeological monitoring.

M/Poulson-S/Lucas moved to recommend approval of a mariculture facility at 1332 Seward Avenue, to concur with recommendations by the National Park Service

regarding visual impacts, and to recommended an observer during digging activities related to the placement of the mariculture facility. Motion passed 5-0 by voice vote.

d. Section 106 review of a cell tower on wheels at 1332 Seward Avenue

Will presented a Section 106 request for comment for a Verizon cell tower on wheels at 1332 Seward Avenue. Will said the request was submitted with little information and said two UAS representatives had stated discontent with the project. Section 106 review had been submitted for the same tower a couple months prior; this prior review stated the tower would be moving from 1332 Seward Avenue to 1330 Seward Avenue. Staff did not have additional information regarding the change in location.

Ainslie reminded the commission that the question before it was in regard to Section 106. The commission noted that the movement of the tower would place it in a more visible location, which would have further impacts to a National Historic Landmark.

The applicant was not present and no public comment was received.

M/Poulson-S/Lucas moved to recommend against moving the COW from its existing location to mitigate adverse effects to viewshed. Motion passed 5-0 by voice vote.

e. Section 106 and associated MOA review of a seaplane base at 1190 Seward Avenue

Kendall Campbell, a cultural resources specialist for the FAA, provided an overview of proposed resolution of adverse effects to historic resources outlined in the draft MOA. In particular, she spoke to mitigations related to the demolition of a watch post and gun emplacement at the site of the proposed seaplane base and the visual impact the base would have on the nearby National Historic Landmark. She said mitigations included a proposed interpretive sign, the salvaging of materials from the watch post where possible, the documentation of the watch post and gun emplacement, and the preservation of a similar structure located behind the city's wastewater treatment plant on Alice Loop.

In response to a question from the commission, Airport Manager Joseph Bea said that the base had expanded from a previous plan and now provided 14 plane tie downs, which were to allow for maintenance to be conducted. Jenny Liljedahl said that the project managers had a contact list that included at least 50 pilots who'd identified themselves as interested in using the base. She said there were between ten and 15 seaplane pilots operating out of Sitka.

Bea also said that it was determined the watch post was not structurally sound enough to be moved and that it posed a liability if it remained. He said the structure was part of a larger network in the area that included a trench, a rockery, and a privy. The commission showed interest in preserving other parts of the network, which were not mentioned in the draft MOA.

Assembly Liaison Saline said that he felt the base was to benefit Sitka and those traveling between smaller communities.

During public comment, Pollnow said that the property where the base was to be constructed should have been included in the adjacent National Historic Landmark. She said she supported something to be placed that would illustrate a historic, World War II-era view of the area.

The commission discussed options for interpretive materials during deliberation. Campbell said that the details regarding an interpretive display were to be considered at a later time but

said she felt she understood that the commission was asking for interpretive materials to appear as a display, rather than as a sign. She said she would bring feedback back for additional review and clarified that she was available for further consultation regarding the MOA.

In response to a question from Campbell, the commission clarified that it wished to preserve the watch post at the proposed base site, but would not object to the rehabilitation of the watch post near the wastewater treatment plant. The commission commented that the watch post by the site of the proposed base was difficult to find. The commission requested further discussion of the draft MOA at its next meeting.

No motion made.

f. Section 106 re-review of a cell tower at 404 Sawmill Creek Road

Will provided an overview of a request for additional comment from EBI Consulting on behalf of AT&T in conjunction with a proposal for a cell tower at 404 Sawmill Creek Road. The request for comment was a continuation of Section 106 review. The commission had reviewed the tower proposal and provided comment pursuant of Section 106 a few months prior and had said the tower would have adverse effects on historic resources. The request for additional review and comment included language from EBI Consulting stating it did not share this finding. EBI Consulting shared simulations of views from historic properties that included the proposed tower for commission review. Will said that the tower as proposed would require additional permitting through the Planning Department.

Commissioner Brady-Howard asked for clarification regarding what the commission was to vote on. She requested staff prepare possible motions for the next meeting. Commissioner Lucas said that because of the tower's central location, she maintained her stance that the tower would have adverse effects on historic properties.

The applicant was not present. During public comment, Pollnow stated that the property was adjacent to several properties eligible for nomination to the National Register of Historic Places.

The commission said during deliberation that the tower would have a visual impact—but not a major one—on historic resources.

M/Poulson-S/Brady-Howard moved to comment that the placement of an 80-foot monopole tower at 404 Sawmill Creek Road would have a visual effect, but not a major impact, on properties listed on the National Register of Historic Places. Motion passed 4-1 with Commissioner Lucas opposed.

IX. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6:15 p.m. Harrigan Centennial Hall)
Wednesday, November 12, 2025 – Regular Monthly Meeting

X. PERSONS TO BE HEARD

Public participation on any item ON or OFF the agenda not to exceed three minutes.
None.

XI. ADJOURNMENT

Chair Littlefield adjourned the meeting at 8:56 p.m.

Sitka Historic Preservation Commission

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

A. Contact Name Becky Hoyt - Nvision Architecture, Inc.

Address 1600 A Street, Ste 300

City Anchorage

State AK

Zip 99501

Phone (907) 349-1425

Fax _____

email bhoyt@nvisionarch.com

B. Agency undertaking project: (circle)

Private

City

State

Federal

Department DOT

C. Date Agency received proposed project: 11/24/25

D. Are Federal funds involved (grants, funding, agency)

yes

no

E. Are State funds involved (grants, funding, agency)

yes

no

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A)

yes

no

G. Is the site listed in the Alaska Heritage Resource Survey inventory?

yes

no

If yes, Site Number SIT-00596; SIT-00079 **Preservation Status** National Historic Landmark
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka

yes

no

I. Build date of current structure Early 1940's assumed

J. Describe the proposed project

Install new ventilation units, duct work with intake and exhaust vents and supporting electrical work in each sleeping unit. Replacing select existing window units with new fiberglass window units throughout the building. exhaust vents will penetrate the existing wall and extend approx. 8" to the exterior

K. Purpose/Objectives for the undertaking

To add code required ventilation to the sleeping units, upgrade wiremold to metal conduit and replace select existing failing aluminum wood clad windows with new fiberglass window units.

L. Attach:

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

Mail Coversheet and attachments to:

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

Notes to Applicant:

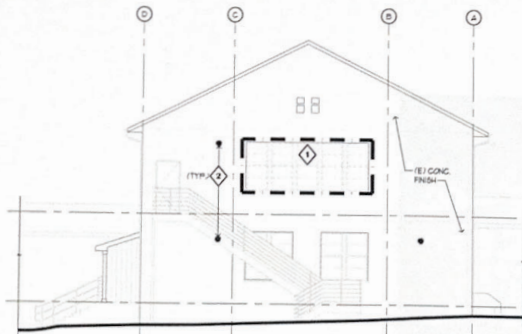
- Review will take place only during regular commission meetings or on an as needed basis.
- Projects along Lincoln or Katlian Streets will require review with Planning Department staff.
- The meetings are public and convene the second Wednesday of each month as advertised.
- Review process may take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

FOR THE CHAIR OF THE HPC ONLY:

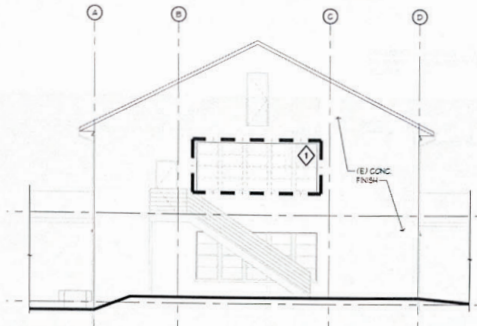
ACTION: _____

SIGNED: _____

DATE: _____



3 DEMOLITION EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



4 DEMOLITION EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

LEGEND

- WINDOW CASING AND HARDWARE TO BE REMOVED
- ELEMENT TO BE DEMOLISHED / REMOVED
- KEYS DEMOLITION TAG REFER TO THIS SHEET
- CORE DRILL HOLE

GENERAL SHEET NOTES:

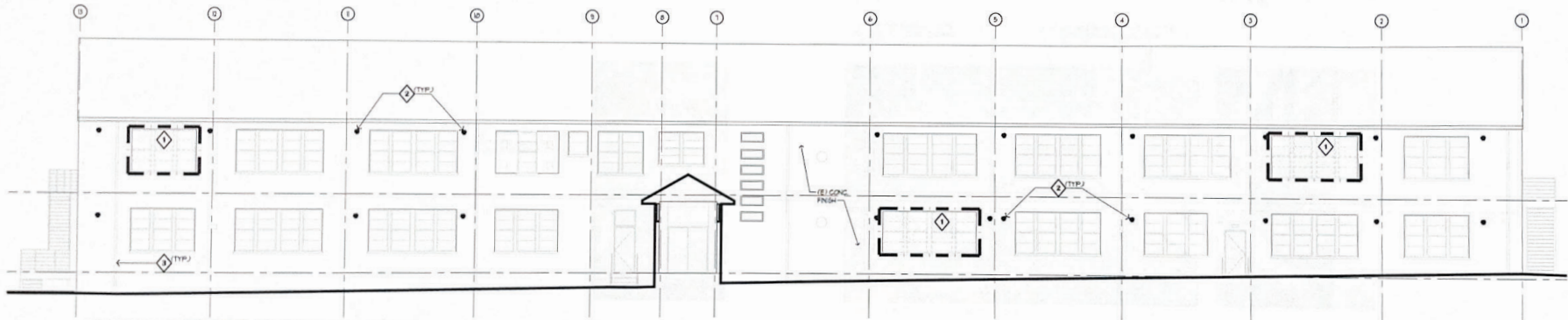
1. NOT ALL DEMOLITION WORK IS IDENTIFIED ON THIS SHEET. REFER TO ALL OTHER DISCIPLINE DEMOLITION SHEETS FOR ADDITIONAL SCOPE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT CONCRETE FINISH TO EXTENT POSSIBLE AND TO REPAIR IF IMPACTED BY DEMOLITION OR INSTALLATION EFFORTS.

DEMOLITION SHEET NOTES:

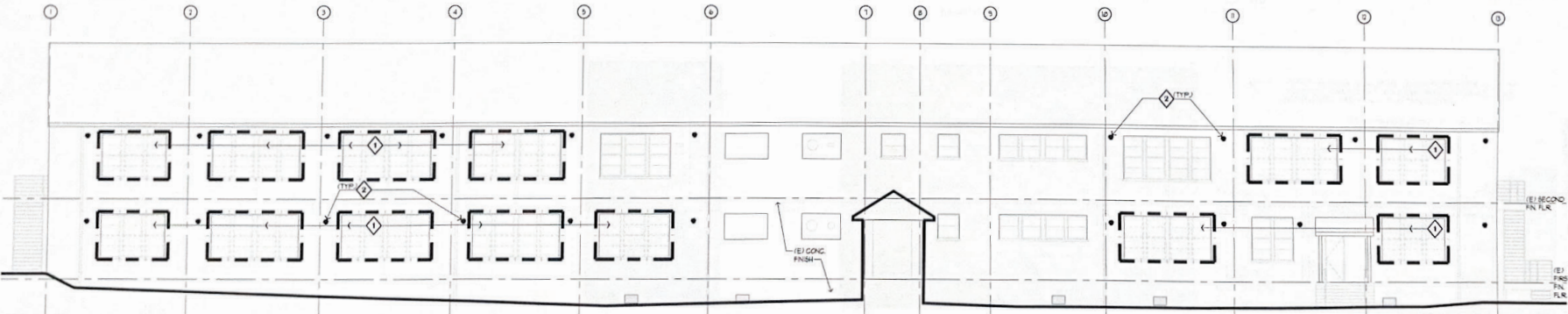
1. REMOVE 1 DISCARDED EXISTING WINDOW SILL TRIM AND ASSOCIATED TRIM SALVAGE (E) WOOD SILL AND TRIM FOR REUSE TO THE EXTENT POSSIBLE - PROTECT & PRESERVE EXTERIOR FINISH TO THE EXTENT POSSIBLE. SALVAGE A MINIMUM OF 3 WINDOWS AND ASSOCIATED TRACKS AND TURN OVER TO PHS. VERIFY NUMBER OF WINDOWS AND ASSOCIATED TRACKS TO BE SALVAGED WITH THE DEPARTMENT.
2. CORE DRILL EXISTING WALL FOR FUTURE DUCT WORK. COORDINATE WITH RENOVATION MECHANICAL DRAWINGS AND FIELD VERIFY ALL PENETRATIONS LOCATIONS & SIZE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
CORE DRILL HOLE IN CONCRETE WALL:
• HOLES TO BE 6" x 12". LOCATE OPENINGS AT LEAST 3 1/2" SIDES CLEAR FROM THE CONCRETE EDGE OF THE WINDOW/DOOR JAMB. AVOID CUTTING ANY REINFORCING WITH THE NEW OPENINGS. LOCATE REINFORCING IN THE WALL PRIOR TO CUTTING THE OPENING. MARK THE LOCATIONS OF THE OPENINGS TO AVOID REINFORCING ON A WALL ELEVATION AND SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO CUTTING THE OPENINGS. ALSO NOTE ANY CRACKS OR SPALLING CONCRETE IN THE AREA OF THE OPENINGS ON THE ELEVATIONS.
• THE DESIGN INTENT IS TO ALIGN ALL HOLES VERTICALLY & HORIZONTALLY.
3. FIELD VERIFY DOWNSPOUT LOCATIONS AND RELOCATE AS REQUIRED.



PLANS DEVELOPED BY:
Nvision Architecture, Inc.
1600 A Street Ste. 300
Anchorage, Alaska 99501
907-347-1425



2 DEMOLITION EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1 DEMOLITION EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

MT. EDGECLIMBE HIGH SCHOOL
Building 292 Boys Dorm Ventilation & Window Upgrades
 SITKA, ALASKA
 DEMOLITION EXTERIOR ELEVATIONS

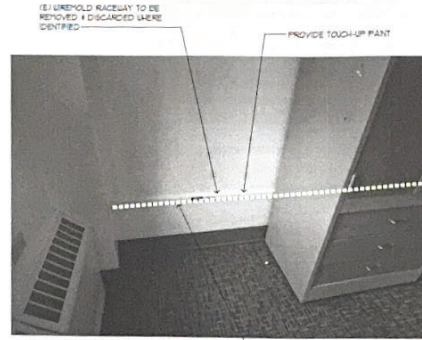
100% Construction Documents

Drawing Date:	11/14/25
Drawn By:	BLH
Checked By:	PD
Job No.:	2419
Revisions:	

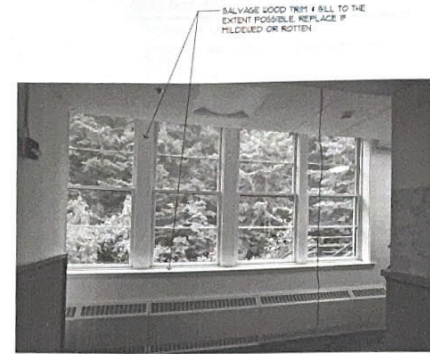
AD3.1



9 TYP. ABOVE CLG. CLOUD
N.T.S.



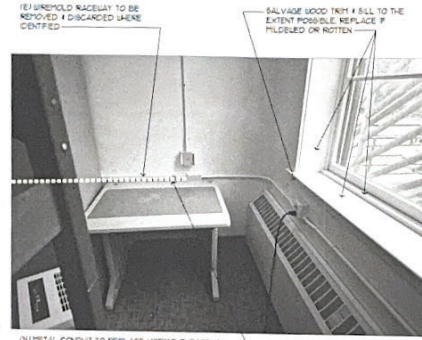
6 TYP. WIREMOLD & RACEWAY
N.T.S.



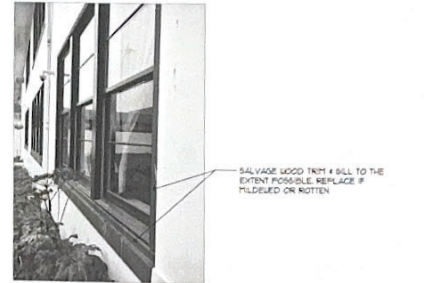
3 TYP. INTERIOR WINDOWS
N.T.S.



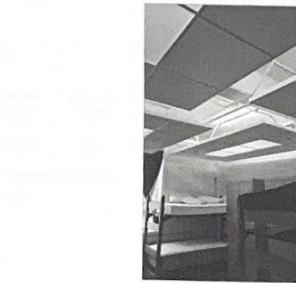
8 TYP. ABOVE CLG. CLOUD
N.T.S.



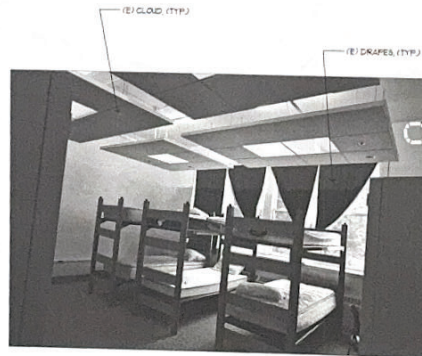
5 TYP. WIREMOLD & RACEWAY
N.T.S.



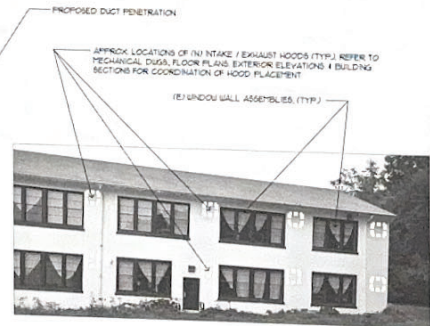
2 TYP. EXTERIOR WINDOWS
N.T.S.



7 TYP. ABOVE CLG. CLOUD
N.T.S.



4 TYP. INTERIOR WINDOWS
N.T.S.



1 TYP. EXTERIOR WINDOWS
N.T.S.



PLANS DEVELOPED BY:
Nvlion Architecture, Inc
1600 A Street Ste. 300
Anchorage, Alaska 99501
907-349-1425

MT. EDGECLUMBE HIGH SCHOOL
Building 292 Boys Dorm Ventilation & Window Upgrades
SITKA, ALASKA

PHOTOS
Drawing Date: 11/14/25
Drawn By: BJH
Checked By: PB
Job No.: 2419
Revisions:

AP1.1

100% Construction Documents

GLASS SCHEDULE

TYPE (A) 1/2" THICK SEALED INSULATED DOUBLE GLAZED UNITS WITH LOW E⁺ COATING ON THIRD FACE.

NOTE: REFER TO SPECIFICATIONS SECTION 052000 FOR SPECIFICS ON THE CURRENT TYPES OF GLAZING REQUIRED. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A LABEL SPECIFYING THE LABELER PER GLAZING STANDARDS INSTEAD OF THE COMPANY'S LABEL. LABELS SHALL BE ACID ETCHED SAND-BLASTED CERAMIC FUSED ON AN EMBOSSED PATTERN.

GENERAL SHEET NOTES

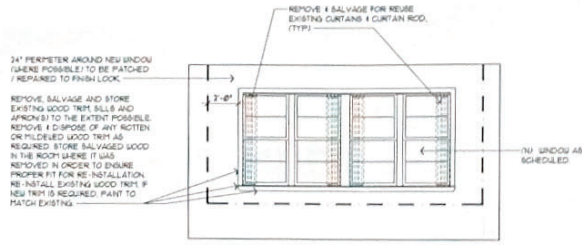
1. FIBERGLASS FRAME TYPES ARE SHOWN WITH 1" NOMINAL FRAME FACE SIZE. VERIFY W/ MANUFACTURER FOR ACTUAL SIZE.
2. CONTRACTOR REQUIRED TO FIELD VERIFY ALL ROUGH OPENINGS FOR UNIT INSTALLATION AT REPLACEMENT WINDOW LOCATIONS.
3. PROVIDE 3/8" DIA. FACTORY FINISH CRMP FLASHING AT ALL SILLS. SEE 481 FOR TYPICAL DETAILS.
4. PROVIDE CLOSED CELL BACKER ROD AND SEALANT AROUND ALL EXTERNAL WINDOWS.
5. WINDOWS ARE TO HAVE FACTORY APPLIED PAINT FOR BOTH THE EXTERIOR AND INTERIOR SIDES. COLOR # FOR EXTERIOR AND COLOR # FOR INTERIOR COLORS SHALL BE SELECTED BY THE DEPARTMENT FROM MANUFACTURER'S STANDARD COLOR PALLET.



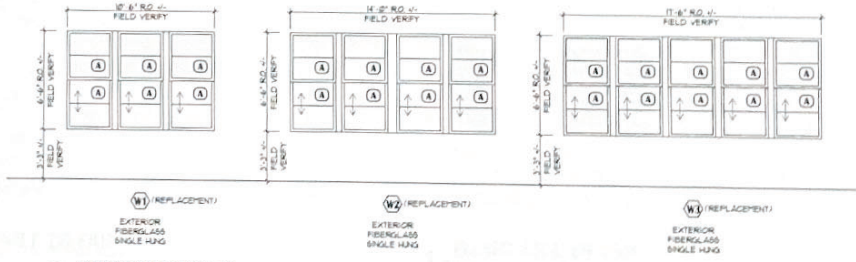
PLANS DEVELOPED BY:
Nvision Architecture, Inc.
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907-349-1425

MT. EDGECLUMBE HIGH SCHOOL
Building 292 Boys Dorm Ventilation & Window Upgrades
SITKA, ALASKA

WINDOW TYPES AND WINDOW / WALL REPAIR



2 (N) WINDOW / WALL REPAIR (TYPICAL)
SCALE: 1/4" = 1'-0"

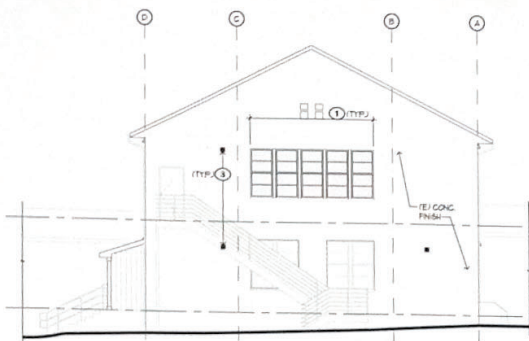


1 WINDOW TYPES
SCALE: 1/4" = 1'-0"

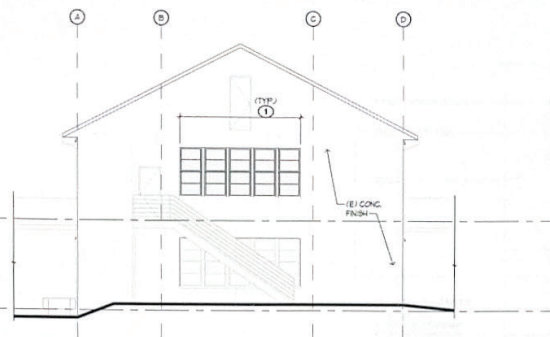
100% Construction Documents

Drawing Date: 11/14/25
Drawn By: BBI
Checked By: PB
Job No.: 2419
Revisions:

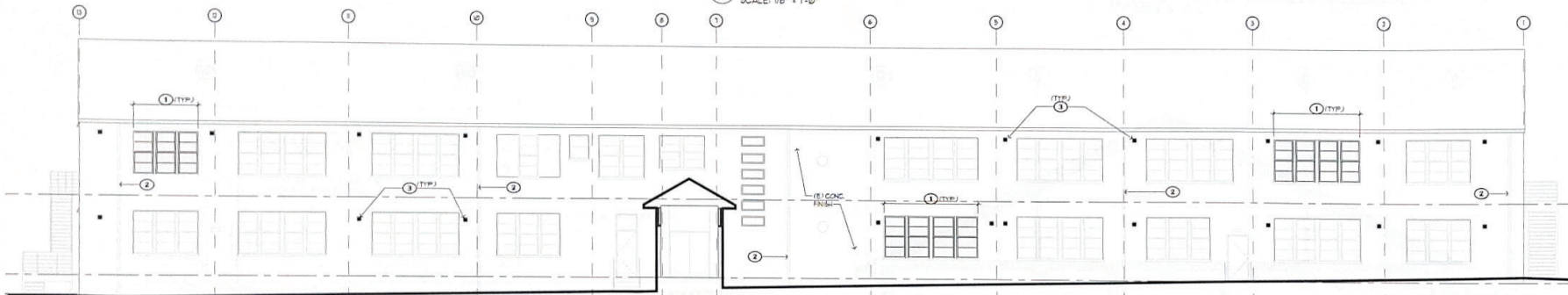
A7.1



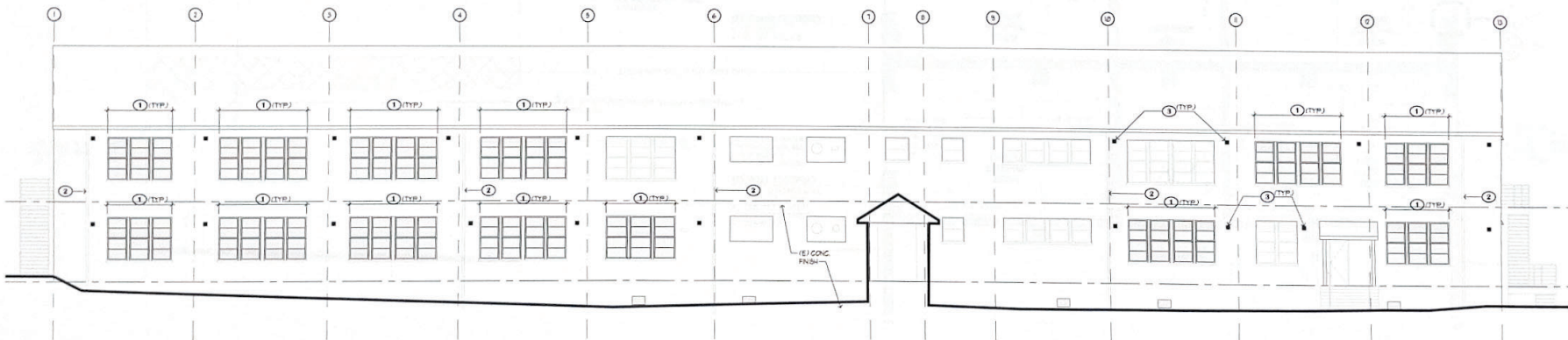
3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST @ GRID A
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST @ GRID D
SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES:

1. ALL FLASHING ARE TO BE FACTORY FINISH.
2. ALL NEW UNDOUS IDENTIFIED ARE FIBERGLASS W/ 1"-DUAL PANE THERMAL GLAZING UNITS.
3. FIELD VERIFY EACH UNDOUS ROUGH OPENING SIZES PRIOR TO ORDERING UNDOUS.
4. PATCH REPAIR AND PAINT TO MATCH (F) CONCRETE FINISH SAME AFFECTED BY DEMOLITION.
5. REFER TO SHEET A11 FOR UNDOUS SCHEDULE OF OPERATION.

KEYED SHEET NOTES:

- ① NEW FIBERGLASS UNDOUS W/ INSULATED GLAZING PROVIDE CONTINUOUS BACKER ROD & SEALANT COLOR MATCH SEALANT SEE A11 FOR UNDOUS TYPES.
- ② (F) DOWNSPOUT RELOCATE AS REQUIRED TO CLEAR NEW HOOD INSTALLATION.
- ③ (N) INTAKE EXHAUST HOOD COORDINATE PLACEMENT W/ MECHANICAL DRAWINGS AND FIELD VERIFY LOCATIONS.



PLANS DEVELOPED BY:
Invision Architecture, Inc.
1400 A Street Ste. 300
Anchorage, Alaska 99501
907-349-1425

MT. EDGECLUMBE HIGH SCHOOL
Building 292 Boys Dorm Ventilation & Window Upgrades
 SITKA, ALASKA
 RENOVATION EXTERIOR ELEVATIONS

Drawing Date:	11/14/25
Drawn By:	BMH
Checked By:	PH
Job No.:	2419
Revisions:	

A3.1

100% Construction Documents





35 and SHPO concurred, that SIT-01115 is eligible for listing in the National Register of Historic Places
36 (NRHP); and

37 **WHEREAS**, in 2022 archaeological monitoring of geotechnical investigations resulted in the
38 identification of four additional features in the APE recorded as SIT-01124; and

39 **WHEREAS**, additional concerns for the presence of human remains raised by the Sitka Tribe of
40 Alaska (STA) resulted in a second cultural resources survey of the Project APE in 2024, which
41 documented additional features assigned to SIT-01124, and in 2025 the FAA determined, and SHPO
42 concurred, that SIT-01124 is not eligible for listing in the NRHP; and

43 **WHEREAS**, the FAA determined, and SHPO concurred, that the existing Sitka Seaplane Base (SIT-
44 01172) is not eligible for listing in the NRHP; and

45 **WHEREAS**, a review of the Alaska Heritage Resources Survey (AHRS) indicates no historic properties
46 are within the 65 dB DNL noise contour; and

47 **WHEREAS**, the FAA determined that the undertaking will result in an adverse effect to SIT-01115
48 as a result of demolition of SIT-01115 due to it being in the direct path of the proposed seaplane haul-
49 out ramp; and

50 **WHEREAS**, the FAA has determined that the undertaking will result in adverse indirect visual
51 effects to the adjacent Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL (SIT-
52 00079); and

53 **WHEREAS**, the FAA has consulted with the SHPO on the determination of effect, and SHPO
54 concurred on July 1, 2025; and

55 **WHEREAS**, the FAA consulted with the NPS on the indirect effects to the NHL, and NPS has agreed
56 to participate in the development of this agreement and has been invited to sign the agreement as a
57 Concurring Party; and

58 **WHEREAS**, the FAA invited the Central Council of Tlingit & Haida Indian Tribes of Alaska, the
59 Sitka Tribe of Alaska, the Yakutat Tlingit Tribe, the Hoonah Indian Association, the Organized
60 Village of Kake, and Sealaska Corporation to consult on the Project as part of the Section 106 process;
61 and

62 **WHEREAS**, The STA was the only Alaska Native Tribe or organization to respond and request
63 consultation.

64 **WHEREAS**, the FAA has consulted with the STA in accordance with consultation requirements as
65 set forth in 36 CFR § 800.2(c)(2) as it relates to sites of traditional religious and cultural importance
66 within the Project APE, and have invited STA to sign this agreement as a Concurring Party; and

67 **WHEREAS**, the FAA acknowledges that the STA and their Tribal citizens have direct historic and
68 ethnographic affiliation with the lands comprising the proposed seaplane base property; and

69 **WHEREAS**, consultation with the STA indicated that there remains the potential for the inadvertent
70 discovery of artifacts or burials/human remains on the upland portion of the Project APE resulting in
71 implementation of an archaeological monitoring and inadvertent discovery plan during geotechnical
72 investigations in 2022; and

73 **WHEREAS**, this Memorandum of Agreement (MOA) includes a process to address post-Section
74 106 review discoveries and establishes a process to mitigate direct adverse effects to SIT-01115 and
75 minimize visual effects to SIT-00079 during construction activities, pursuant to 36 CFR §
76 800.13(a)(2); and

77 **WHEREAS**, the CBS, as an applicant for federal assistance, has participated in consultation pursuant
78 to 36 CFR Part 800 and shall be responsible for administering and implementing the stipulations of
79 this agreement for, in coordination with, and under the direction of the FAA, and FAA has invited
80 the CBS to sign this agreement as an Invited Signatory; and

81 **WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), the FAA notified the Advisory Council on
82 Historic Preservation (ACHP) of its adverse effect determination with the specified documentation,
83 and on May 4, 2021 the ACHP declined to participate in the consultation.

84 **NOW, THEREFORE**, the FAA, SHPO, and CBS (collectively "Signatories") hereby agree, and
85 STA and NPS concur, that the undertaking shall be implemented in accordance with the following
86 stipulations.

87 **STIPULATIONS**

88 In accordance with the scope and objectives of this agreement, the FAA, in coordination with
89 CBS, shall ensure that the following stipulations are implemented:

90 **I. Scope and Objectives**

- 91 • The primary purpose of this agreement is to ensure the FAA's continued compliance with
92 the implementing regulations of Section 106 of the NHPA (36 CFR Part 800) throughout
93 the duration of ground disturbing and construction activities associated with development
94 of the Project.
- 95 • This agreement defines the FAA's avoidance and mitigation responsibilities for known
96 historic properties that may be adversely affected by the Project.
- 97 • This agreement establishes protocols in advance of construction for the treatment of
98 inadvertent discoveries that may occur during construction, to ensure that clear procedures,
99 roles, responsibilities, and authorities regarding those discoveries have been delineated.

100 **II. Professional Qualifications Standards**

- 101 • Unless otherwise specified, all actions prescribed by this MOA that involve the identification,
102 evaluation, analysis, recording, treatment, monitoring, or disposition for historic properties,
103 or that involve reporting or documentation of such actions in the form of reports, forms, or

104 other records, shall be carried out by or under the direct supervision of a person or persons
105 who meet at a minimum the SOI Professional Qualifications Standards (48 Fed. Reg. 44738-
106 44739 (April 24, 1998); Appendix A to 36 CFR Part 61) in the appropriate discipline. The
107 FAA and CBS shall ensure that consultants retained for services pursuant to this agreement
108 meet these standards.

- 109 • The FAA and CBS shall ensure that all methods employed and reports resulting from
110 implementation of this MOA meet contemporary standards of practice, including the SOI
111 *Guidelines for Archaeological Documentation* (48 Fed. Reg. 44734-44737 (September 29,
112 1983)), *SOI Standards and Guidelines for Archaeology and Historic Preservation* (NPS
113 1983), and OHA Preservation Series No. 3, *Cultural Resource Investigation Reports: Outline*
114 (OHA 2023), No. 8, *Review and Compliance Program Guidelines for Section 106*
115 *Consultation with the State Historic Preservation Office* (OHA 2018), and No. 16,
116 *Inadvertent Discovery and Unanticipated Effects* (OHA 2022).

117 **III. Measures to Avoid Adverse Visual Effects to the Sitka Naval Operating Base and** 118 **U.S. Army Coastal Defenses NHL**

- 119 • To avoid visual effects to SIT-00079, CBS has modified the Project design to lower the
120 elevation of the site and will develop an interpretive panel to be placed at the boundary
121 between the NHL and the new Seaplane Base.
 - 122 ○ Prior to the award of Federal funds, CBS will coordinate with the FAA and NPS to
123 develop a scope of services and execution plan. SHPO and STA will be invited to
124 review the plan.
 - 125 ○ The panel will be developed to industry standards (22 inches by 34 inches and
126 comprised of half-inch thick high-pressure laminate) by or under the supervision of a
127 Secretary of the Interior-qualified historian.
 - 128 ○ The panel will include a discussion focusing on WWII history at the Naval Operating
129 Base and the role of U.S. Army Coastal Defense Network structures at the project
130 location, specifically the need for an observation post near the Officer's Quarters.
 - 131 ○ Panel content will be developed with signatory and concurring party input, with
132 allowance of review and comment at the 35% design and prior to approval of final
133 design.
 - 134 ○ The panel will be placed on CBS property demarcating the transition from the historic
135 Naval Operating Base to the new Sitka Seaplane Base.

136 **IV. Mitigation Measures for the Resolution of Adverse Effects on the Japonski Island** 137 **Observation Post and Gun Emplacement (SIT-01115)**

- 138 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will record the
139 physical characteristics and measurements of SIT-01115 in a standard NPS documentation

- 140 style; specifically, a Modified Level IV Historic American Building Survey (HABS)
141 documentation including the production of a short-form history of the property and accurate
142 scaled drawings of the structure and its environs.
- 143 ○ CBS, or a contractor on its behalf, will coordinate with the NPS and the HABS
144 Regional Coordinator to ensure a permanent record of the structure and its
145 characteristics are preserved in perpetuity.
 - 146 ○ The documentation generated through the HABS process may be incorporated into
147 other preservation media (e.g., signage, pamphlets, online exhibits), disseminated to
148 interested parties and institutions.
 - 149 ○ Concurrent with the HABS documentation of SIT-01115 above, the spatial inter-
150 relationships of feature components of SIT-0115 will be recorded and mapped using
151 survey-grade GPS equipment. Documentation may include the use of three-
152 dimensional scanning equipment, as applicable.
 - 153 ○ CBS, or consultants hired on its behalf, will assemble the HABS documentation and
154 mapping of the Observation Post and Gun Emplacement into a technical report and
155 provide to FAA for review and approval. Following FAA approval, CBS will provide
156 copies of the report and data to the Alaska Office of History and Archaeology (OHA),
157 the NPS, and other interested consulting parties no later than one year after the field
158 data has been collected.
 - 159 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will incorporate
160 design features of the Observation Post into the covered seaplane passenger waiting area.
 - 161 ○ The HABS documentation, including photographs, descriptions, or three-dimensional
162 scanning, will be used in replicating design features at the passenger waiting area.
 - 163 ○ Design of the passenger waiting area shall include recreation of the observation slit in
164 the appropriate orientation to mimic the view from SIT-01115, display of a reduced
165 scale recreation of SIT-01115, and an interpretive panel discussing the Observation
166 Post and its role in the U.S. Coastal Defenses during WWII.
 - 167 ○ The size and location will be informed by the final site design. The materials used will
168 be appropriate to the size and location. Size, location, and materials will be approved
169 by FAA, as the funder, and CBS, as the party responsible for maintenance, during
170 final site design. Consulting parties will be offered the opportunity to review the size,
171 location, and materials at or before 95% design.
 - 172 ○ Interpretive displays and content will be developed with signatory and concurring
173 party input, with allowance of review and comment at the 35% design and prior to
174 approval of final design.
 - 175 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will document

176 and rehabilitate a similar type historic-age structure near the Water Wastewater Treatment
177 Plant on Galena Avenue on Japonski Island.

178 ○ The structure will be surveyed and recorded by a qualified professional and a
179 determination of eligibility prepared. Documentation will include preparation of an
180 AHRS card. FAA will review documentation prior to submission to OHA.

181 ○ HABS documentation will occur concurrently with the documentation of SIT-01115
182 and will follow the same standards and reporting requirements.

183 ○ CBS, or a contractor on its behalf, will develop a maintenance and preservation plan
184 for the structure at Galena Avenue which will include initial cleaning, minor repairs,
185 minimal vegetative clearing around the structure, and initial trail maintenance. The
186 plan will be reviewed by signatory and concurring parties to this MOA prior to
187 finalization.

188 ○ CBS, or a contractor on its behalf, will develop a plaque to be placed at the structure.
189 The plaque may include information on the date of construction, historical
190 significance, architectural style, and will be similar to plaques located in the Fort
191 Rousseau Causeway State Historical Park..”

192 **V. Measures to Minimize Adverse Effects to Unknown Archaeological Materials and**
193 **Inadvertent Disturbance of Human Remains**

194 • To address post-Section 106 discoveries and resolve any adverse effects to archaeological
195 materials or inadvertent disturbance of human remains which may be present within the
196 Project APE.

197 • The FAA and CBS shall ensure that an archaeological monitor who meets the SOI’s
198 Professional Qualification Standards for Archaeology shall be present during ground
199 disturbing activities within upland Project areas.

200 • CBS will offer to hire a tribal monitor for archaeological monitoring activities, to be
201 designated by STA.

202 • The FAA, in coordination with CBS, has developed a *Cultural Resources Monitoring and*
203 *Inadvertent Discovery Plan* in consultation with SHPO, NPS, and STA (Attachment B). The
204 Plan is consistent with the OHA Preservation Series No. 15 *Monitoring Guidelines* (OHA
205 2018) and OHA Preservation Series No. 16 *Inadvertent Discovery and Unanticipated Effects*
206 (OHA 2022).

207 • The purpose of the *Cultural Resources Monitoring and Inadvertent Discovery Plan* is to
208 describe the activities associated with archaeological monitoring, identify the roles and
209 responsibilities of Project participants, and to provide clear and concise guidance for Project
210 personnel that addresses the actions to be taken in the event that human remains or
211 archaeological, historic, or cultural materials, are discovered during monitored ground

212 disturbing activities associated with the Project.

213 • CBS shall require that a preconstruction meeting employing a presentation provided by the
214 FAA is conducted among the CBS Project Manager, the Construction Contractor/Onsite
215 Supervisor, the Archaeological Monitor and the Tribal Monitor to discuss the terms and
216 conditions of the *Cultural Resources Monitoring and Inadvertent Discovery Plan*
217 (Attachment B).

218 • CBS, or consultants hired on its behalf, shall prepare a report, meeting contemporary
219 professional standards and the *SOI Standards and Guidelines for Archaeological*
220 *Documentation* (48 Fed. Reg. 44734-44737 (September 29, 1983)) following the completion
221 of monitoring activities by the Archaeological Monitor and provide a draft to the FAA for
222 review and approval. Following the FAA approval, CBS shall ensure that the final report is
223 provided to all consulting parties within one year after completion of all archaeological
224 monitoring.

225 **VI. Inadvertent Discoveries of Cultural Resources**

226 • If previously unidentified cultural resources (including artifacts, structures, or features)
227 are encountered, the FAA shall require CBS or its contractor to implement the Inadvertent
228 Discovery protocols contained in Appendix B of this MOA.

229 • In the event that the FAA determines the inadvertent discovery is eligible for the NRHP,
230 and SHPO concurs, the FAA shall develop actions to resolve any adverse effects,
231 consistent with the *SOI Standards and Guidelines for Archaeology and Historic*
232 *Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst
233 the FAA, CBS, SHPO, STA, and consulting parties. The FAA and CBS shall ensure that
234 the resolution measures are implemented.

235 **VII. Curation**

236 • Any materials collected as part of archaeological monitoring efforts shall be curated at the
237 CBS' (landowner) expense, in accordance with 36 CFR Part 79, at the University of Alaska
238 Museum of the North under an approved provisional curation agreement, or at another
239 repository within the State as determined by the FAA and CBS in consultation with consulting
240 parties.

241 • Conservation costs may include, but are not limited to, curation fees charged by approved
242 institutions, acquisition of archival materials, shipping, cleaning, rehousing, and any other
243 conservation action determined necessary by a qualified conservator or considered
244 common/ethical practice by cultural resources professionals.

245 • Should archaeological materials consist of artifacts of Alaska Native affiliation, CBS will
246 consult with STA as to the appropriate disposition of those materials. STA may request that
247 CBS relinquish ownership of the materials to STA, at which point CBS will provide
248 documentation of the transfer of materials to the Tribe.

249 **VIII. Unanticipated Effects**

- 250 • In the event that a previously known property will be affected or has been affected in an
251 unanticipated manner, all activity will cease within 50 feet of the property to avoid or
252 minimize harm to the property.
- 253 • Should a consulting party observe unanticipated effects to historic properties, the
254 consulting party will notify the FAA and CBS within 48 hours of observing the
255 unanticipated effects. The FAA shall consult with SHPO and the consulting party to
256 identify the effects.
- 257 • The FAA shall assess the unanticipated effects. Consistent with 36 CFR § 800.5(b) and
258 (d)(1), the FAA may determine that there is no adverse effect on historic properties if the
259 observed effects would not meet the Criteria of Adverse Effect at 36 CFR § 800.5(a)(1).
- 260 • If the unanticipated effects are determined to be adverse, the FAA shall consult with CBS
261 and SHPO (and other consulting parties, as appropriate) pursuant to 36 CFR § 800.13 to
262 determine if adverse effects can be avoided by alteration of construction methods or the
263 installation of protective measures.
- 264 • If adverse effects cannot be avoided, the FAA shall develop actions to resolve the adverse
265 effects, consistent with the *SOI Standards and Guidelines for Archaeology and Historic*
266 *Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst
267 the FAA, CBS, SHPO, and other consulting parties, as appropriate. The FAA and CBS
268 shall ensure that the resolution measures are implemented.

269 **IX. Treatment of Human Remains**

- 270 • In the event that human remains are encountered during Project construction activities,
271 the FAA and CBS shall ensure that they are at all times treated with dignity and respect,
272 in a manner consistent with the ACHP's *Policy Statement on Burial Sites, Human*
273 *Remains, and Funerary Objects* (<https://www.achp.gov/sites/default/files/policies/2023-07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf>).
- 275 • Should human remains be encountered, work will be stopped at once in the vicinity of
276 the discovery and a buffer zone created, to be determined at the discretion of the SOI-
277 qualified Archaeological Monitor, to prevent further disturbance. The Archaeological
278 Monitor (or Onsite Supervisor, if monitor is not present) shall immediately secure the
279 area in accordance with Attachment B, *Cultural Resources Monitoring and Inadvertent*
280 *Discovery Plan*, initiate notification to parties listed in Attachment C, *Human Remains*
281 *Contacts*, and follow the procedures listed in Attachment D, *Sitka Seaplane Base Security*
282 *and Media Plan*.
- 283 • To the greatest extent possible and provided there are no legal or jurisdictional issues to the
284 contrary, the FAA and CBS shall work with STA to transfer control of any indigenous human
285 remains to STA in an expedited and respectful manner.

286 **X. Confidentiality**

- 287 • Pursuant to 36 CFR § 800.11(c), the consulting parties to this MOA agree not to divulge
288 to the public, media, or other outside parties the specific location of the discovery, names
289 of the deceased or descendants (if determined), or specific details about the remains or
290 artifacts themselves, should human remains or artifacts of Alaska Native affiliation be
291 discovered. All consulting parties shall follow the authorized protocols for press releases,
292 media interviews, or other public communications outlined in Attachment D: *Sitka*
293 *Seaplane Base Security and Media Plan* to this agreement.

294 **XI. Review and Reporting Timeline**

- 295 • The FAA and CBS shall arrange a meeting to review this agreement one year from its
296 execution date and annually thereafter until completion of site preparation and soil
297 disturbance. The FAA and CBS shall submit an annual letter status update to all parties
298 one month prior to the date of the annual review. Any amendments to this agreement
299 recommended during the review shall be considered in accordance with 36 CFR
300 800.6(c)(7). If the review results in a recommendation to terminate the agreement,
301 termination of the agreement shall be considered in accordance with 36 CFR § 800.6(c)(8).
- 302 • The Modified Level IV HABS reports will be approved by the FAA and provided to the OHA
303 within one year of data collection. See IV for complete deliverable details.
- 304 • The Archaeological Monitoring Report will be approved by the FAA and provided to all
305 consulting parties within one year of completion of all archaeological monitoring. See V for
306 complete deliverable details.

307 **XII. Dispute Resolution**

- 308 • Should any signatory object at any time to any actions proposed or the manner in which
309 the terms of this MOA are implemented, the FAA shall consult with such party to resolve
310 the objection. If the FAA determines that the Section 106-related objection cannot be
311 resolved through consultation, it shall request the comments or staff-level
312 recommendations from the ACHP pursuant to 36 CFR § 800.6(b). Any ACHP comment
313 provided in response to such a request will be taken into account by the FAA in
314 accordance with 36 CFR § 800.6(c)(2).

315 **XIII. Amendments**

- 316 • Any Signatory to this agreement may request that the other Signatories consider an
317 amendment, whereupon they shall consult to consider such amendment pursuant to 36
318 CFR § 800.6(c)(7). Amendments shall be executed in the same manner as this agreement.

319 **XIV. Anti-Deficiency Act**

- 320 • The Anti-Deficiency Act, 31 U.S.C. § 1341, prohibits Federal agencies from incurring

321 an obligation of funds in advance of or in excess of available appropriations. Accordingly,
322 the Signatory Parties agree that any requirement for the obligation of funds arising from
323 the terms of this MOA will be subject to the availability of appropriated funds for that
324 purpose. The Stipulations contained in this MOA will not be interpreted as requiring the
325 obligation or expenditure of funds in violation of the Anti-Deficiency Act.

- 326 • If compliance with the Anti-Deficiency Act impairs the FAA's ability to implement the
327 Stipulations of this MOA, the FAA will consult with the Signatory Parties to determine
328 if an amendment is necessary to fully satisfy the stipulation herein.

329 **XV. Duration**

- 330 • This agreement shall be implemented upon FAA grant award to fund the project
331 construction and continue in full force and effect for five years following execution. At
332 any time, CBS may request of the FAA and SHPO in writing to review CBS's project
333 schedule and consider an extension or modification of this agreement. No extension or
334 modification shall be effective unless all Signatories to the agreement have agreed to it in
335 writing.

336 **XVI. Termination**

- 337 • Any Signatory to this agreement may terminate it by providing 30 days' notice to the
338 other Signatories. The Signatories will consult during the period prior to termination to
339 seek agreement on amendments or other actions that would avoid termination. In the
340 event of termination, the FAA will seek the comments of ACHP pursuant to 36 CFR §
341 800.7.

342 **Execution and Implementation** of this agreement shall evidence, pursuant to 36 CFR § 800.6(c),
343 that that the FAA has consulted with SHPO, NPS, CBS, and the STA on the Sitka Seaplane Base
344 Project, in accordance with Section 106 of the NHPA. It shall further evidence that the FAA has
345 afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic
346 properties, and that the FAA has taken into account the effects of the Undertaking on historic
347 properties.

SIGNATURE PAGES – SIGNATORIES

**MEMORANDUM OF AGREEMENT
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,
AND
THE ALASKA STATE HISTORIC PRESERVATION OFFICER
PURSUANT TO 36 CFR 800
REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

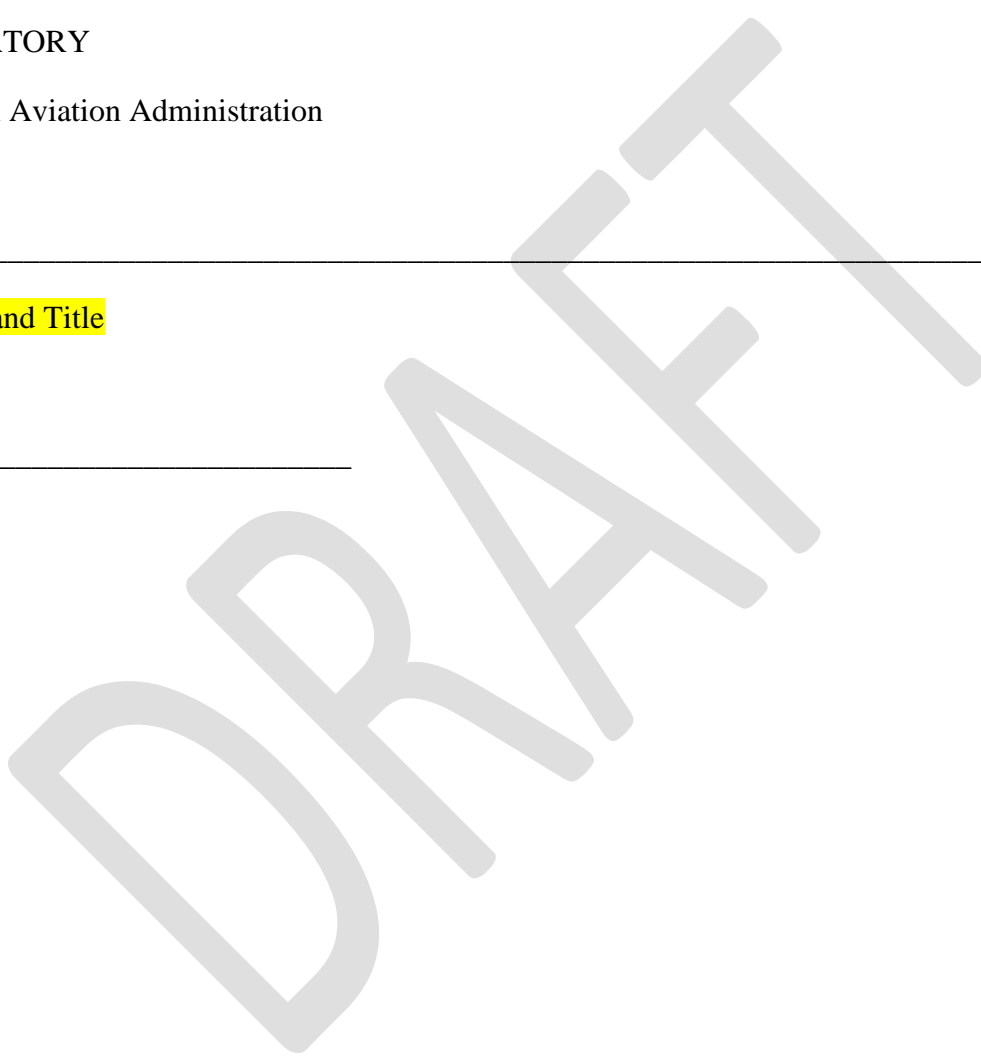
SIGNATORY

Federal Aviation Administration

By: _____

Name and Title

DATE: _____



SIGNATURE PAGES – SIGNATORIES

MEMORANDUM OF AGREEMENT

BETWEEN THE FEDERAL AVIATION ADMINISTRATION,

AND

THE ALASKA STATE HISTORIC PRESERVATION OFFICER

PURSUANT TO 36 CFR 800

REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

SIGNATORY

ALASKA STATE HISTORIC PRESERVATION OFFICER

By: _____

Sarah Meitl, Deputy State Historic Preservation Officer, Alaska State Historic Preservation Office

DATE: _____

382 **SIGNATURE PAGES – INVITED SIGNATORIES**

383

384 **MEMORANDUM OF AGREEMENT**
385 **BETWEEN THE FEDERAL AVIATION ADMINISTRATION,**
386 **AND**
387 **THE ALASKA STATE HISTORIC PRESERVATION OFFICER**
388 **PURSUANT TO 36 CFR 800**
389 **REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

390

391 INVITED SIGNATORY

392 CITY AND BOROUGH OF SITKA

393

394 By: _____

395 **Name and Title**

396

397 DATE: _____

398

399

400

401 **SIGNATURE PAGES – CONCURRING PARTIES**

402

403 **MEMORANDUM OF AGREEMENT**
404 **BETWEEN THE FEDERAL AVIATION ADMINISTRATION,**
405 **AND**
406 **THE ALASKA STATE HISTORIC PRESERVATION OFFICER**
407 **PURSUANT TO 36 CFR 800**
408 **REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

409

410 CONCURRING PARTY

411 SITKA TRIBE OF ALASKA

412

413 By: _____

414 **Name, Title**

415

416 DATE: _____

417

418

419

420 **SIGNATURE PAGES – CONCURRING PARTIES**

421

422 **MEMORANDUM OF AGREEMENT**
423 **BETWEEN THE FEDERAL AVIATION ADMINISTRATION,**
424 **AND**
425 **THE ALASKA STATE HISTORIC PRESERVATION OFFICER**
426 **PURSUANT TO 36 CFR 800**
427 **REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

428

429 CONCURRING PARTY

430 U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE

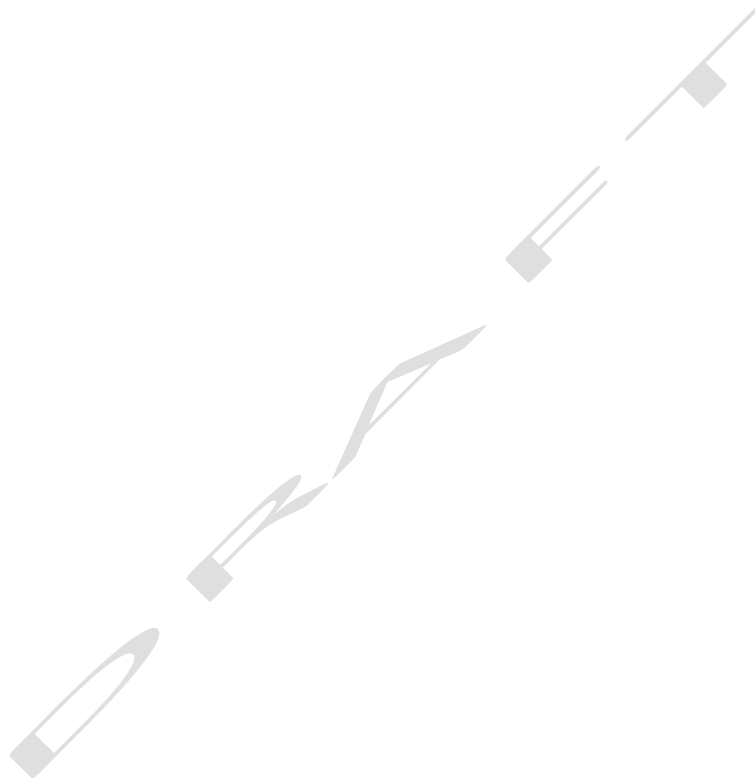
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432 By: _____

433 Jeff Mow, Acting Regional Director, National Park Service Interior Region 11

434

**ATTACHMENT A:
PROJECT MAPS**

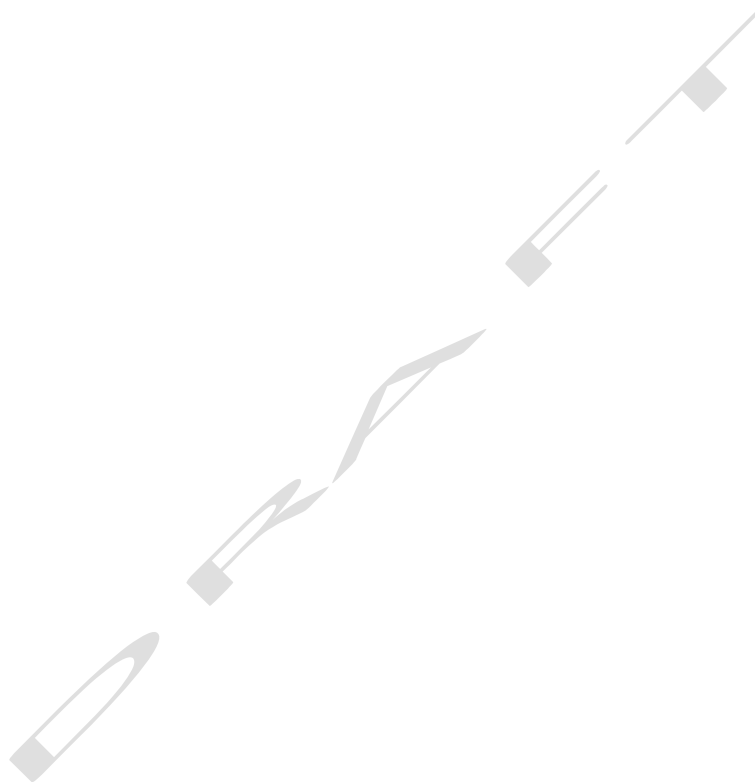


Sitka Seaplane Base Memorandum of Agreement Attachment A: Project Maps

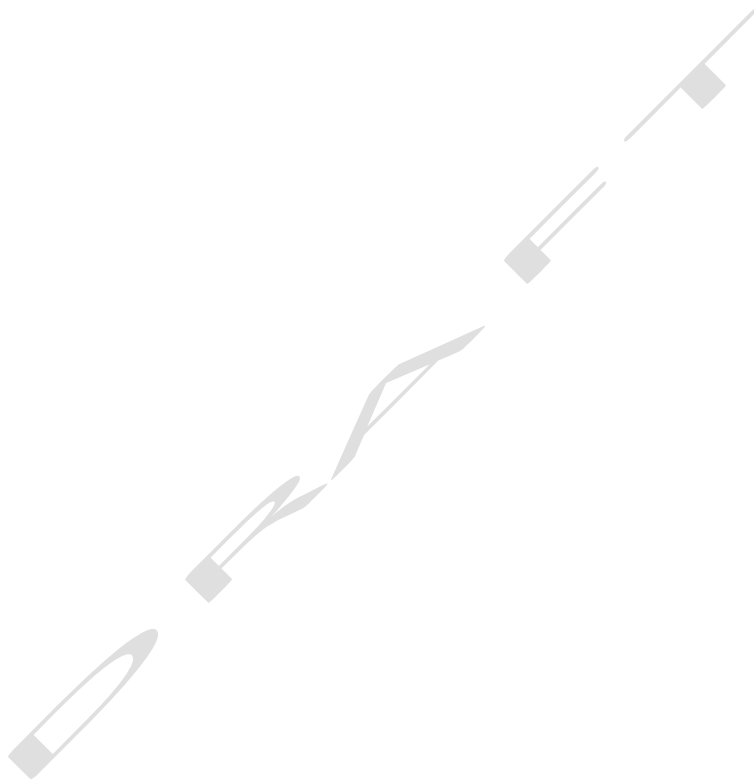
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Version 1.1 – January 2024

PLACEHOLDER FOR FIGURES



**ATTACHMENT B:
SITKA SEAPLANE BASE
CULTURAL RESOURCE MONITORING PLAN**



Cultural Resources Monitoring and Inadvertent Discovery Plan

Sitka Seaplane Base

FAA Project Grant No.: 3-02-0488-001-2019

I. Purpose and Scope

This Monitoring and Inadvertent Discovery Plan (Plan) is particular to site preparation and construction activities for the Sitka Seaplane Base Project (Project). This plan has been developed to ensure that any potential archaeological resources or human remains discovered during ground-disturbing activities² for the Project are handled appropriately in accordance with federal and state statutes.

The Plan addresses post-Section 106 discoveries pursuant to 36 CFR 800.13(a)(2) and provides clear procedures and chains of authority that will be implemented in the event that archaeological materials are encountered, as outlined in 36 CFR 800.13(b)(3).³ The plan also provides guidance consistent with Alaska Statute (AS) 12.65.5, AS 18.50.250, and AS 11.46.482(a)(3) which apply to human remains found anywhere in the State of Alaska. These laws require notification of the Alaska State Troopers and the State Medical Examiner; require permits for disinterment, transport, and reinterment of human remains; and make intentional or unauthorized disturbance or removal of human remains a felony.

Archaeological monitoring will commence when ground disturbing activities that could disturb previously undocumented archaeological resources, or human remains, begins. Archaeologists will observe soil excavation, which may include vegetation removal, in areas where native soil may be encountered. The Archaeological Monitor may also be required to observe or delineate access routes used by heavy equipment operators, observe proposed staging areas for equipment or materials, and monitor removal of heavy equipment. Monitoring will not be required in submerged Project areas, or demolition of exposed bedrock.

Archaeological monitoring will conclude when all ground-disturbing construction activities in the upland and tideland areas associated with the Project are complete. CBS will offer to hire a Tribal monitor who may participate in monitoring site preparations on upland and tideland areas, at STA's discretion.

² Ground disturbing activities are defined as any disruption of topsoil or sediments (e.g., trenching), clearing of vegetation, grubbing, ground leveling activities, placement of fill or equipment staging on undisturbed soils. This definition does not include blasting or removal of bedrock.

³ The FAA received concurrence from the Alaska State Historic Preservation Officer (SHPO) on a finding of Adverse Effects for the Project on March 24, 2021. During consultation, Sitka Tribe of Alaska (STA) requested that monitoring of construction activities be carried out in the Project area. Mitigation for adverse effects and a plan for addressing the discovery of human remains during construction are being discussed in the Memorandum of Agreement to which this Plan is appended.

II. Standards

The archaeological monitoring procedures contained herein are consistent with the Alaska Office of History and Archaeology (OHA) Historic Preservation Series Number 15, *Monitoring Guidelines* (OHA 2018).⁴ They are also designed to accommodate construction techniques, schedules, and logistics to the extent possible while still ensuring adequate consideration of archaeological resources that may be encountered during construction activities. Archaeological monitoring shall be conducted by a professional who meets the Secretary of the Interior's (SOI) *Professional Qualification Standards for Archaeology*⁵ (48 FR 44738-44739). In addition to meeting the SOI Standards, archaeological monitors must have experience working in Alaska and in identification, recovery, and recordation of perishable and non-perishable cultural resources, both prehistoric and historic.

III. Consulting Parties' Roles and Responsibilities

Federal Aviation Administration (FAA):

The FAA's issuance of Federal funds is an undertaking, as defined in 36 CFR Part 800. As the lead Federal agency, the FAA has consulted with SHPO to establish the area of potential effects (APE), identified and consulted with parties included in the Section 106 process, and issued findings of effect for the Project. Findings of adverse effect for the Project, and mitigation thereof, are included in a Memorandum of Agreement (MOA). Monitoring activities stipulated in the MOA are the result of government-to-government consultations with Sitka Tribe of Alaska (STA). The FAA remains responsible for the content and assessments of effect produced as a result of discovery of cultural resources or historic properties during archaeological monitoring.

State Historic Preservation Officer (SHPO):

The SHPO has assisted and consulted with the FAA in determining the APE for the Project, reviewed and commented on determinations of eligibility, assessments of effect, and proposed mitigation strategies. The SHPO is responsible for continued consultation under NHPA and review and comment on any proposed treatment regarding discovery of cultural resources or historic properties during archaeological monitoring.

City and Borough of Sitka (CBS):

As the applicant for the FAA funds, landowner, and Project proponent, CBS is responsible for providing Project-specific information to consulting parties, including but not limited to schedules, routes, design information, and any other information necessary to implement this Plan. CBS is responsible for the curation/disposition of any materials collected as part of archaeological monitoring efforts at an approved repository within the State as determined by the FAA and CBS in consultation with consulting parties. CBS is responsible for engaging an archaeological monitor and will hire a

⁴ OHA (2018). Historic Preservation Series No. 15: Monitoring Guidelines. Available from: <http://dnr.alaska.gov/parks/oha/hpseries/hp15.pdf>.

⁵ SOI's Standards available at: http://www.nps.gov/history/local-law/arch_stnds_9.htm.

tribal monitor, should STA designate one.

Onsite Supervisor:

The Onsite Supervisor shall be designated by CBS and coordinate with the FAA in event of any discovery. This individual should be intimately familiar with the Project, have access to schedules, contact information, Project designs, and be the point of contact for the archaeological monitor and consulting parties. The Onsite Supervisor shall work in close concert with the Archaeological Monitor to ensure that all ground disturbing activities are monitored in accordance with the MOA and this Plan. Should discoveries be made during Project activities for which an archaeological monitor is not required, the Onsite Supervisor is responsible for implementing this Plan.

Archaeological Monitor:

All construction monitoring will be conducted in compliance with OHA monitoring guidance (OHA 2018) and SOI Standards for Archaeology. In coordination with the FAA, the Archaeological Monitor will conduct a cultural resources briefing for contractors and subcontractors prior to the start of any ground disturbing activities. The Archaeological monitor will be authorized to stop work if potentially significant archaeological or historic resources, or human remains are encountered. If any of these resources are encountered, the Archaeological Monitor will implement the protocols outlined below. The Archaeological monitor will also be responsible for recording, documenting, managing, and analyzing any artifacts or features which are recovered during the Project.

Sitka Tribe of Alaska (STA):

This Plan has been developed in consideration of concerns expressed by the STA during G2G and Section 106 consultation on this project. STA will be invited to review and comment on this Plan, and to coordinate with CBS to designate an appropriate Tribal Monitor in accordance with the stipulations of the MOA and this Plan.

IV. Tribal Involvement and Monitors

- A. CBS Project Manager or their contractor will contact STA to alert the Tribe about monitoring Project activities and timeline, and to invite the Tribe to designate a tribal monitor during monitoring activities. The tribal monitor will provide direct input during monitored Project activities, which may have the potential to identify or affect tribal cultural resources. The tribal monitor will participate in field activities so that they may make recommendations to the archaeologist onsite.
- B. The FAA will request that STA identify an individual to ensure clear and efficient communication about the monitoring requirements and schedule.
- C. STA may choose the individual to be hired as the tribal monitor, the CBS Project Manager or monitoring archaeologist will coordinate with the tribe and the tribal monitor regarding the particulars of the monitoring activities (dates, times, etc.).

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- D. The tribal monitor will be reimbursed for their time through a direct contract with CBS or as a direct hire by CBS's contractor as a temporary/on-call employee.
- E. The tribal monitor will be required to participate in any necessary safety awareness trainings and cultural resources briefings prior to engaging in any monitoring activities.
- F. The designated tribal monitor has special expertise valued by the tribe. As such, the tribal monitor does not need to meet the SOI standards described above for Archaeological Monitors; however, tribal monitors must work under the direct supervision of the Archaeological Monitor.

V. Pre-Field Procedures

Permitting and Permissions

Prior to any ground disturbing activities, CBS and/or their consultants will secure the necessary cultural resource investigation and access permits required for cultural resource monitoring of site preparation activities for the Project. CBS will also procure a provisional curation agreement with the University of Alaska Museum of the North (UAM), or another repository within the State as determined by the FAA and CBS in consultation with consulting parties.

Pre-Construction Briefing and Site Assessment

The FAA has offered to provide Inadvertent Discovery training materials to CBS or its contractor, for presentation to the construction crew prior to mobilization. The Archaeological Monitor will provide a preconstruction cultural resources orientation to equipment operators prior to the commencement of site preparation activities. The preconstruction meeting will include how and where archaeological monitor(s) will observe ground-disturbing activities and hand-signal or other methods of communication between the archaeological monitor and the equipment operator.

All approaches to construction equipment and excavations will be conducted only under safe conditions, as required by the Occupational Safety and Health Administration (OSHA). The Archaeological Monitor and the Tribal Monitor will participate in any safety briefings and will review any project-specific health and safety plans prior to fieldwork.

Communications

Communications during the Project will include but are not limited to face-to-face meetings regarding construction and monitoring; routine communication with the CBS Project Manager or designated Onsite Supervisor regarding Project schedules and construction drawings and maps;

VI. Daily Monitoring Responsibilities

Prior to commencement of ground disturbing activities each day, the Archaeological Monitor will confer with the Onsite Supervisor regarding planned activities scheduled for the day. The Archaeological Monitor will be on site to observe vegetation removal, grubbing, and other ground disturbing activities and will maintain a daily monitoring log.

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The daily monitoring log will include ground disturbing activity identifier(s) and results of monitoring. Site preparation or ground disturbance directly into exposed bedrock that do not need to be monitored will also be documented by the Archaeological Monitor in the daily monitoring log and final report. The Archaeological Monitor is responsible for submitting scanned copies of daily monitoring logs to the FAA, CBS, STA, and NPS at the conclusion of archaeological monitoring activities. Daily monitoring logs will be included as an appendix to the final monitoring report (see Reporting, below).

Identification

During monitored activities, all undisturbed surface soils and deposits and sediments below the present ground cover are subject to review by the Archaeological Monitor. Should the Archaeological Monitor determine examination of soil profiles is necessary, the Archaeological Monitor will:

- A. Notify the equipment operator or other construction personnel in the trenching area to halt all heavy equipment operation.
- B. When safe, the Archaeological Monitor may enter excavation areas to clean and examine trench walls, obtain matrix samples, or record stratigraphy.
- C. Once complete the Archaeological Monitor will clear the excavation area and give the equipment operator a notice that they can proceed. The Archaeological Monitor(s) will abide by OSHA regulations at all times.

VII. Archaeological Discoveries

In the event that the Archaeological Monitor identifies archaeological materials, the Archaeological Monitor will issue a Stop Work Order to confirm and assess the nature of the discovery. The following protocol will be followed to report cultural materials encountered during monitoring activities:

- A. The Archaeological Monitor will examine the materials encountered to determine whether the discovery represents an archaeological deposit, historic material, and/or potential historic property (with or without potential human remains)
- B. If the materials are archaeological in nature, the archaeological resources will be excavated and recorded by Archaeological Monitor, including at minimum:
 - a. Collection of GPS coordinates.
 - b. Obtaining an Alaska Heritage Resources Survey (AHRS) number
 - c. Preliminary evaluation for historic significance and integrity according to National Register of Historic Places eligibility criteria.

Notification

In the event of discovery of archaeological materials, the Archaeological Monitor will immediately alert the Onsite Supervisor and implement the notification and consultation procedures outlined below

within one (1) business day. Contact information for the following parties is included in Attachment C, *Notification Form and Contact Information for Agency and Tribal Officials Involved with Human Remains Consultation*.

- A. Should the discovery consist solely of artifacts that are clearly not of Alaska Native affiliation (e.g., World War II-era military artifacts), the FAA, SHPO, CBS, and NPS shall immediately be notified.
- B. Should the discovery consist solely of artifacts that appear to be of Alaska Native affiliation, STA, the FAA, SHPO, and CBS shall be notified.

Evaluation and Treatment

The Archaeological Monitor is responsible for evaluating cultural resources identified as a result of monitoring for historic significance and integrity according to National Register of Historic Places eligibility criteria. If the FAA determines the cultural resource is eligible for the NRHP, and SHPO concurs, the FAA and CBS shall develop an appropriate treatment plan consistent with the SOI Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716) through consultation between the FAA, CBS, SHPO, and consulting parties. The FAA and CBS shall ensure that the treatment plan is implemented.

Curation

CBS will assume the costs associated with curation of any materials⁶ collected in the process of monitoring. Conservation costs may include, but are not limited to, curation fees charged by approved institutions, acquisition of archival materials, shipping, cleaning, rehousing, and any other conservation action determined necessary by a qualified conservator or considered common/ethical practice by cultural resources professionals.

- A. During the permitting process, CBS will establish a provisional curation agreement with the UAMN or another approved repository within the State for collections, which CBS will finalize prior to submission of collections to the approved repository.
 - a. CBS, or cultural resources contractors hired on its behalf, will be responsible for submitting materials recovered during Project monitoring within one year following completion of the fieldwork that generated the collection. Collections will be curation-ready, as determined by repository.

⁶The term “materials” is consistent with the definition found at 36 CFR 79.4(a)(1), and refers to any objects, artifacts, specimens, records, or remains associated with historic properties. This includes all documentation generated during the implementation of this PA, with the exception of information that is subject to confidentiality clauses of NHPA, ARPA, and Alaska State law.

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- B. Prior to disposition, CBS, or cultural resources contractors hired on its behalf, will safeguard materials from theft or damage by providing appropriate interim storage facilities and conservation actions, consistent with the requirements in 36 CFR 79.9.
 - a. As necessary, CBS may consult with repository staff regarding interim storage facilities and necessary conservation actions to be consistent with 36 CFR 79.9 (b)(4).
- C. Within 30 days following disposition, CBS will provide SHPO, NPS, and STA with accession records and documentation associated with the transfer and curation of materials.
- D. Should the archaeological materials consist of artifacts of Alaska Native affiliation, CBS will consult with STA as to the appropriate disposition of those materials. STA may request that CBS relinquish ownership of the materials to STA, at which point CBS will provide documentation of the transfer of materials to the Tribe.

VIII. Human Remains

Should human remains be encountered, work will be stopped at once in the vicinity and the Archaeological Monitor will secure the area to prevent further disturbance. Human remains will be treated with dignity and respect at all times, in a manner consistent with the ACHP's *Policy Statement on Burial Sites, Human Remains, and Funerary Objects* (<https://www.achp.gov/sites/default/files/policies/2023-07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf>).

Notification of authorities and consultation shall be completed in accordance with NHPA regulations 36 CFR 800.13, state law⁷, and OHA guidance.⁸ To the greatest extent possible and provided there are no legal or jurisdictional issues to the contrary, the FAA and CBS shall work with STA to transfer control of any indigenous human remains to STA in an expedited and respectful manner. Construction shall not resume in the area until after notification of essential authorities and consultation regarding removal and disposition of the remains has been completed.

In the event that human remains, grave goods, or funerary objects are encountered at any time during ground disturbing activities, the Archaeological Monitor shall ensure that all work within 150 feet will immediately stop and the discovery will be given a minimum 75-foot buffer area to provide for the security, protection, and integrity of the remains.

- A. Remains will be immediately covered with a tarp or other materials (not soil or rocks) for temporary protection in place, as well as to shield them from being photographed, and the Archaeological Monitor will follow the procedures listed in Attachment D, *Sitka Seaplane Base Security and Media Plan*.

- B. Archaeological Monitor will initiate notification to parties listed in Attachment C,

⁷ Applicable state laws include: Human remains: AS 12.65.5, AS 11.46.482(a)(3), and AS18.50.250

⁸ OHA (2020). Guidelines: Laws and Protocols Pertaining to the Discovery of Human Remains in Alaska. Available from <http://dnr.alaska.gov/parks/oha/ahrs/humanremainshandout.pdf>.

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Notification Form and Contact Information for Agency and Tribal Officials Involved with Human Remains Consultation. Individuals who will be notified immediately in the event of discoveries of potential human remains include:

- a. the appropriate authorities (Alaska State Troopers, the Sitka Police Department)
 - b. relevant consulting parties (STA, FAA, and SHPO).
 - c. The tribal monitor may notify STA immediately upon discovery.
- C. If the remains appear recent, the FAA and CBS will defer to the Alaska State Troopers, the Sitka Police Department, and/or the State Medical Examiner for a determination of whether the remains are of a forensic nature and/or subject to criminal investigation.
- D. Access to the area of the discovery shall be restricted to the CBS Project Manager, Archaeological Monitor, Tribal Monitor, Sitka Police Department (SPD), Alaska State Troopers (AST), State Medical Examiner (SME) or his/her representative, and appropriate agency representatives (i.e., FAA, CBS, and SHPO) until such time as a determination has been made that other parties have been notified and are allowed to access the location of the discovery.
- E. Confidentiality will be a priority and responses to any discoveries of human remains and associated materials will comply with provisions of the *Sitka Seaplane Base Security and Media Plan* (Attachment D).
- F. If the remains are determined not to be modern per 36CFR800.13(a)(2), the FAA will implement the process outlined in the MOA and the procedures in this plan to resolve any adverse effects.

Documentation and Analysis

The remains shall be documented through notes, sketches, and photographs sufficient to allow for independent assessment by the Signatories to the MOA and other parties deemed appropriate by said Signatories. If possible, the examination shall be undertaken onsite, prior to the removal of the remains from their burial location. However, the parties to this MOA recognize that onsite conditions or the conditions of the remains may be such that initial onsite examination is not feasible. If this is the case, the procedures for Removal (below) should be followed prior to examining and documenting the remains.

A physical anthropologist experienced in the analysis of human remains shall examine the human remains to perform a full inventory and attempt to provide osteological information such as age of death, an estimation of sex, stature, and ethnic affinity. The physical anthropologist shall:

- A. Document and analyze using standard osteological techniques. Additional osteological information may include whether the human remains have any pathological condition, indicators of stress, traumatic injuries or other unique features, as well as taphonomic condition. Where this is not possible, no exposed human remains will be left unattended

overnight. The physical anthropologist shall be afforded no more than thirty (30) days' time to conduct his or her analysis.

B. Document the location of the discovery.

a. Locational information shall be available to the signatories to the MOA.

b. Locational information shall remain confidential and shall be deleted or blacked-out from any report of the discovery that will be contained in any repository outside of those affiliated with the signatories to the MOA.

C. Photograph and/or produce line drawings of the discovery. Should the remains or associated or unassociated objects be determined to be of Alaska Native origin, no photograph of the remains shall be placed in the monitoring report or other document or be made available to the signatories unless written permission is obtained from STA and the descendants of the deceased, should they be identified (see Attachment D, *Sitka Seaplane Base Security and Media Plan*).

D. Should analysis of the remains prove inconclusive as to cultural affiliation, the FAA will consult with the parties to the MOA to determine the appropriate final disposition of those remains.

Removal

If at all possible, remains should be left in place, secured, and examined per the above protocols while notification procedures and consultation is undertaken to determine the final disposition of the remains. If the remains cannot be left in place without incurring damage or adverse effect, the following protocols will be followed:

A. Following notification, the Archaeological Monitor shall coordinate with the FAA, CBS, Alaska State Troopers, the Sitka Police Department, and/or the State Medical Examiner to place the remains in an appropriate container to be secured offsite.

B. If the remains are other than fragmentary bones, a burial transit permit must be obtained from the local magistrate or Bureau of Vital Statistics prior to removal.

C. If the remains are Alaska Native, STA will be invited and afforded reasonable opportunity to conduct any appropriate ceremony or rite before the remains are removed from their burial location.

a. the Signatories to the MOA will consult with the STA to expedite such ceremonies to the extent possible to allow construction activities to resume in a timely manner.

D. Remains which are Alaska Native and determined not to be forensic in nature will be transferred to STA through coordination with the Tribe.

IX. Reporting

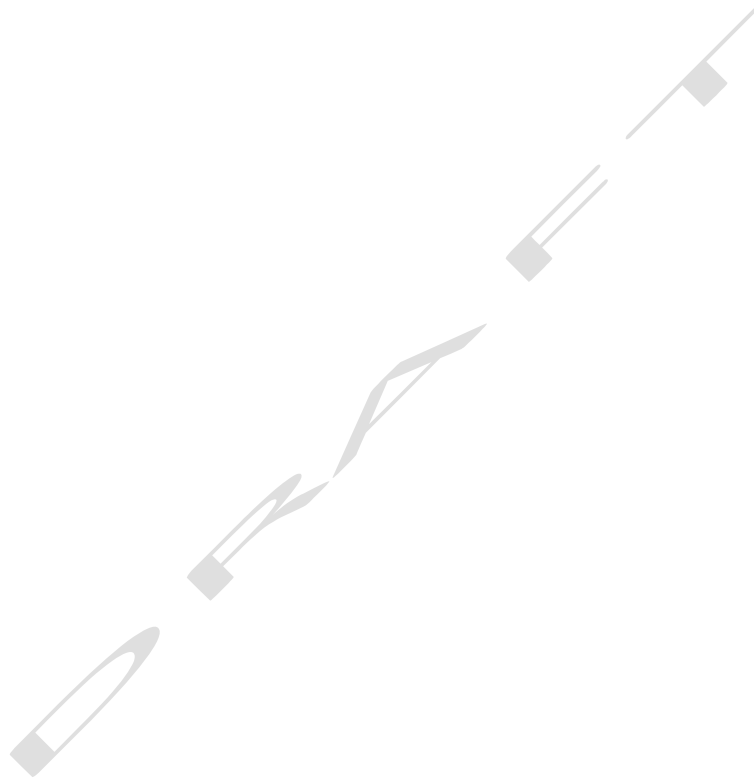
Sitka Seaplane Base Memorandum of Agreement Attachment B: Cultural Resource Monitoring Plan
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At the completion of archaeological monitoring, the Archaeological Monitor shall write a report documenting his or her evaluation of the undertaking, including a catalog of discoveries made during the undertaking and the procedures followed. The report shall meet contemporary professional standards and the SOI *Standards and Guidelines for Archaeological Documentation* (48 FR 44734-44737). CBS, in coordination with the FAA, shall ensure that the final report is provided to all parties to the MOA within one (1) year after the completion of construction monitoring.



**ATTACHMENT C:
Notification Form and Contact Information for
Agency and Tribal Officials Involved with Human
Remains Consultation**

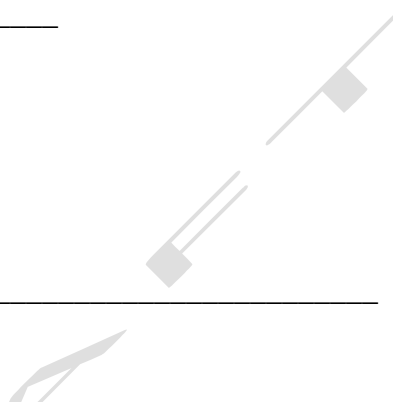


Sitka Seaplane Base Project Cultural Resources Monitoring Notification Form

Date and Time of Discovery:

Name of Cultural Resource Project Archaeologist:

Name of Tribal Monitor:



Contact Name and Affiliation	Phone	Email	Date	Time
Federal Aviation Administration (FAA)				
Kendall Campbell, Environmental Protection Specialist	907-271-3050	kendall.d.campbell@faa.gov		
Alaska State Historic Preservation Officer (SHPO)				
Sarah Meitl, Deputy State Historic Preservation Officer	907-269-8715	sarah.meitl@alaska.gov		
Nick Schmuck, Deputy State Archaeologist/Deputy SHPO	907-269-8728	nick.schmuck@alaska.gov		

Sitka Seaplane Base Memorandum of Agreement Attachment C: Notification and Contact Forms
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City and Borough of Sitka (CBS)				
Joseph Bea, Airport Terminal Manager	907-747-1803	joseph.bea@cityofsitka.org		
Sitka Police Department	907-747-3245	spdadmin@sitkapd.org		
Sitka Tribe of Alaska (STA)				
Dionne Brady-Howard, Chairwoman	907-747-3207	dionne.brady-howard@sitkatriben-sn.gov		
Diana Bob, Legal Director/Attorney	907-747-7163	diana.bob@sitkatriben-sn.gov		
Human Remains Contacts				
Alaska State Troopers, Missing Persons Clearinghouse 907-269-5038				
Lt. Ben Endres	907-269-5682	benjamin.endres@alaska.gov		
Malia Miller	907-269-5038	malia.miller@alaska.gov		
Alaska State Medical Examiner's Office 907-334-2200 (open 24 hrs)				
Dr. Gary Zientek, Chief Medical Examiner	907-334-2200	gary.zientek@alaska.gov		
Anne Waisanen, Operations Administrator	907-334-2200	anne.waisanen@alaska.gov		
Alaska Office of History and Archaeology/SHPO 907-269-8700				
Nick Schmuck, Deputy State Archaeologist/Deputy SHPO	907-269-8723 907-269-8700	nick.schmuck@alaska.gov oha.permits@alaska.gov		
Health Analytics and Vital Records	907-465-5423	F: 907-465-3423		

Sitka Seaplane Base Memorandum of Agreement Attachment D: Security and Media Plan
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**ATTACHMENT D:
SITKA SEAPLANE BASE
SECURITY AND MEDIA PLAN**

Sitka Seaplane Base Security and Media Plan

FAA Project No. AIP-3-02-0488-001-2019

The purpose of this document is to provide direction to Project personnel regarding appropriate security and media interaction protocols in the event that human remains are discovered during construction at the Sitka Seaplane Base. Specific protocols for the treatment of the remains themselves are outlined in Attachment B, *Cultural Resource Monitoring Plan*, to the Memorandum of Agreement (MOA) for the Project.

Security

In the event that human remains are discovered, City and Borough of Sitka (CBS) shall ensure that the following security measures will be implemented:

- A. The location of the discovery shall be flagged off, surrounded by safety fencing, or otherwise identified and protected to ensure that no equipment or unauthorized personnel enter the area.
- E. The discovery shall be concealed with a temporary covering to avoid direct exposure to inclement weather or other damage. To the extent practicable, the temporary covering shall not make direct contact with the remains. If necessary, a muslin cloth may be placed directly on the remains.
- F. Access to the area of the discovery shall be restricted to the CBS Project Manager, Archaeological Monitor, Tribal Monitor, Sitka Police Department (SPD), Alaska State Troopers (AST), State Medical Examiner (SME) or his/her representative, and appropriate agency representatives (i.e., FAA, CBS, and SHPO) until such time as a determination has been made that other parties have been notified and are allowed to access the location of the discovery.
- G. Onsite project personnel should refrain from discussing the nature and location of the discovery with any outside party.
- H. Depending on the nature of the discovery, such as whether it contains grave goods or other artifacts, it may be necessary to post a security guard at the location to ensure such artifacts cannot be removed from the site.

Notification and Response to the Media

In the event that human remains are discovered, the following notification procedures and guidelines for responding to media requests will be implemented:

- A. Information about the discovery should be maintained as confidential at all times and is legally protected under section 304 of NHPA. However, should the media

or other parties become aware of the discovery, care should be taken to preserve the privacy and dignity of the deceased.

- a. All communication with the media or other public will take place through the CBS Project Manager until such time as the remains are removed from their original location and transferred off-site. At that time, the FAA Environmental Program Manager shall become the primary point of contact for media inquiries.
 - b. Information released to the media or other public should be restricted to the fact that a discovery of human remains occurred, but the exact location should not be disclosed. The presence of grave goods or other artifacts should not be discussed.
 - c. Information or speculation about the ethnic affiliation of the deceased should be avoided until such time as it has been formally determined by a qualified physical anthropologist. At that time, information released to the media or other public should be restricted to a recognition that the deceased appears to be of Alaska Native, non-Native, or other identified ethnic affiliation, but no information as to familial, moiety, or clan relationships should be disclosed unless approved *in writing* by the STA (in the case of Alaska Native remains) and any identified descendants of the deceased.
- I. No photography or filming of the remains shall be allowed except by the Archaeological Monitor, physical anthropologist, or other agency cultural resource specialist for the purpose of scientifically documenting the remains prior to or after removal from their original location or by the SME, AST, or SPD for the purposes of criminal or other investigations.

Human Remains Photography Consent Form

Sitka Tribe of Alaska Contact Information: Dionne Brady-Howard, Chairwoman

On behalf of the Sitka Tribe of Alaska (STA), I hereby give permission to the archaeologist identified below to photograph the Alaska Native/prehistoric human remains uncovered during the construction of the Sitka Seaplane Base. In signing this form, the archaeologist agrees to the following conditions of the approval.

- A. The photographs (including any negatives) shall become property of the STA or the lineal descendants of the deceased if such can be identified. Photographs shall be curated with the STA unless otherwise specified or agreed to by the STA in consultation with the Federal Aviation Administration. The photographs shall not be reproduced or distributed without STA permission.
- B. All human remains shall be treated with utmost respect and in the spirit of the Native American Graves Protection and Repatriation Act (NAGPRA). All work shall proceed as defined in and in accordance with the Memorandum of Agreement (MOA) for the undertaking.
- C. Copies of the signed Human Remains Photography Consent Form must be provided to:
 - Kendall Campbell, Environmental Protection Specialist, FAA, 222 West 7th Ave. #14, Anchorage, AK 99513

Archaeologist requesting photography of human remains:

Print Name

Signature Date:

Sitka Tribe of Alaska Chairperson granting consent for photography of human remains:

Sitka Seaplane Base Memorandum of Agreement Attachment D: Security and Media Plan
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Print Name

Signature

Date:

Consultation for the Resolution of Adverse Effects to Historic Properties and Development of a
Section 106 Memorandum of Agreement (MOA) for the Proposed Construction of a New
Seaplane Base on Japonski Island, Sitka, AK

Meeting Summary

November 17, 2025, 1:00 to 1:45 pm

I. Introductions

In attendance: Kendall Campbell (FAA), Kristi Ponozzo (FAA), Jenny Liljedahl (PTS), Sarah Meitl (SHPO), Amy Ainslie (CBS), John Wachtel (NPS), Emily Creely (DOWL), Emily Corley (DOWL), Joseph Bea (CBS), and Annika Krafcik (STA).

II. Review of consultation since September 4 meeting including Sitka HPC meeting

III. Proposed Mitigation

a. Visual Effects to SIT-00079:

- i. There was still a mention of seaplane base history here (line 128), which was adjusted during the meeting to instead read “The panel will include a discussion focusing on WWII history at the Naval Operating Base and the role of U.S. Army Coastal Defense Network structures at the project location, specifically the need for an observation post near the Officer’s Quarters.”
- ii. Corrected line 128 to read “panel” (singular).

b. Adverse Effects to SIT-01115:

- i. Agreement on sufficient level of effort in Modified Level IV HABS documentation for SIT-01115 and similar structure.
- ii. Disagreement on the phrase “passenger waiting area may include” on line 163 which was revised from “may” to “shall.”
- iii. Concern about lack of consulting party involvement under bullet points starting at line 163 and line 168. Consulting party involvement has been added at bullet point starting line 172.
- iv. Desire for more specificity regarding what the plaque at the similar structure would read (starting line 186). Updated to read “The plaque may include information on the date of construction, historical significance, architectural style, and will be similar to plaques located in the Fort Rousseau Causeway State Historical Park.”

35 and SHPO concurred, that SIT-01115 is eligible for listing in the National Register of Historic Places
36 (NRHP); and

37 **WHEREAS**, in 2022 archaeological monitoring of geotechnical investigations resulted in the
38 identification of four additional features in the APE recorded as SIT-01124; and

39 **WHEREAS**, additional concerns for the presence of human remains raised by the Sitka Tribe of
40 Alaska (STA) resulted in a second cultural resources survey of the Project APE in 2024, which
41 documented additional features assigned to SIT-01124, and in 2025 the FAA determined, and SHPO
42 concurred, that SIT-01124 is not eligible for listing in the NRHP; and

43 **WHEREAS**, the FAA determined, and SHPO concurred, that the existing Sitka Seaplane Base (SIT-
44 01172) is not eligible for listing in the NRHP; and

45 **WHEREAS**, a review of the Alaska Heritage Resources Survey (AHRs) indicates no historic properties
46 are within the 65 dB DNL noise contour; and

47 **WHEREAS**, the FAA determined that the undertaking will result in an adverse effect to SIT-01115
48 as a result of demolition of SIT-01115 due to it being in the direct path of the proposed seaplane haul-
49 out ramp; and

50 **WHEREAS**, the FAA has determined that the undertaking will result in adverse indirect visual
51 effects to the adjacent Sitka Naval Operating Base and U.S. Army Coastal Defenses NHL (SIT-
52 00079); and

53 **WHEREAS**, the FAA has consulted with the SHPO on the determination of effect, and SHPO
54 concurred on July 1, 2025; and

55 **WHEREAS**, the FAA consulted with the NPS on the indirect effects to the NHL, and NPS has agreed
56 to participate in the development of this agreement and has been invited to sign the agreement as a
57 Concurring Party; and

58 **WHEREAS**, the FAA invited the Central Council of Tlingit & Haida Indian Tribes of Alaska, the
59 Sitka Tribe of Alaska, the Yakutat Tlingit Tribe, the Hoonah Indian Association, the Organized
60 Village of Kake, and Sealaska Corporation to consult on the Project as part of the Section 106 process;
61 and

62 **WHEREAS**, The STA was the only Alaska Native Tribe or organization to respond and request
63 consultation.

64 **WHEREAS**, the FAA has consulted with the STA in accordance with consultation requirements as
65 set forth in 36 CFR § 800.2(c)(2) as it relates to sites of traditional religious and cultural importance
66 within the Project APE, and have invited STA to sign this agreement as a Concurring Party; and

67 **WHEREAS**, the FAA acknowledges that the STA and their Tribal citizens have direct historic and
68 ethnographic affiliation with the lands comprising the proposed seaplane base property; and

69 **WHEREAS**, consultation with the STA indicated that there remains the potential for the inadvertent
70 discovery of artifacts or burials/human remains on the upland portion of the Project APE resulting in
71 implementation of an archaeological monitoring and inadvertent discovery plan during geotechnical
72 investigations in 2022; and

73 **WHEREAS**, this Memorandum of Agreement (MOA) includes a process to address post-Section
74 106 review discoveries and establishes a process to mitigate direct adverse effects to SIT-01115 and
75 minimize visual effects to SIT-00079 during construction activities, pursuant to 36 CFR §
76 800.13(a)(2); and

77 **WHEREAS**, the CBS, as an applicant for federal assistance, has participated in consultation pursuant
78 to 36 CFR Part 800 and shall be responsible for administering and implementing the stipulations of
79 this agreement for, in coordination with, and under the direction of the FAA, and FAA has invited
80 the CBS to sign this agreement as an Invited Signatory; and

81 **WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), the FAA notified the Advisory Council on
82 Historic Preservation (ACHP) of its adverse effect determination with the specified documentation,
83 and on May 4, 2021 the ACHP declined to participate in the consultation.

84 **NOW, THEREFORE**, the FAA, SHPO, and CBS (collectively "Signatories") hereby agree, and
85 STA and NPS concur, that the undertaking shall be implemented in accordance with the following
86 stipulations.

87 **STIPULATIONS**

88 In accordance with the scope and objectives of this agreement, the FAA, in coordination with
89 CBS, shall ensure that the following stipulations are implemented:

90 **I. Scope and Objectives**

- 91 • The primary purpose of this agreement is to ensure the FAA's continued compliance with
92 the implementing regulations of Section 106 of the NHPA (36 CFR Part 800) throughout
93 the duration of ground disturbing and construction activities associated with development
94 of the Project.
- 95 • This agreement defines the FAA's avoidance and mitigation responsibilities for known
96 historic properties that may be adversely affected by the Project.
- 97 • This agreement establishes protocols in advance of construction for the treatment of
98 inadvertent discoveries that may occur during construction, to ensure that clear procedures,
99 roles, responsibilities, and authorities regarding those discoveries have been delineated.

100 **II. Professional Qualifications Standards**

- 101 • Unless otherwise specified, all actions prescribed by this MOA that involve the identification,
102 evaluation, analysis, recording, treatment, monitoring, or disposition for historic properties,
103 or that involve reporting or documentation of such actions in the form of reports, forms, or

104 other records, shall be carried out by or under the direct supervision of a person or persons
105 who meet at a minimum the SOI Professional Qualifications Standards (48 Fed. Reg. 44738-
106 44739 (April 24, 1998); Appendix A to 36 CFR Part 61) in the appropriate discipline. The
107 FAA and CBS shall ensure that consultants retained for services pursuant to this agreement
108 meet these standards.

- 109 • The FAA and CBS shall ensure that all methods employed and reports resulting from
110 implementation of this MOA meet contemporary standards of practice, including the SOI
111 *Guidelines for Archaeological Documentation* (48 Fed. Reg. 44734-44737 (September 29,
112 1983)), *SOI Standards and Guidelines for Archaeology and Historic Preservation* (NPS
113 1983), and OHA Preservation Series No. 3, *Cultural Resource Investigation Reports: Outline*
114 (OHA 2023), No. 8, *Review and Compliance Program Guidelines for Section 106*
115 *Consultation with the State Historic Preservation Office* (OHA 2018), and No. 16,
116 *Inadvertent Discovery and Unanticipated Effects* (OHA 2022).

117 **III. Measures to Avoid Adverse Visual Effects to the Sitka Naval Operating Base and** 118 **U.S. Army Coastal Defenses NHL**

- 119 • To avoid visual effects to SIT-00079, CBS has modified the Project design to lower the
120 elevation of the site and will develop an interpretive panel to be placed at the boundary
121 between the NHL and the new Seaplane Base.
 - 122 ○ Prior to the award of Federal funds, CBS will coordinate with the FAA and NPS to
123 develop a scope of services and execution plan. SHPO and STA will be invited to
124 review the plan.
 - 125 ○ The panel will be developed to industry standards (22 inches by 34 inches and
126 comprised of half-inch thick high-pressure laminate) by or under the supervision of a
127 Secretary of the Interior-qualified historian.
 - 128 ○ The panels will include a discussion of seaplane history and continuing use in
129 Southeast Alaska, Sitka, focusing on WWII history at the Naval Operating Base, the
130 demarcation between the Officer's Housing area of the NHL and the new Sitka
131 Seaplane Base, and the role of U.S. Army Coastal Defense Network structures at the
132 project location.
 - 133 ○ Panel content will be developed with signatory and concurring party input, with
134 allowance of review and comment at the 35% design and prior to approval of final
135 design.
 - 136 ○ The panel will be placed on CBS property demarcating the transition from the historic
137 Naval Operating Base to the new Sitka Seaplane Base.

138 **IV. Mitigation Measures for the Resolution of Adverse Effects on the Japonski Island** 139 **Observation Post and Gun Emplacement (SIT-01115)**

- 140 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will record the
141 physical characteristics and measurements of SIT-01115 in a standard NPS documentation
142 style; specifically, a Modified Level IV Historic American Building Survey (HABS)
143 documentation including the production of a short-form history of the property and accurate
144 scaled drawings of the structure and its environs.
- 145 ○ CBS, or a contractor on its behalf, will coordinate with the NPS and the HABS
146 Regional Coordinator to ensure a permanent record of the structure and its
147 characteristics are preserved in perpetuity.
- 148 ○ The documentation generated through the HABS process may be incorporated into
149 other preservation media (e.g., signage, pamphlets, online exhibits), disseminated to
150 interested parties and institutions.
- 151 ○ Concurrent with the HABS documentation of SIT-01115 above, the spatial inter-
152 relationships of feature components of SIT-01115 will be recorded and mapped using
153 survey-grade GPS equipment. Documentation may include the use of three-
154 dimensional scanning equipment, as applicable.
- 155 ○ CBS, or consultants hired on its behalf, will assemble the HABS documentation and
156 mapping of the Observation Post and Gun Emplacement into a technical report and
157 provide to FAA for review and approval. Following FAA approval, CBS will provide
158 copies of the report and data to the Alaska Office of History and Archaeology (OHA),
159 the NPS, and other interested consulting parties no later than one year after the field
160 data has been collected.
- 161 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will incorporate
162 design features of the Observation Post into the covered seaplane passenger waiting area.
- 163 ○ The HABS documentation, including photographs, descriptions, or three-dimensional
164 scanning, will be used in replicating design features at the passenger waiting area.
- 165 ○ Design of the passenger waiting area may include recreation of the observation slit in
166 the appropriate orientation to mimic the view from SIT-01115, display of a reduced
167 scale replica of SIT-01115, and interpretive sign discussing the Observation Post and
168 its role in the U.S. Coastal Defenses during WWII.
- 169 ○ The size and location will be informed by the final site design. The materials used will
170 be appropriate to the size and location. Size, location, and materials will be approved
171 by FAA, as the funder, and CBS, as the party responsible for maintenance, during
172 final site design.
- 173 • To resolve adverse effects to SIT-01115, CBS, or a contractor on its behalf, will document
174 and rehabilitate a similar type historic-age structure near the Water Wastewater Treatment
175 Plant on Galena Avenue on Japonski Island.

- 176 ○ The structure will be surveyed and recorded by a qualified professional and a
177 determination of eligibility prepared. Documentation will include preparation of an
178 AHRs card. FAA will review documentation prior to submission to OHA.

- 179 ○ HABS documentation will occur concurrently with the documentation of SIT-01115
180 and will follow the same standards and reporting requirements.

- 181 ○ CBS, or a contractor on its behalf, will develop a maintenance and preservation plan
182 for the structure at Galena Avenue which will include initial cleaning, minor repairs,
183 minimal vegetative clearing around the structure, and initial trail maintenance. The
184 plan will be reviewed by signatory and concurring parties to this MOA prior to
185 finalization.

- 186 ○ CBS, or a contractor on its behalf, will develop plaque to be placed at the structure.

187 **V. Measures to Minimize Adverse Effects to Unknown Archaeological Materials and**
188 **Inadvertent Disturbance of Human Remains**

- 189 • To address post-Section 106 discoveries and resolve any adverse effects to archaeological
190 materials or inadvertent disturbance of human remains which may be present within the
191 Project APE.

- 192 • The FAA and CBS shall ensure that an archaeological monitor who meets the SOI's
193 Professional Qualification Standards for Archaeology shall be present during ground
194 disturbing activities within upland Project areas.

- 195 • CBS will offer to hire a tribal monitor for archaeological monitoring activities, to be
196 designated by STA.

- 197 • The FAA, in coordination with CBS, has developed a *Cultural Resources Monitoring and*
198 *Inadvertent Discovery Plan* in consultation with SHPO, NPS, and STA (Attachment B). The
199 Plan is consistent with the OHA Preservation Series No. 15 *Monitoring Guidelines* (OHA
200 2018) and OHA Preservation Series No. 16 *Inadvertent Discovery and Unanticipated Effects*
201 (OHA 2022).

- 202 • The purpose of the *Cultural Resources Monitoring and Inadvertent Discovery Plan* is to
203 describe the activities associated with archaeological monitoring, identify the roles and
204 responsibilities of Project participants, and to provide clear and concise guidance for Project
205 personnel that addresses the actions to be taken in the event that human remains or
206 archaeological, historic, or cultural materials, are discovered during monitored ground
207 disturbing activities associated with the Project.

- 208 • CBS shall require that a preconstruction meeting employing a presentation provided by the
209 FAA is conducted among the CBS Project Manager, the Construction Contractor/Onsite
210 Supervisor, the Archaeological Monitor and the Tribal Monitor to discuss the terms and
211 conditions of the *Cultural Resources Monitoring and Inadvertent Discovery Plan*

212 (Attachment B).

- 213 • CBS, or consultants hired on its behalf, shall prepare a report, meeting contemporary
214 professional standards and the *SOI Standards and Guidelines for Archaeological*
215 *Documentation* (48 Fed. Reg. 44734-44737 (September 29, 1983)) following the completion
216 of monitoring activities by the Archaeological Monitor and provide a draft to the FAA for
217 review and approval. Following the FAA approval, CBS shall ensure that the final report is
218 provided to all consulting parties within one year after completion of all archaeological
219 monitoring.

220 **VI. Inadvertent Discoveries of Cultural Resources**

- 221 • If previously unidentified cultural resources (including artifacts, structures, or features)
222 are encountered, the FAA shall require CBS or its contractor to implement the Inadvertent
223 Discovery protocols contained in Appendix B of this MOA.
- 224 • In the event that the FAA determines the inadvertent discovery is eligible for the NRHP,
225 and SHPO concurs, the FAA shall develop actions to resolve any adverse effects,
226 consistent with the *SOI Standards and Guidelines for Archaeology and Historic*
227 *Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst
228 the FAA, CBS, SHPO, STA, and consulting parties. The FAA and CBS shall ensure that
229 the resolution measures are implemented.

230 **VII. Curation**

- 231 • Any materials collected as part of archaeological monitoring efforts shall be curated at the
232 CBS' (landowner) expense, in accordance with 36 CFR Part 79, at the University of Alaska
233 Museum of the North under an approved provisional curation agreement, or at another
234 repository within the State as determined by the FAA and CBS in consultation with consulting
235 parties.
- 236 • Conservation costs may include, but are not limited to, curation fees charged by approved
237 institutions, acquisition of archival materials, shipping, cleaning, rehousing, and any other
238 conservation action determined necessary by a qualified conservator or considered
239 common/ethical practice by cultural resources professionals.
- 240 • Should archaeological materials consist of artifacts of Alaska Native affiliation, CBS will
241 consult with STA as to the appropriate disposition of those materials. STA may request that
242 CBS relinquish ownership of the materials to STA, at which point CBS will provide
243 documentation of the transfer of materials to the Tribe.

244 **VIII. Unanticipated Effects**

- 245 • In the event that a previously known property will be affected or has been affected in an
246 unanticipated manner, all activity will cease within 50 feet of the property to avoid or
247 minimize harm to the property.

- 248 • Should a consulting party observe unanticipated effects to historic properties, the
249 consulting party will notify the FAA and CBS within 48 hours of observing the
250 unanticipated effects. The FAA shall consult with SHPO and the consulting party to
251 identify the effects.
- 252 • The FAA shall assess the unanticipated effects. Consistent with 36 CFR § 800.5(b) and
253 (d)(1), the FAA may determine that there is no adverse effect on historic properties if the
254 observed effects would not meet the Criteria of Adverse Effect at 36 CFR § 800.5(a)(1).
- 255 • If the unanticipated effects are determined to be adverse, the FAA shall consult with CBS
256 and SHPO (and other consulting parties, as appropriate) pursuant to 36 CFR § 800.13 to
257 determine if adverse effects can be avoided by alteration of construction methods or the
258 installation of protective measures.
- 259 • If adverse effects cannot be avoided, the FAA shall develop actions to resolve the adverse
260 effects, consistent with the *SOI Standards and Guidelines for Archaeology and Historic
261 Preservation* (48 Fed. Reg. 44716 (September 29, 1983)), through consultation amongst
262 the FAA, CBS, SHPO, and other consulting parties, as appropriate. The FAA and CBS
263 shall ensure that the resolution measures are implemented.

264 **IX. Treatment of Human Remains**

- 265 • In the event that human remains are encountered during Project construction activities,
266 the FAA and CBS shall ensure that they are at all times treated with dignity and respect,
267 in a manner consistent with the ACHP's *Policy Statement on Burial Sites, Human
268 Remains, and Funerary Objects* ([https://www.achp.gov/sites/default/files/policies/2023-
269 07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf](https://www.achp.gov/sites/default/files/policies/2023-07/PolicyStatementonBurialSitesHumanRemainsandFuneraryObjects30June2023.pdf)).
- 270 • Should human remains be encountered, work will be stopped at once in the vicinity of
271 the discovery and a buffer zone created, to be determined at the discretion of the SOI-
272 qualified Archaeological Monitor, to prevent further disturbance. The Archaeological
273 Monitor (or Onsite Supervisor, if monitor is not present) shall immediately secure the
274 area in accordance with Attachment B, *Cultural Resources Monitoring and Inadvertent
275 Discovery Plan*, initiate notification to parties listed in Attachment C, *Human Remains
276 Contacts*, and follow the procedures listed in Attachment D, *Sitka Seaplane Base Security
277 and Media Plan*.
- 278 • To the greatest extent possible and provided there are no legal or jurisdictional issues to the
279 contrary, the FAA and CBS shall work with STA to transfer control of any indigenous human
280 remains to STA in an expedited and respectful manner.

281 **X. Confidentiality**

- 282 • Pursuant to 36 CFR § 800.11(c), the consulting parties to this MOA agree not to divulge
283 to the public, media, or other outside parties the specific location of the discovery, names
284 of the deceased or descendants (if determined), or specific details about the remains or

285 artifacts themselves, should human remains or artifacts of Alaska Native affiliation be
286 discovered. All consulting parties shall follow the authorized protocols for press releases,
287 media interviews, or other public communications outlined in Attachment D: *Sitka*
288 *Seaplane Base Security and Media Plan* to this agreement.

289 **XI. Review and Reporting Timeline**

- 290 • The FAA and CBS shall arrange a meeting to review this agreement one year from its
291 execution date and annually thereafter until completion of site preparation and soil
292 disturbance. The FAA and CBS shall submit an annual letter status update to all parties
293 one month prior to the date of the annual review. Any amendments to this agreement
294 recommended during the review shall be considered in accordance with 36 CFR
295 800.6(c)(7). If the review results in a recommendation to terminate the agreement,
296 termination of the agreement shall be considered in accordance with 36 CFR § 800.6(c)(8).
- 297 • The Modified Level IV HABS reports will be approved by the FAA and provided to the OHA
298 within one year of data collection. See IV for complete deliverable details.
- 299 • The Archaeological Monitoring Report will be approved by the FAA and provided to all
300 consulting parties within one year of completion of all archaeological monitoring. See V for
301 complete deliverable details.

302 **XII. Dispute Resolution**

- 303 • Should any signatory object at any time to any actions proposed or the manner in which
304 the terms of this MOA are implemented, the FAA shall consult with such party to resolve
305 the objection. If the FAA determines that the Section 106-related objection cannot be
306 resolved through consultation, it shall request the comments or staff-level
307 recommendations from the ACHP pursuant to 36 CFR § 800.6(b). Any ACHP comment
308 provided in response to such a request will be taken into account by the FAA in
309 accordance with 36 CFR § 800.6(c)(2).

310 **XIII. Amendments**

- 311 • Any Signatory to this agreement may request that the other Signatories consider an
312 amendment, whereupon they shall consult to consider such amendment pursuant to 36
313 CFR § 800.6(c)(7). Amendments shall be executed in the same manner as this agreement.

314 **XIV. Anti-Deficiency Act**

- 315 • The Anti-Deficiency Act, 31 U.S.C. § 1341, prohibits Federal agencies from incurring
316 an obligation of funds in advance of or in excess of available appropriations. Accordingly,
317 the Signatory Parties agree that any requirement for the obligation of funds arising from
318 the terms of this MOA will be subject to the availability of appropriated funds for that
319 purpose. The Stipulations contained in this MOA will not be interpreted as requiring the
320 obligation or expenditure of funds in violation of the Anti-Deficiency Act.

- 321 • If compliance with the Anti-Deficiency Act impairs the FAA's ability to implement the
322 Stipulations of this MOA, the FAA will consult with the Signatory Parties to determine
323 if an amendment is necessary to fully satisfy the stipulation herein.

324 **XV. Duration**

- 325 • This agreement shall be implemented upon FAA grant award to fund the project
326 construction and continue in full force and effect for five years following execution. At
327 any time, CBS may request of the FAA and SHPO in writing to review CBS's project
328 schedule and consider an extension or modification of this agreement. No extension or
329 modification shall be effective unless all Signatories to the agreement have agreed to it in
330 writing.

331 **XVI. Termination**

- 332 • Any Signatory to this agreement may terminate it by providing 30 days' notice to the
333 other Signatories. The Signatories will consult during the period prior to termination to
334 seek agreement on amendments or other actions that would avoid termination. In the
335 event of termination, the FAA will seek the comments of ACHP pursuant to 36 CFR §
336 800.7.

337 **Execution and Implementation** of this agreement shall evidence, pursuant to 36 CFR § 800.6(c),
338 that that the FAA has consulted with SHPO, NPS, CBS, and the STA on the Sitka Seaplane Base
339 Project, in accordance with Section 106 of the NHPA. It shall further evidence that the FAA has
340 afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic
341 properties, and that the FAA has taken into account the effects of the Undertaking on historic
342 properties.

SIGNATURE PAGES – SIGNATORIES

MEMORANDUM OF AGREEMENT

BETWEEN THE FEDERAL AVIATION ADMINISTRATION,

AND

THE ALASKA STATE HISTORIC PRESERVATION OFFICER

PURSUANT TO 36 CFR 800

REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

343

344

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350 SIGNATORY

351 Federal Aviation Administration

352

353 By: _____

354 **Name and Title**

355

356 DATE: _____

357

358

SIGNATURE PAGES – SIGNATORIES

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REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

SIGNATORY

ALASKA STATE HISTORIC PRESERVATION OFFICER

By: _____

Sarah Meitl, Deputy State Historic Preservation Officer, Alaska State Historic Preservation Office

DATE: _____

377 **SIGNATURE PAGES – INVITED SIGNATORIES**

378

379 **MEMORANDUM OF AGREEMENT**
380 **BETWEEN THE FEDERAL AVIATION ADMINISTRATION,**
381 **AND**
382 **THE ALASKA STATE HISTORIC PRESERVATION OFFICER**
383 **PURSUANT TO 36 CFR 800**
384 **REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

385

386 INVITED SIGNATORY

387 CITY AND BOROUGH OF SITKA

388

389 By: _____

390 **Name and Title**

391

392 DATE: _____

393

394

395

396

SIGNATURE PAGES – CONCURRING PARTIES

397

398

MEMORANDUM OF AGREEMENT

399

BETWEEN THE FEDERAL AVIATION ADMINISTRATION,

400

AND

401

THE ALASKA STATE HISTORIC PRESERVATION OFFICER

402

PURSUANT TO 36 CFR 800

403

REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND

404

405 CONCURRING PARTY

406 SITKA TRIBE OF ALASKA

407

408 By: _____

409 **Name, Title**

410

411 DATE: _____

412

413

414

415 **SIGNATURE PAGES – CONCURRING PARTIES**

416

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422 **REGARDING THE SITKA SEAPLANE BASE ON JAPONSKI ISLAND**

423

424 CONCURRING PARTY

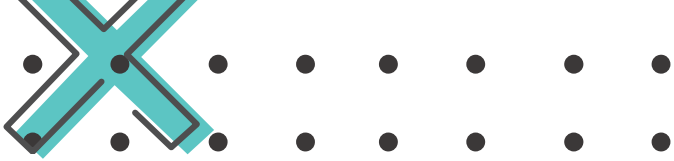
425 U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE

426

427 By: _____

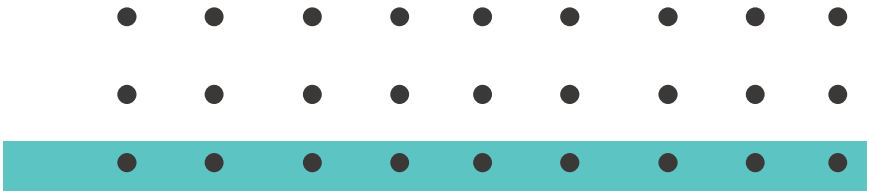
428 Jeff Mow, Acting Regional Director, National Park Service Interior Region 11

429



Sitka Seaplane Base

Third Meeting for the Resolution of Adverse Effects to Historic Properties and Development of a Section 106 Memorandum of Agreement for the Proposed Construction of a New Seaplane Base on Japonski Island, Sitka, Alaska



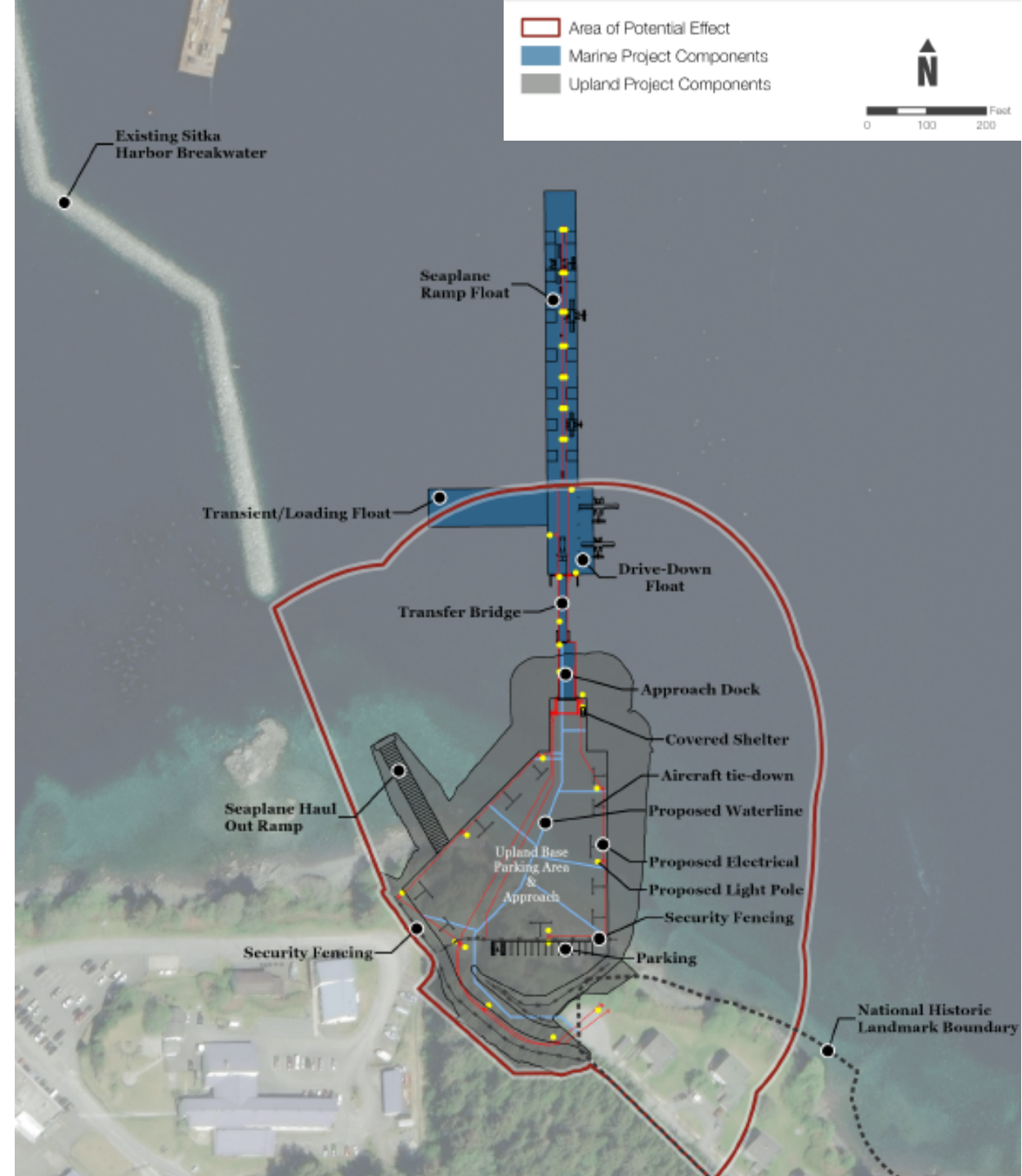
Agenda

- Introductions
- Review
 - Consultation History
 - Comments from September 4 Meeting
 - Updates from public review
- Proposed Mitigation
 - Visual Effects to SIT-00079
 - Adverse Effects to SIT-01115



Visual impact to NHL

- Proposed mitigation:
 - Interpretive sign discussing ~~seaplane base history and construction of new base WWII history at the NOB and role of U.S. Army Coastal Defense Network structures~~
 - Sign placed at transition from NHL to SPB



Resolution of Adverse Effects to SIT-01115

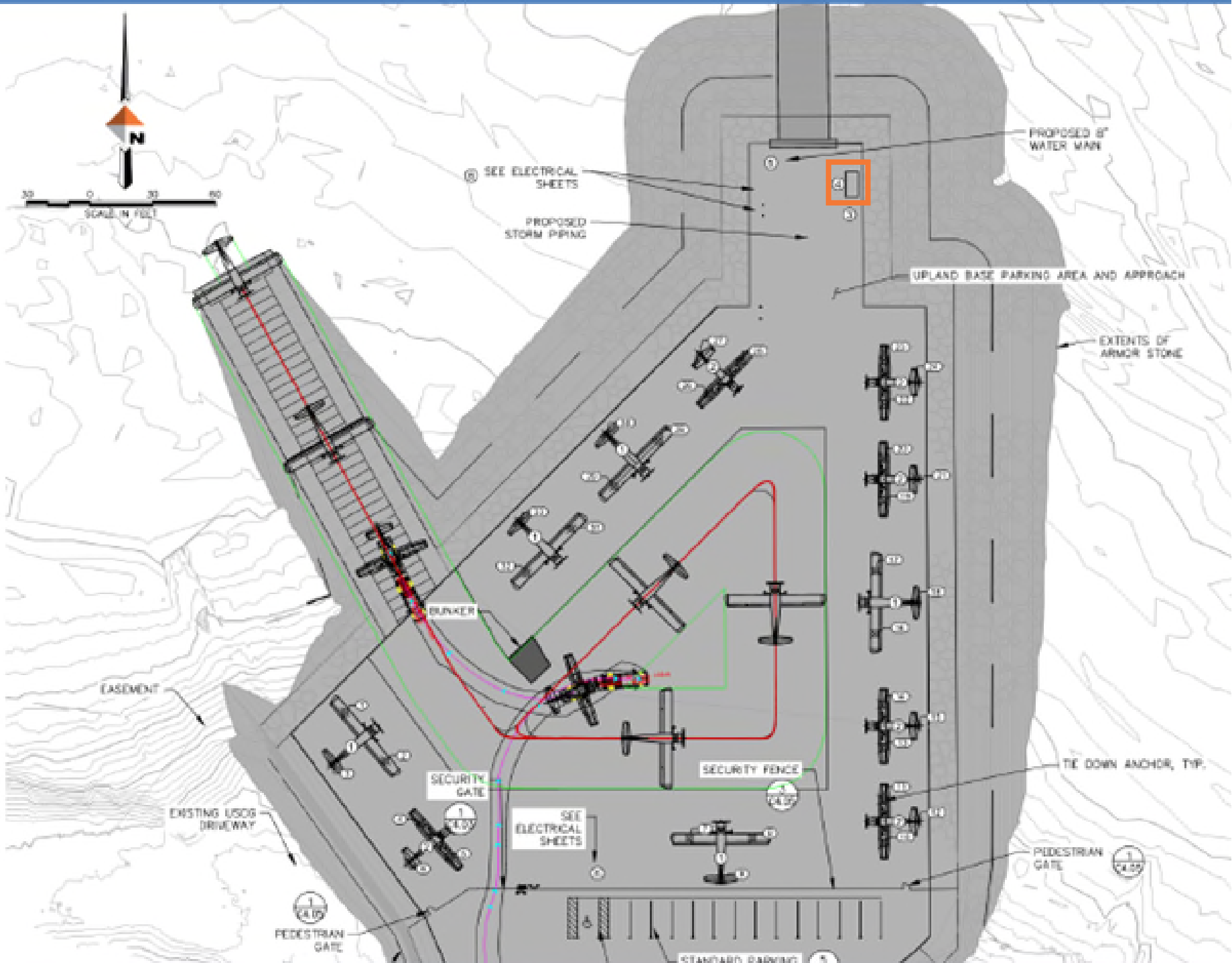
- At SIT-01115:
 - HABS
- Rehabilitation of similar structure:
 - Survey, DOE, and HABS
 - Maintenance plan
 - Plaque
- At New SPB:
 - Observation Post design features incorporated into covered passenger waiting area
 - Display of reduced scale replica and interpretive sign at passenger waiting area

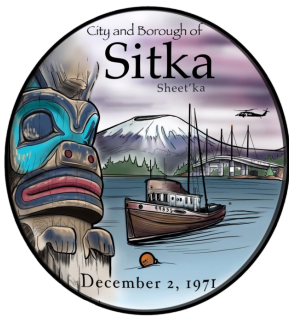


Similar structure



Passenger waiting area





CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Chair Littlefield and Historic Preservation Commission Members

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

Date: December 5, 2025

Subject: Historic Preservation Plan Update & Additions

Update

In accordance with the Commission's August 13th motion, the new Historic Preservation Plan was forwarded to the Planning Commission which recommended approval at its October 1st meeting and was scheduled for Assembly adoption at their November 10th meeting. However, the Assembly requested review by the Municipal Attorney prior to their consideration of the Plan.

The Municipal Attorney has completed a review of the Plan, and her recommendations center on potential Plan conflicts with state and federal laws, particularly in relation to the Alaska Heritage Resources Survey (AHRS) and the National Register of Historic Places (National Register).

AHRS: As the Commission is likely aware, AHRS is not publicly accessible in order to protect sensitive areas and resources. The Plan recognizes on page 13, and in Action 2.3, that Sitka's culture bearers and clan leaders have provided information for AHRS, and calls for that information to be returned to, and in the control of, culture bearers and clans. Given that CBS (as either a Commission or staff function) does not control this information and may not release it, the Municipal Attorney's recommendation is to modify the language in the Plan on this point to express the Commission's support of efforts by Sitka Tribe of Alaska, clans, and other culture bearers and leaders to have this AHRS information, and control of its use, returned.

National Register: Action 2.1 mentions providing resources for properties that "need...to be listed" on the National Register of Historic Places. The Municipal Attorney's recommendation is to modify the language on this point to clarify that the role of the Commission is to encourage, review, and support nominations to the National Register rather than actually determining/listing nominations.

Additions

1. Historic Districts Map

The Commission's review process for local projects (primarily review of demolition and building permits) is driven by the "Sitka Historic Districts for Historic Preservation Commission Review" map which is believed to have been created circa 1993-1994; this map is still labeled as a "Working Copy", and there are no records to indicate that it was ever formally adopted.

The Planning Department has created an updated version of this map which has been included in your packet. This map has clearer boundaries, delineates the significance of particular districts, and is ready to be implemented as a GIS layer. Staff recommends adoption of this new map by adding it as an appendix to the Plan. In accordance with Plan goals to update identified historic districts, this map can be modified/replaced in the future.

Recommended Motion: I move to recommend adoption of the new Sitka Historic Districts map, incorporating it as Appendix I of the Historic Preservation Plan.



2. Additional Review by the State Office of History and Archeology

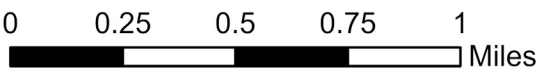
Assembly member Carlson received a public comment regarding potential review of the Plan by the State Office of History and Archeology (OHA). Staff has contacted OHA which expressed willingness to review the Plan with an expected time frame of one month for completion. The Commission may elect to have the Plan reviewed by OHA by motion; in this case, Plan adoption by the Assembly would be postponed until the review was complete, and the Commission would have the opportunity to review and approve any substantive changes recommended by OHA.

Potential Motion: I move to request review of the draft Historic Preservation Plan by the State Office of History and Archeology prior to Assembly adoption of the Plan.

Sitka, AK Historic Districts

57.048960N 135.338750W

-  National Cemetery and Geodetic Survey
-  Downtown & Sitka Indian Village
-  Swan Lake
-  Lakeview Drive
-  WWII Base & Coastal Defenses (NHL)
-  Fort Rousseau Causeway (NHL)



SITKA HISTORIC PRESERVATION PLAN



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

Date 2025

A Guide for Historical & Cultural Resource Identification, Preservation, 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

Sitka Tribe of Alaska Council

Dionne (Yeidikook'áa) Brady-Howard, Chair
Alana (Gah Kith Tin) Peterson, Vice Chair
Martha (Lxéis) Moses, Secretary
Lesá (Jeitkatéit) Way, Treasurer
Louise (K'asheechtlaa) Brady
Lillian (Jix' Dul Sāān) Feldpausch
Steve (Íxt'ík Éesh) Johnson
Frederick (K'yuuhlgáansii) Otilius Olsen Jr.
Rhonda (Náats'ee) Stiles

City and Borough of Sitka Historic Preservation Commission

Roby (Koolyéik) Littlefield, Chair
James (Kushxeet) Poulson, Secretary
Karen Lucas
Dionne (Yeidikook'áa) Brady-Howard, Vice-Chair
Steve (Íxt'ík Éesh) Johnson
Nicole Fiorino

City and Borough of Sitka Planning & Community Development

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

Adopted Date, 2025
Ordinance No. 25-#

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Sitka Historic Preservation Plan

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Figure 1. *Indian Village, Sitka, Alaska. No. 26*. Circa 1878. Alaska State Library Historical Collections, <https://vilda.alaska.edu/digital/collection/cdmg21/id/17887/>..... 4

Figure 2. Winter and Pond. *Main Street, Sitka, Alaska, c. 1897*. Circa 1897. Alaska State Library Historical Collections, <https://vilda.alaska.edu/digital/collection/cdmg21/id/1354/rec/1>. 5

Figure 3. Partridge Photo. *Sitka 1886*. 1886. Alaska State Library Historical Collections, <https://vilda.alaska.edu/digital/collection/cdmg21/id/623/rec/10>. 12

Figure 4. Merrill, E. W. *Saint Peter's-By-the-Sea Episcopal Church, Sitka, Alaska, between 1900 and 1915*. Between 1900 and 1915. University of Washington Libraries Sepcial Collections, <https://digitalcollections.lib.washington.edu/digital/collection/alaskawcanada/id/7385>..... 13

Figure 5. Winter and Pond. *Sitka, Alaska, 1915*. Between 1913 and 1939. Alaska State Library Historical Collections, <https://vilda.alaska.edu/digital/collection/cdmg21/id/1352/rec/8>. 14

Figure 6. *Sitka ANB's fourth basketball team, 1917*. 1917. Alaska State Library Historical Collections, <https://vilda.alaska.edu/digital/collection/cdmg21/id/1814/>..... 21

Figure 7. *Greek church (side view), Sitka*. 1891. Mr. and Mrs. William P. Smith photograph album, Archives and Special Collections, Consortium Library, University of Alaska Anchorage, <https://vilda.alaska.edu/digital/collection/cdmg13/id/2573/>.....25



Alaska State Library - Historical Collections

Figure 2.

List of Abbreviations

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

EXECUTIVE SUMMARY

This Historic Preservation Plan is a joint effort between the Sitka Tribe of Alaska and the City and Borough of Sitka and initiated by the Historic Preservation Commission. The plan aims to define what historic and cultural resources we, as a community, most value and want to protect for the future.

The plan includes a synopsis of historic preservation programs in the United States and Alaska, followed by the history of Sitka's preservation program and how it works now. The plan also contains a list of Historic Contexts for Sitka, each with a geographic area, a time, and a theme. Such attributes can be used to group historic resources together for evaluation. A list of properties on the National Register and a description of the current inventory follows. The plan provides a description of historic preservation successes and needs, ending with a list of goals and actions for Sitka's historic preservation program.

INTRODUCTION

Sitka's history is rich and diverse: we live in the heart of Lingít Aaní, or Tlingít Land. Sheet'ká, or Sitka, has been a center of Tlingít civilization for thousands of years. Sitka was a popular port for the maritime fur trade in the late 1700s, and the site of a small, diverse, Russian colonial administrative outpost from 1804 to 1867. Sitka radically changed in 1867, becoming headquarters for the military administration of Alaska. From 1884 to 1906 Sitka was Alaska's civilian capital, a majority Native community—though Native Sitkans were not citizens—with an economy based on trade, tourism, government, education and mining. From 1906 until World War II, Sitka was a fishing village.

World War II brought thousands of military personnel and civilian contractors to build and man a naval air station and army defenses. Post-war, another transformation came in the creation of Mt. Edgcombe on Japonski, Alice and Charcoal Islands, with hundreds employed at the BIA hospital and school. From 1959 to 1993 Sitka was a mill town. Today, fishing, tourism, education, and health care continue to define our economy. Our strong connection to nature—especially through fishing and the gathering of local foods—and existing Tlingít heritage have been part of Sitka's history from ancient times to the present. All economic and cultural legacies have left traces and signs on our landscape.

Historic preservation in Sitka is a partnership between the City and Borough of Sitka and the Sitka Tribe of Alaska, in a government-to-government relationship, reflecting Sitka's citizens today and recognizing the vast scope of Sitka's Indigenous heritage. The Sitka Tribe of Alaska (STA) is the federally recognized tribal government for more than 4,000 Alaska Native and Native American citizens of Sheet'ká or Sitka.

Why engage in historic preservation?

Historic preservation—also referred to in this document as “preservation”—is the preservation and protection of structures, sites, and landscapes that have historical or cultural significance. Historic preservation planning is the process of compiling a list of historic and cultural resources to document the status of those resources, as well as challenges and opportunities for their preservation, to make clear and achievable goals for what resources we value and want to save as our community grows and changes.

Historic preservation's main benefit lies in its ability to connect us—especially our children—to our culture, heritage, and history through the authentic places where our history happened. Preservation supports our identity. It is a source of knowledge of the past and provides a way to listen to the voices of our community today. Historic preservation helps make Sitka a good place to live.

Historic preservation also has significant economic benefits: it is cheaper than building new structures, it generates heritage tourism, and it revitalizes towns and neighborhoods. It can also be more

environmentally sustainable.

While historic preservation usually centers the saving of buildings, it is expanding in scope to include traditional cultural properties, as well as the meaning behind particular structures, rather than only the structures, themselves. Today, preservation may span extensive replacement of a building, or even a natural feature. It also now includes more sites significant to groups and communities who have been under-represented in historic preservation in the past.

Sitka has had a formal historic preservation program since the early 1990s, with the government-to-government relationship between STA and CBS at its core. CBS became a Certified Local Government (CLG) in 1994, making the City eligible to receive federal preservation grants. The presence of a historic preservation commission is required to maintain CLG status. The Sitka Historic Preservation Commission (SHPC) is supported by the CBS Planning and Community Development Department. SHPC has both a Native at-large seat and an STA Tribal Council representative. The commission reviews local projects that may have an impact on historic resources. It is responsible for educating the community about preservation and for surveying and preserving historic and cultural resources.

The adoption and maintenance of a historic preservation plan is another CLG status requirement. This preservation plan is an update to the plan written in 1994 (see Appendix A). This plan update started in 2009, when a CLG grant was received for that purpose. The 2009 draft was not completed before the grant ended. In January 2025, the plan was edited and updated, and historic contexts added. In April, a meeting was held for public review, and comments and priorities from that meeting are reflected in this plan. In summer 2025, the goals and actions in this plan were reviewed by Sitka Tribe of Alaska.

HISTORIC PRESERVATION PROGRAMS IN THE UNITED STATES

National-Level Historic Preservation Programs and Definitions

Historic Preservation is the preservation and protection of structures, sites, and landscapes of historical significance. Those might be called historic properties, historic resources, or cultural resources, and can include structures, objects, buildings, districts, sites, landscapes, and archaeological sites that are significant in local, state, national, or Indigenous history. Significance may be derived from aspects of history, architecture, archaeology, engineering, culture, or heritage.

The National Historic Preservation Act of 1966 (NHPA) is the foundation of historic preservation in the United States. The NHPA includes guidelines for historic preservation, as well as a structure for states and local governments to monitor and encourage historic preservation.

It is a common misconception that federal law restricts what a private property owner can do, but it **does not** unless there are federal funds or resources involved. Because historic preservation on private property in the United States is voluntary, local historic preservation commissions have an important role in educating the public about the value and importance of preservation.

The State Historic Preservation Officer (SHPO) is a federal appointment in each state responsible for implementation of the National Historic Preservation Act. SHPO can also stand for the State Historic Preservation Office.

Section 106 of the NHPA requires federal undertakings (as well as projects receiving federal funding) be reviewed by the State Historic Preservation Officer for their impact on historic resources. If a project has a negative impact and can't be modified to avoid that impact, mitigation is required.

The **National Historic Landmark** status for sites of national significance and the **National Register of Historic Places**, a list of sites of historical significance, are managed by the National Park Service.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, revised in 1995 and also managed by the National Park Service, includes four treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction. Most commonly, historic preservation concerns buildings, structures, and landscapes. The most common approach to historic preservation is adaptive reuse, or the rehabilitation standard, in which a historic structure is brought into a new use that is compatible with its historic character. **Standards for Rehabilitation** is included in this plan as Appendix B.

The Secretary of the Interior's Professional Qualifications Standards in Archaeology and Historic Preservation are for federal contractors in history, historic architecture, archaeology, and architectural history.

A **Certified Local Government (CLG)** is a local government certified to participate in federal historic preservation funding and programs. Requirements include having a historic preservation commission, a historic preservation plan, and local review process for projects that may have an impact on historic resources. In 1994, the City and Borough of Sitka became a Certified Local Government.

The **Historic Preservation Fund** provides federal funding for implementing the NHPA. **CLG Grants** are federal Historic Preservation Fund grants that can go only to Certified Local Governments.

The National Park Service also has deep technical resources available to the public for historic preservation. Those resources include information on how to evaluate and plan preservation, as well as detailed studies regarding the best ways to clean or preserve various materials.

The **Save America's Treasures (SAT)** program provides historic preservation funding and is administered by the National Park Service. Funding can be accessed by properties with National Historic Landmark status. Three SAT grants have been awarded in Sitka: Allen Memorial Building and Whitmore Hall within the Sheldon Jackson School National Historic Landmark, and the Japonski Island Boathouse on the Sitka Naval Operating Base and U.S. Coastal Defenses National Historic Landmark.

The **National Trust for Historic Preservation** offers technical assistance, small grants, and advocacy. Begun in 1949, the National Trust became an independent nonprofit in 1996. Each year, it publishes a list of America's 11 Most Endangered Properties "to raise awareness about the threats facing some of the nation's greatest treasures." The Richard H. Memorial Building (Allen Hall) on the Sheldon Jackson Campus was included on the list in 1999; the Sitka Tlingit Clan Houses were on this list in 2024.

The **Historic American Buildings Survey (HABS)**, which began in 1933, documents historic structures in detail. Drawings are archived at the Library of Congress. Many Sitka buildings are included in the survey. HABS drawings of St. Michael's Cathedral made it possible to rebuild the structure after it burned in 1966.

Federal Historic Preservation Tax Incentives include a 20% tax credit for the costs of rehabilitation of commercial buildings that are listed on the National Register and that are rehabilitated according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Other incentives include a 10% credit for substantial rehabilitation of non-historic buildings placed in service before 1936, and a tax credit for donating a historic preservation easement.

Alaska Historic Preservation Programs and Definitions

Alaska's **Office of History and Archaeology (OHA)**, part of the State Division of Parks within the Department of Natural Resources, provides technical resources for historic preservation. OHA also reviews projects to determine impact to historic resources, per state and federal law. OHA administers the federal Historic Preservation Fund grants. They also create and regularly update the **State Historic Preservation Plan**. The current plan is titled *Saving Our Past: For A Resilient Future (2025-2034)*.

OHA maintains the **Alaska Heritage Resource Survey** database, or **AHRS**, which assigns a number to every historic or potentially significant cultural site in Alaska. Because some of those sites are sensitive, the survey is not publicly accessible.

The **Alaska Historical Commission** is the citizen review board for state history policy and recommends National Register nominations and Historic Preservation Fund grant awards.

Preservation Alaska, formerly the Alaska Association for Historic Preservation, is a non-profit that advocates for and awards small grants for Alaska preservation projects. They publish an annual list of **Ten Most Endangered Historic Properties** in Alaska. This list has included many Sitka properties, including the Sheldon Jackson Campus and the St. Peter's See House, and in 2024, the Sitka Clan Houses.

HISTORIC PRESERVATION IN SITKA

Sitka's Historic Preservation Program: How It Started and What It Does

Sitkans have long recognized the value of historic preservation: the community of Sitka came together to rebuild St. Michael's Orthodox Cathedral after the original 1848 structure burned to the ground in 1966, and Sitkans have been preserving buildings such as private homes for many years.

Sitka's formal historic preservation program began in the early 1990s, when Sitka received Certified Local Government status as part of the project to rehabilitate the old Post Office and Court House (1938) as Sitka's municipal offices.

In 1986, the USPS moved the Post Office from the historic downtown Post Office and Court House to a new facility on Sawmill Creek Road. By law, the building was first offered to other federal and then to state entities, which declined to take it. A group of Sitkans led the effort to save the building and convert it into Sitka's city offices. The Assembly, with leadership from the City Administrator, chartered the Sitka Historic Trust Board. The Alaska State Historic Preservation Officer authorized federal funding through the Alaska Office of History and Archaeology for a historic building survey, with the condition that the City and Borough of Sitka would then apply to become a Certified Local Government.

In 1992, Sitka's City and Borough Assembly adopted a **Historic Preservation Ordinance**, with minor revisions in 1993 (92-1075 and 93-1105, included in Appendix D), establishing and defining the scope of Sitka's historic preservation program. This included the establishment of the **Sitka Historic Preservation Commission (SHPC)** in 1993. This ordinance and related revisions helped Sitka to meet the requirements to become a Certified Local Government.

The initial historic building survey of the old Post Office identified its architectural and social significance, then a CLG grant funded a structural survey and architectural conceptual plan for reuse. In January 1993, the Assembly approved converting the Post Office and Court House into a new city hall.

The Historic Trust Board, which became the first Sitka Historic Preservation Commission, included a member of the Sitka Tribe of Alaska Tribal Council. The City of Kodiak, already a CLG, advised the board to start with a resolution of support from Sitka's Tribal government. The ordinance establishing the commission designates a seat for the Sitka Historical Society, one for a representative of STA, and one Native at-large. It also states that the HPC will coordinate with STA and defer to it in matters concerning Alaska Natives.

Recognizing the long and continuing history of occupation of Sheet'ká by the Tlingit people, Sitka's CLG program is founded on a government-to-government relationship between the City and Borough of Sitka and Sitka Tribe of Alaska. Sitka Tribe of Alaska (STA) is the federally recognized tribal government for more

than 4,000 Alaska Native and Native American citizens of Sheet'ká or Sitka. This was possibly the first time such a relationship was formally recognized in Sitka.

Duties of the Sitka Historic Preservation Commission

Sitka's Historic Preservation Ordinance 92-1075 established the Sitka Historic Preservation Commission in Sitka's General Code. Per that ordinance, the Commission shall:

- Prepare and maintain an inventory of buildings and sites of historical, cultural, architectural, geographical and archaeological significance located in the City and Borough of Sitka
- Develop a preservation plan, providing for identification, protection and interpretation of this area's significant cultural resources
- Review and develop nominations to the National Register of Historic Places
- Review and make recommendations about local projects that might affect properties identified in the historic preservation plan
- Work toward the continuing education of citizens regarding historic preservation of the community's history
- Support the enforcement of the Alaska Historic Preservation Act
- Act in an advisory role to the Sitka Historical Society, the City and Borough of Sitka Planning Commission, and the Alaska Historic Sites Committee on all matters concerning historical districts in historic, prehistoric and archaeological preservation in the City and Borough of Sitka
- Coordinate with the Sitka Tribe 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

The SHPC is an advisory board to the Sitka City and Borough Assembly through the Planning and Community Development Department. It has no independent authority. A non-voting Assembly liaison attends meetings in addition to the seven voting members. The Sitka Historic Preservation Commission meets monthly. A list of past members is included as Appendix C.

To meet the requirement to maintain a system to survey and inventory Sitka's historic properties, the SHPC commissioned the ***Inventory of Historic Sites and Structures, City and Borough of Sitka***. More information on the inventory is provided under the section on Sitka's historic and cultural resources.

In 2008, the CBS Assembly designated the Historic Preservation Commission to recommend names for new streets. The names would then be approved by the Assembly (Ordinance 2008-10, updating Sitka General Code 21.40.100).

The Historic Preservation Commission's largest responsibility is their review of projects that could affect historic or cultural resources. SHPC has also designed guidelines for that review with CBS Planning Department staff. Guidelines include the designation of areas in Sitka, including downtown, where review of building permits by the SHPC is mandatory when a project proposes changes to a building's exterior. Getting the review established as a consistent requirement for construction permitting is a major achievement that took years of effort.

These reviews, even though the commission's decision is only a recommendation, have not always been smooth. Overall, however, property owners and developers understand the importance of protecting historic resources and many are interested in the history of their property.

SHPC also reviews state and federal projects per Section 106, reviews applications for Historic Preservation Fund grants, and advises members of the public looking for information on how to preserve their properties.

The commission also applied for and received a CLG grant for a survey of downtown for the purposes of creating a historic district, and has sent CBS staff and commission members to historic preservation trainings.

In 1995, the Sitka Tribe of Alaska completed the **Sitka Tribe of Alaska Historic Preservation Plan**. STA has started a nomination for the Sitka Indian Village to be designated as a National Historic District and has also worked with state and federal entities to document traditional places—including their names and significances—and has overseen historic building reports and archaeological investigations in Sitka and throughout the City and Borough.

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

More evidence of public support for preservation can be observed in the preservation Action Items in the 2018 update of Sitka's Comprehensive Plan. In 2018, the City and Borough of Sitka's Planning and Community Development Department, along with the Planning Commission, concluded a two-year public process of updating and revising the comprehensive and land use plans for the municipality. The *Sitka Comprehensive Plan 2030* lists a number of historic preservation action items in the Historical, Cultural, and Arts Resources Section, that are relevant to this Historic Preservation Plan:

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/Kaagwaantaan 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 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.

State and Federal Partners for Preservation in Sitka

The National Forest Service, National Park Service (NPS), and the State of Alaska manage some lands within the City and Borough of Sitka. These entities employ archaeologists and historians, and partner with CBS and STA to document and safeguard historical and cultural resources.

The National Park Service administers the Sitka National Historical Park. The NPS acquired the Russian Bishop's House (1843) in 1973 and undertook the massive effort to save and preserve it.

The majority of lands within the City and Borough of Sitka are part of the Tongass National Forest. The National Forest Service is responsible for protecting historical and cultural resources within the Tongass.

The State of Alaska has jurisdiction over all tidelands in the City Borough not owned by CBS, federal government or private entities. The State of Alaska also administers sites including Fort Rousseau State Historical Park, the Old Sitka State Historic Site, Magoun Islands State Marine Park, and Noow Tlein/Castle Hill.



Figure 3.

SITKA'S HISTORIC AND CULTURAL RESOURCES

Identification and Documentation: Inventories and Historic Contexts

The mandate of the Historic Preservation Commission includes identifying and documenting the historic and cultural resources within the City and Borough of Sitka. Historic properties are districts, sites, buildings, structures, landscapes, or objects which are eligible for, or already listed in, the National Register of Historic Places.

To be eligible for listing on the National Register of Historic Places, a property has to be **old** (normally 50 years or older), it has to have **historical or cultural significance**, and it has to have **integrity**, so that enough of the property is still there to represent what is significant about it. Property types are buildings, structures, objects, sites, districts, and cultural landscapes. Any of these property types can be traditional cultural places, which might include a building or a natural feature or place that is defined by longstanding, continuing, culturally significant use.

Areas of significance can be local, state, or national, and can include association with a person or historical events; construction or design; or potential to yield information. Sitka has many places on the National Register, including properties with **National Historic Landmark** status—properties with significance to our nation's history. *See pages 19 and 20 for the complete list.*

The significance or importance of an individual property can only be evaluated and explained within its **historic context**, defined by the NPS as a theme, date range, geographic area, and everything that can be known about it. A historic context groups properties so that they can be evaluated together. Within each historic context are property types, which further help define and evaluate a resource in context. Just one historic context can be a massive document, so the following historic contexts for Sitka are inevitably a sketch. Themes necessarily overlap, and one property might fit into two or more contexts. For example, a building might fit the contexts of “Residential Buildings and Government,” as well as “Schools and Religion.” Ultimately, all of Sitka's historic contexts, when taken together, will provide a comprehensive picture of human use of this area.

In the late 1990s, the SHPC commissioned Vanguard Research to create an inventory of historic resources in Sitka, ***Inventory of Historic Sites and Structures, City and Borough of Sitka (1997)***. Part I of the plan is an overview and bibliography (Appendix J). Part II contains the list of 748 sites in the State of Alaska's AHRS database, and 352 sites not in the AHRS database. Because Part II includes sensitive archaeological and burial sites, it is not available to the public.

Sitka's inventory of historic sites and structure should be updated. When originally completed, the default year of construction for being old enough for eligibility on the National Register was 1947. In 2025, that date is 1975. This means there are likely several sites that can now be added to the inventory, as they are now eligible for listing on the National Register.

The State of Alaska's database, the AHRS, is constantly being updated. Some of the AHRS sites are buildings that no longer exist. **The AHRS sites should be updated in Sitka's inventory, and, in turn, the sites in the Sitka inventory not yet listed within the AHRS should be added to the AHRS.**



Figure 4.

The other challenge is the use and control of this list: it is not a public document but must be available to certain Planning Department staff so that projects can be planned to mitigate and avoid adverse impact on these sites. Sitka's culture bearers and clan leaders contributed information to Sitka's inventory and to the AHRS: they own that information and need to have control of it.

Another list that *is* publicly available contains the properties in Sitka that are already listed on the National

Register of Historic Places (included on pages 19 and 20), and the list of Sitka’s cemeteries (Appendix K).

Tending cemeteries is a sign of respect for living heritage. Sitka’s cemeteries are a central part of our heritage, culture, and identity, as they serve as the resting place of the ancestors of today’s Sitkans. A great deal of work has been completed in recent decades to identify burial grounds, to bring attention to cemeteries, and to clean up and restore memorials. More remains to be done to protect these places by—among other efforts—rezoning them as cemeteries. Presently, most are within residential or public zoning districts.

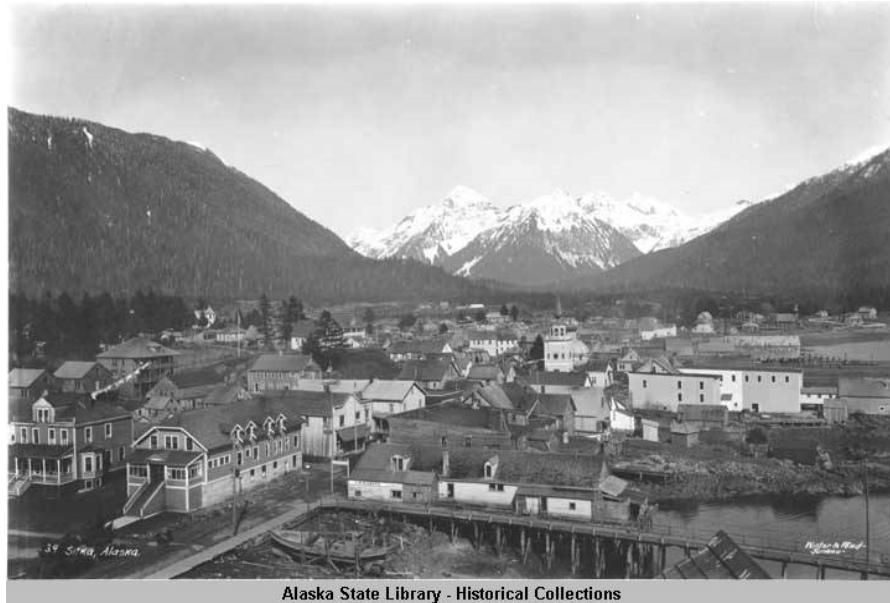


Figure 5.

HISTORIC CONTEXTS FOR SITKA

Note: In the following list of Historic Contexts, “Sitka Borough” is the entire City and Borough of Sitka. “Sitka Town” includes Japonski Island and the entire Sitka road system.

Sitka Borough, Indigenous, 10,000 Years BP to Present

This theme is for Indigenous sites. Periods within this theme include **10,000 Years Before Present (BP) to 300 Years BP**. At least 10,000 years ago, and possibly before, southeastern Alaska had ice-free areas that were used by people. Because of the weight of glaciers during the Ice Age and the rebound effect as they retreated (which is still occurring), these sites might be currently under water or at elevation, depending on exactly where they are. Tlingit and other Northwest Coast cultures were in their distinctive form at approximately 5,000 years BP.

1725 to 1867: Starting about 300 years ago, European influences began to come into this area. This included great quantities of trade goods, the wealth generated through leveraging those goods in trade to the interior and throughout the region, and, the impact of smallpox epidemics which devastated the Indigenous population.

1867 to present: Distinctive Tlingit sites continue to be created and used.

Property types include temporary or seasonal camps, burials, battlegrounds, forts, sites of resource use and cultivation, permanent settlements, petroglyphs and petrographs and other markers, trails, canoe haul-outs, and sites of work such as canoe building or toolmaking.

Examples of sites and properties include canoe haul-outs, garden sites, fish traps, clam gardens, and sites in Sitka town predating 1867, such as Noow Tlein/Castle Hill.

Sitka Borough, Colonial, 1725 to 1867

This theme is for the physical traces of the various European, U.S., and Asian seafarers who came to this area in this period. Their intentions were to claim land, to trade, or to harvest resources themselves. In 1799 Russians negotiated for a permanent hunting camp at Gajaa Heen/Starrigavan for hundreds of Native hunters and workers from the Aleutians, Kodiak Island, and the Western Gulf of Alaska. That camp was burned out in 1802, but after the Battle of 1804, Russians again built a permanent settlement on the current site of Downtown Sitka. Tlingit clans controlled their lands and resources and constrained Russian activities, but were decimated by smallpox epidemics, most severely in 1836-37.

Within this theme are **Russian Settlements 1799-1867**, including at Downtown Sitka.

Property types include buildings and other structures, which can be further broken down as defensive, commercial, administrative, religious, housing, or as part of resource extraction. This could include battlegrounds, temporary camps, sites of trade, sites of resource extraction (fishing, logging, mining), sites of industry (shipbuilding), burial grounds, and sites for public recreation.

Examples of properties and sites include Old Sitka National Historic Landmark (traces of the Russian settlement and battlefield), the Russian Bishop's House, and the wreck site of the Russian ship *Neva*.

Sitka Town, Indigenous, 1867 to 1977

When Alaska became part of the United States, Indigenous people were excluded from citizenship and had their lands and other property appropriated by the government and white civilians. This theme is for the distinctive and evolving Indigenous culture, as it blended with American culture in this era, and as Native leaders worked to get back land rights against racial bias to be fully included in Sitka's economy and culture.

Property types include buildings and other structures, which can be further broken down as commercial, clan houses, other residential buildings, districts, community organizations, resource extraction, sites of industry such as boatbuilding, and burial grounds.

Examples of properties include the Sitka Indian Village, individual clan houses, the Alaska Native Brotherhood Hall National Historic Landmark, the Cottage Community at entrance to Sitka National Historical Park, Andrew Hope boat shop, and the ANB Cemetery off Indian River Road.

Sitka Borough Outside Sitka Town, Settlement and Industry, 1867-Present

Starting in 1867 following the U.S. purchase of Alaska, Americans came to this area to exploit natural resources such as timber, fish, and gold and other minerals. Americans also came throughout this time wanting simply to live away from settlements.

Property types include districts—such as canneries and mining towns—and structures, which can be broken down into industrial, residential, commercial, energy generation, social, religious, and administrative. Other property types are transportation-related, including docks, roads, trails and railroads; mining tunnels, shafts and adits; equipment such as boilers, generators, stamp mills, dams, power lines, fuel tanks and railroad cars; and agriculture sites such as livestock, fur farm, and garden sites.

Examples of properties are the remains of the community of Chichagof on west Chichagof Island, mines and corduroy road at the head of Silver Bay, fur farms on the islands south of Sitka, and Sitkoh Bay cannery.

Sitka Town, Commercial and Industrial, 1867-Present

When Alaska became part of the United States, the U.S military worked quickly to establish its authority over Alaska's Native people. During this period and especially in its first decade as a U.S. territory, Alaska's economy was very poor and most trade was illicit. White settlement was slow, driven by entrepreneurs, as well as by prospectors looking for fish, lumber, and gold and other minerals. Sitka's economy was based on government, mining, and tourism until the 1910s, when commercial fishing became its most important economic driver.

Commercial and industrial properties in Sitka can be divided into **1867-1939** and **1939 to present**. Other themes within this context might be Filipino, Chinese, Tlingit, or other under-represented ethnicities among business owners, or types of businesses, such as bars or dry-goods stores.

Property types include buildings and other structures, which can be further broken down as retail establishments, warehouses and storage facilities, manufacturing including breweries, agriculture sites, and seafood processing. Other property types are transportation related, such as commercial docks, ships and shipwrecks, or equipment such as retorts.

Examples of properties are the Columbia Bar, the Pyramid Cannery (the Quay), and the Sitka Hotel.

Sitka Town, Social, Cultural, and Religion, 1867-Present

Sitkans have always expressed solidarity and identity through the formation of churches, social clubs, and cultural institutions. The nature of such buildings tells us about those aspirations, identities, and origins.

Property types are primarily buildings, which can be broken down into houses of worship and associated structures such as clergy housing; social halls and religious schools; and social clubs.

Examples of properties in Sitka include St. Peter's Episcopal Church and the Moose Lodge.

Sitka Town, Education and Recreation, 1867-Present

Education and public recreation are an essential part of any community's aspirations and identity. Property types consist of structures, including buildings for teaching; housing for teachers, students and other staff; and structures for running the school, such as a power house or offices. Other property types are playgrounds, parks, sports fields, recreational trails, or other landscaping.

Examples in Sitka are the Sheldon Jackson School National Historic Landmark, Xóots Elementary School, and Crescent Park.

Sitka Borough, Military, 1867-Present

Sitka has had military installations since 1867, with housing for Army personnel and later for Marines. World War II saw a transformation of Sitka with the construction of a Naval Operating Base for seaplanes and associated harbor defenses on Japonski, Alice, and Charcoal Islands and throughout Sitka Sound.

Within this context is **City of Sitka, WWII Military, 1937-1945**.

Property types include structures, including housing, group housing (barracks), defensive structures, docks, roads, communications and energy infrastructure, and maintenance and industrial infrastructure.

Examples of such properties include the Sitka Naval Operating Base and U.S. Coast Defenses National Historic Landmark, the radar site on Harbor Mountain, Fort Babcock on Kruzof Island, the gun emplacement above Katlian Street, and the searchlight installation on Kayak Island.

Sitka Borough, Government, 1867-Present

Alaska was administrated by the federal government from 1867 until it received statehood in 1959. Since that time, the federal government has maintained a footprint in Sitka. This theme is for properties built by or associated with federal, state, and local government.

Property types include structures for housing, administration, maintenance and repair; public facilities such as court houses, post offices, public-use recreational cabins, woodsheds and latrines, trails, bridges, and docks; and equipment and sites such as generators, power lines, and docks.

Examples of properties include the U.S. Post Office and Court House, A-frame Forest Service Cabins, the seaplane turnaround at Katlian and Halibut Point Road, and the Biorka Island FAA installation.

Japonski, Alice and Charcoal Islands, "Mt. Edgecumbe" 1945-1972

Note: these islands are originally Native-owned before being taken by the U.S. government, so this place also falls under the Sitka Borough, Indigenous, 10,000 Years BP to Present Historic Context.

This Historic Context is part of Sitka Borough, Government 1867-Present. The federal facilities on Japonski, Alice and Charcoal Islands were turned over to the Bureau of Indian Affairs Alaska Native Service in 1946. From then until the early 1980s, the federal government controlled all property on "The Island," and until 1972 the only link to Sitka was by Shore Boat, the federally-operated ferry across Sitka Channel.

Because most of the infrastructure was already there, built by the military, there is substantial overlap with WWII military theme.

Property types include structures, for housing, health care, maintenance, power generation, recreation, education and offices; roads, docks, trails, communications infrastructure and bridges.

Examples include Mt. Edgecumbe Hospital, Mt. Edgecumbe High School, and homes built by Mt. Edgecumbe High School.

Sitka Town, Transportation, Utilities and Communication, 1867-Present

As Sitka grew after 1867, citizens came together to build or lobby for infrastructure, including both private and public projects such as the Sitka Power Company's electricity generation plant at Silver Bay, a dam at Cascade Creek, a water tank on Harbor Mountain Road, and roads that connect our built environment.

Property types include structures such as power houses, equipment sheds, and dams; roads, docks, trails, bridges, flumes and transmission lines; and equipment such as boilers and transmission towers.

Examples of these properties in Sitka include the Cable House (Raven Radio building), the John W. O'Connell Memorial Bridge, and the wood-stave water pipe below Blue Lake.

Sitka Town, Residential, 1867-Present

Residential buildings define a town's character. Sitka's housing reflects its demographic and economic history, and can be broken down by time period, such as **1867-1906**, when the capital moved to Juneau; **1906-1939** when Sitka was primarily a fishing village; and **1939-present**, which included multiple housing booms: WWII buildup, the construction of the pulp mill in 1959, and the doubling of Sitka's population in the 1970s with growth in Forest Service, SEARHC, UAS, and fisheries employment, as well as the arrival of USCG Air Station Sitka.

Property type is primarily buildings, including houses, apartment buildings, and associated structures.

Residential buildings can be further broken down by architectural style, including Gothic, Neoclassical, Modern, A-Frame, Split-Entry (1970s and 1980s boxy 2-story houses with an entry between the floors), or Shingle-style. They can also be broken down into architect-designed or vernacular/builder’s style, and into construction types such as balloon-frame, timber-frame, log, and concrete.

Sitka properties include the May Mills House and the Abner Murray Apartments on Seward Street, the Cathedral Arms building, and the Cozy Homes, the identical one-story homes in the Brady Street and Lakeview Drive neighborhoods.

Sitka Town, Cemeteries and Burials, 1867-Present

Sitka’s history as a community and respect for those who went before is seen in the cemeteries. A list of cemeteries is included as Appendix K.

SITKA PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES

The National Park Service’s National Register of Historic Places 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, state, and national significance.

Property Name	Date Added	Built	Significance
American Flag Raising Site; Castle Hill/Noow Tlein*	1966		Transfer Russia claims to U.S. 1867
Russian Bishop’s House*	1966	1841-43	Oldest surviving Russian colonial building, Russian Orthodox Church
St. Michael the Archangel Cathedral*	1966	1848, 1978	First Orthodox cathedral in New World
Old Sitka*	1966	1799	First non-Native settlement on Baranof Island
Sitka National Historical Park	1966	1890	Battle site, Indigenous monuments
Alaska Native Brotherhood Hall*	1972	1914	Original Chapter of the Alaska Native Brotherhood
Sheldon Jackson Museum	1972		
W. P. Mills House	1977	1916	Architecture and construction
Emmons House	1977	1895	Association with ethnographer George Thornton Emmons
St. Peter’s by the Sea Church	1978	1899	Architecture, first Episcopal church in Sitka
St. Peter’s See House	1978	1905	Gothic Revival architecture
May Mills House	1978	1911-13	Colonial Revival architecture
Sitka Pioneer’s Home	1979	1935, 1956	First facility designed for care of elderly Sitkans

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Cable House and Radio Station	1979	1904	Part of communications network linking Alaska to lower states
USCG&GS Seismological & Geomagnetic House; "White House"	1986	1916	Gambrel roof cottage architecture, science and government
Sitka Naval Operating Base and U.S. Army Coastal Defenses*	1986	1939-1945	Military defense WWII
Russian American Building 29/Tilson Building*	1987	1840s-50s?	One of two surviving Russian colonial structures, commercial structures
Hanlon-Osbakken House	1992	1892	Queen Anne architecture
Abner Murray Apartments and Cottages	1992	1921-22	Commercial rental properties
Sitka U.S. Post Office and Court House	1997	1938	Art Moderne architecture, government
Sheldon Jackson School*	2001	1911	Association with the Alaska Native Brotherhood Founders, architecture
Sitka National Cemetery	2012	1867-68	Association with U.S. Military presence in Alaska
Sitka Woman's Club Building	2024	1897	Social organizations

*denotes property is a National Historic Landmark

HISTORIC PRESERVATION IN PRACTICE

The most visible aspect of Sitka's historic preservation over the past few decades is in the rehabilitation of historic buildings. Preservation starts with a structural survey and planning, so that historic integrity is maintained even as the building is rehabilitated.

Planning work in Sitka includes a 2004 preservation plan for the entire Sheldon Jackson School National Historic Landmark and the 1995 *Sitka Tribe of Alaska Historic Preservation Plan*. The STA plan is included as Appendix L.

Examples of private organizations rehabilitating buildings include the Allen Memorial Preservation Project, formed in the mid-1990s to save Allen Auditorium on the Sheldon Jackson School National Historic Landmark. In 2011, the Sitka Fine Arts Camp took on preservation of the historic campus. The Sitka Sound Science Center has restored the Sage Building, and the congregation of St. Peter's Episcopal Church has worked to restore the church building as well as the See House, the Bishop's residence behind it. The Sitka Maritime Heritage Society is actively restoring the Japonski Island Boathouse, a WWII boat shop on the Sitka Naval Operating Base and U.S. Coastal Defenses National Historic Landmark. Individuals and businesses have restored the Bredvig Building and the Abner Murray Apartments on Seward Street. Local nonprofit Katlian Collective has undertaken a project to preserve and rebuild clan houses within the Sitka Indian Village.

An important source of funding for local historic preservation by nonprofits has been federal **Historic Preservation Fund grants**. These are matching grants administered by the Alaska Office of History and Archaeology. Over the years, those Historic Preservation Fund grants have brought around a half million dollars to Sitka. Because they require matching, they leverage local resources, including donated labor,

equipment, and materials. A list of these grants is included as Appendix E.

Another opportunity for preservation practices occurs when state or federal projects are determined to have an adverse impact on historic properties, per Section 106. The mandatory mitigation must promote historic preservation or interpretation. In Sitka, one example was a report on the Army facilities on Alice and Charcoal Islands, and mitigation for airport expansion.

Historic preservation in the United States began in the 20th century with the protection of historically significant buildings. Sometimes this means preserving a building exactly as it was at one point in time, but most often, this means employing adaptive reuse, or keeping a building in use by modifying and updating it for a new use while preserving its character-defining features, which are the qualities that make it worth saving.

Preservation of buildings is environmentally sustainable: it keeps old buildings out of the landfill and saves the costs of new construction. **Further, the survival and preservation of distinctive and historic buildings and landscapes is the foundation of Sitka's visitor industry,** contributing to the local economy through tourism while supporting community pride.

Historic preservation can increase property values, which has the potential to exclude people from property ownership; preservation can also be a tool for rehabilitating properties to increase the availability of affordable housing.

A 2011 [report for the federal Advisory Council on Historic Preservation on the economic impacts of historic preservation](#) found that historic preservation conserves resources by using existing public infrastructure, that renovation costs are roughly the same as new construction, and that adaptive reuse creates jobs, revitalizes downtowns, attracts investment and visitors, and increases property values.

Another important element of local preservation is to list places on the National Register of Historic Places. This requires a formal nomination, which is reviewed at local, state, and federal levels. In 2024, the Sitka Woman's Club Building on Harbor Drive became the most recent addition to the list. To be listed at the National Historic Landmark level, a site has to hold significance to the nation's history. In 2001, the Sheldon Jackson School National Historic Landmark. No National Historic Landmarks in Sitka have been listed since 2001. Listing on the National Register is a requirement for most historic preservation grants. It also opens up opportunities for tax credits and other incentives.

PRESERVATION NEEDS IN SITKA

While many historic buildings have been restored in Sitka, others need attention. Buildings in need of attention include St. Michael's Russian Orthodox Cathedral, a National Historic Landmark, the White House on Seward Street, which is on the National Register, and clan houses within the Sitka Indian Village. There is a need for financial resources and even legal and political assistance for historic preservation, and many properties and districts could benefit from recognition through nomination to the National Register.

Not everyone in Sitka is aware of the value of historic preservation or knows about the history behind our visible heritage, and there is a need to return historic information to its proper owners. The 1997 Sitka Inventory of Historic Sites and Structures needs updating, but this is not a public document. The Sitka inventory and the AHRS contain information that is the property of clans, and both lists need to be returned to them. Further, there is a need for a public register for historic places to which citizens can

contribute.

New construction is not always compatible or sympathetic to the character of historic neighborhoods. The recent increase in visitor numbers could lead to redevelopment pressure on downtown, but we can protect the historic character of a district—such as Lincoln Street or the Sitka Indian Village—by ordinance. There could also be educational efforts to teach how to voluntarily design a new building that preserves the historic character of an area.

While the process for reviewing building permits for their impact on historic resources is excellent, there is a need for resources that can communicate technical information to property owners regarding preservation and history. There is also a need for information regarding what to do if cultural resources are encountered by a member of the public.

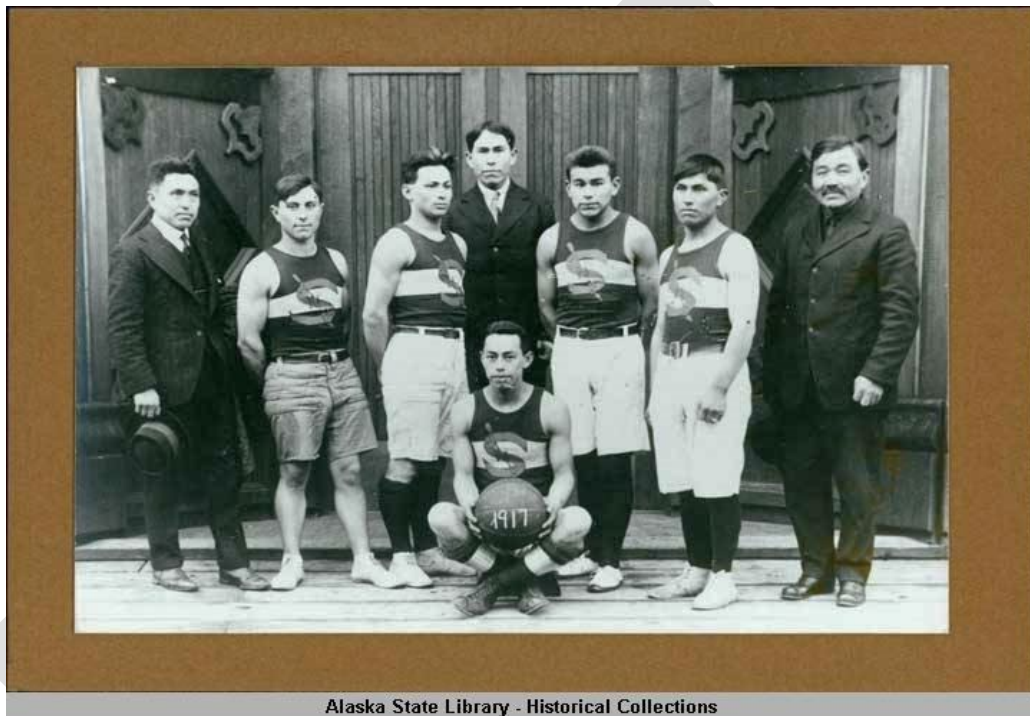


Figure 6.

GOALS & ACTIONS

The following Goals and Actions are the priorities for action by the Historic Preservation Commission in the coming years. They come from the duties of the Sitka Historic Preservation Commission as set out in Sitka General Code (see page 11) and the Goals in the original Sitka Historic Preservation Plan (1994), included as Appendix A. Actions may be supported by applying for CLG grants.

On April 1, 2025, attendees at a public meeting ranked the Actions and contributed comments. Actions were arranged according to public priority. The plan was then reviewed by the Sitka Tribe of Alaska. The Plan and the Goals and Actions were then edited and approved by the Sitka Historic Preservation Commission at its meeting on August 13, 2025.

Goal One

DEVELOP NEW PARTNERSHIPS AND RAISE AWARENESS OF HISTORIC RESOURCES REPRESENTING THE HISTORY OF UNDER-REPRESENTED COMMUNITIES, ESPECIALLY TLINGIT HISTORY.

Sitka's people and history are diverse and deep. The Tlingit people have been here since Time Immemorial, and are still here, but this long history and presence is not as obvious to an observer as the history of Russians or Euro-Americans. The SHPC will work to be more representative of all of Sitka's communities and build its capacity in collaborating with the Sitka Tribe of Alaska, CBS Planning Commission, Sitka Historical Society, and ethnic and heritage communities.

Action 1.1

Work with STA to get more Tlingit names onto Sitka places. Educate the public about the significance of the names.

Action 1.2

Invite appropriate ethnic, cultural, and other groups and societies to contribute to SHPC meetings. Reach out to Sitka's under-represented communities to fill seats on the SHPC.

Action 1.3

Strengthen the formal relationship between the Sitka Historic Preservation Commission and the Cultural Resources Department and Committee of the Sitka Tribe of Alaska to allow for regular consultation.

Goal Two

IDENTIFY, PRESERVE, PROTECT, AND ENHANCE THE HISTORIC AND CULTURAL RESOURCES IN THE CITY AND BOROUGH OF SITKA.

To protect Sitka's resources, the SHPC must know what those resources are, what the preservation needs are, and must be ready to set priorities. One part of this is to update the Sitka Inventory of Historic Sites, but this inventory is not a public document. The other component is to create criteria and to compile a local register that only includes non-sensitive sites.

Action 2.1

Develop, with participation from the public, stakeholders, and STA, a list of priorities for places in Sitka that need documentation, preservation, or to be listed on the National Register, with special attention to sites important to Indigenous history, such as Sitka clan houses.

Action 2.2

Encourage historic structure surveys and other documentation relating to historic preservation, interpretation, stabilization, and stewardship for historic and cultural resources. Encourage nominations to the National Register by the public by publicizing the benefits of NRHP listings and connecting owners with technical and financial support, such as historic preservation grants and tax credits. Provide guidelines for what to do if a member of public encounters cultural materials or human remains. This could be done by adding a page to the City's website with this information.

Action 2.3

Obtain a CLG grant to contract an update to Sitka's Inventory of Historic Sites and Structures. The contractor would work with STA and federal and state agencies and the public to develop criteria for adding properties to the Inventory, and to add sites not currently listed. This would include reconciling the list of AHRS sites in the existing inventory to current AHRS listings, striking sites that no longer exist, and adding the additional sites to the AHRS. Information related to clans should be identified and returned to those clans.

Action 2.4

Develop a version of the inventory that can be shared with the public, as a register of historic sites in Sitka. Develop criteria and work with stakeholders, STA, and the public to add sites.

Action 2.5

To create a sustainable tourist destination, communities cannot allow new development to shape community character. Develop voluntary design guidelines for new construction in historic neighborhoods and districts that will retain existing character.

Action 2.6

Use ordinances to protect places we value, such as Lincoln Street or Katlian Street, that are under redevelopment pressure. Ordinances might restrict construction to protect the historic character of such districts. Create a historic district and require preservation of the historic character by developing an ordinance to be enacted by the Assembly.

Action 2.7

Rezoning Sitka's cemeteries as Cemetery Zone.

Goal Three

IMPROVE CITY PROCESSES TO INCLUDE CONSIDERATION OF HISTORIC PRESERVATION IN PLANNING.

To assist the municipality with thoughtful growth and development, the SHPC has established a framework for decision-making that preserves the community's historic character. This framework should consider the diverse religious, ethnic, and cultural values and history of the community when planning all CBS projects, as well as when reviewing projects requiring CBS approvals. Staff and commissioners must have a clear understanding of historic background and context. Providing adequate training will empower staff to successfully carry out the goals outlined in this plan. Further, staff will work with OHA/SHPO to ensure awareness of funding and training opportunities.

Action 3.1

Update, if needed, Sitka's street naming policy, and hone a procedure for using Native language names.

Action 3.2

Conduct a periodic review of all policies, programs, and documents in relation to historic preservation to maintain standards of operation.

Action 3.3

Improve the review process for projects that might have an impact on historic resources by providing information to the public about the review processes for building permits, what places and projects require review, and criteria and how to apply; creating a GIS overlay of AHRS and Sitka Inventory sites onto GIS map of Sitka and maintain restricted access so that this map and the Sitka Inventory are restricted to personnel who need it; developing or refining, if needed, procedures, including what to do in case of encountering historic or cultural resources or human remains, and including in such procedures the notifying of STA and the awareness and communication of places and situations where such encounters are more likely; and creating a policy that addresses collaboration with STA to protect historic cultural sites.

Action 3.4

Develop a packet or kit for new members of the Sitka Historic Preservation Commission that includes training in the law, goals, and methods of historic preservation.

Action 3.5

Obtain CLG grants for staff and commission trainings in historic preservation, leadership, the Section 106 process, other legal responsibilities, and how to identify and protect sites.

Action 3.6

Sponsor, or encourage CBS staff and SHPC members to participate in, cultural programs to raise awareness of Sitka's many cultural and ethnic communities and their histories.

Goal Four

EDUCATE AND ENGAGE THE PUBLIC AND STUDENTS IN HISTORIC PRESERVATION.

Historic preservation helps maintain the beauty, vibrancy, and livability of communities; it connects people to the past and to one another; and it fosters a sense of belonging and community pride. Restoring buildings is usually more environmentally friendly and more cost-effective than building new ones.

The SHPC can help educate the public about the benefits of historic preservation, how to do it, and can connect the public to technical and monetary resources such as grants and tax incentives.

Historic preservation provides a wealth of educational opportunities across the disciplines of history, math, sociology, environmental studies, urban planning, economics, building crafts, and more. Students, teachers, and community partners gain a deeper understanding of the importance of conserving and protecting our historical heritage. Hands-on, practical skills reinforce academic education.

Action 4.1

Promote and share information about Sitka's historic resources, with links to history and history education resources, on the CBS website or the Sitka Historical Society website for use by students and the public. Encourage schools, museums, and history organizations to teach the community's history through the power of place, and by using historic sites in educational programs. Education programs can include workshops for teachers on how heritage education that utilizes local resources enriches the learning process. Further implementation of this goal can include working with cultural directors within the school district and encouraging classes for tour operators.

Action 4.2

Work with community groups to celebrate historic sites and historic preservation in Sitka through special events at holiday, and through awards or recognition for historic preservation programming or projects. 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.

Goal Five

PROMOTE HERITAGE TOURISM.

Heritage tourism is an economically beneficial aspect of historic preservation. Heritage travelers tend to spend more, participate in more activities, and stay longer than other tourists. An authentic experience of the people and history of a place creates lasting memories.

Action 5.1

Encourage promotion of historic and cultural resources to visitors, such as walking tours and maps that showcase Sitka's historic resources. Award or recognize successful programs or promotions.

Action 5.2

Share information on the CBS website, or in partnership with Visit Sitka, about Sitka's historic and cultural resources, the benefits of preservation for the visitor industry, the connection between sustainable heritage tourism and the maintenance of an area's authentic, historic character, and how the values of authenticity and engaging in a place's history are part of tourism best practice.



Figure 7.

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