



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Harrigan Centennial Hall

December 10, 2025 6:15 p.m.

FINAL MINUTES

I. CALL TO ORDER & ROLL CALL

Present: James Kushxeet Poulson (Acting Chair), Karen Lucas, Nicole Fiorino, Roby Koolyéik Littlefield (via Zoom), Steve Íxt'ík Éesh Johnson (via Zoom), Yeidikook'áa Dionne Brady-Howard (arrived 6:21 p.m.)

Absent: Scott Saline (Assembly Liaison)

Staff: Ariadne Will, Amy Ainslie

Public: Joseph Bea, Emily Corley, Becky Hoyt, Kendall Campbell, Jim Hansen

Acting Chair Poulson called the meeting to order at 6:19 p.m.

II. APPROVAL OF AGENDA

M/Johnson-S/Lucas moved to approve the December 10, 2025 meeting agenda. Motion passed 5-0 by voice vote.

III. CONSIDERATION OF MINUTES

a. Approve the October 8, 2025 meeting minutes

M/Lucas-S/Brady-Howard moved to approve the October 8, 2025 meeting minutes. Motion passed 6-0 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 said that the memorial and street naming policy was not on the meeting agenda as staff had learned that the Legal Department was working on a similar policy with the Administrator and had asked HPC's efforts pause for the time-being. In response to a commission question, Ainslie said that the policy underway was a donation policy and would help to determine the process and authority of naming within CBS. She said the donation policy would come to HPC for review at a later date.

VI. REPORTS & CORRESPONDENCE

None.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

- b. Review and recommendation of window replacement at Building 292 at 1330 Seward Avenue**
Will introduced a proposal to replace some windows in Building 292 at 1330 Seward Avenue. The building was the boys' dormitory at Mount Edgecumbe High School.

During deliberation, Poulson said that window replacement was usually to follow the Secretary of the Interior guidelines and noted that the windows in question had already been replaced in the past and were not original. Jim Hansen, speaking on behalf of the applicant, confirmed that the existing windows were not original and were failing due to insufficient framing. The replacement windows were to have the same appearance as the existing windows.

No public comment was received.

M/Johnson-S/Brady-Howard moved to recommend approval of the replacement windows in Building 292 at 1330 Seward Avenue. Motion passed 6-0 by voice vote.

- c. Section 106 and associated MOA review of a seaplane base at 1190 Seward Avenue**
Kendall Campbell and Emily Corley spoke on behalf of the applicant and explained changes that had been made to the draft MOA between the October and December HPC meetings. They pointed out line edit changes upon request from the commission. Changes to the draft MOA included the provision for the construction of a smaller replica of the watch post to be demolished, as well as a recreation of the view a servicemember would have experienced at the site. Preservation of other elements of the upland system were to be preserved as was feasible. Campbell explained that SHPO had determined mitigation was not required in terms of the upland system.

The commission asked if STA had been consulted. Campbell said that STA was a concurring party and had been a collaborator on the creation of the inadvertent discovery plan included in the MOA. Brady-Howard noted that the incorrect tribal attorney was listed and provided contact information for the correct contact.

No public comment was received. Prior to the vote, Poulson said that he would like to see the watch post stay but understood the seaplane base was necessary and acknowledged the mitigation efforts as "pretty impressive."

M/Fiorino-S/Brady-Howard moved to recommend approval of the Sitka Seaplane Base Memorandum of Agreement. Motion passed 6-0 by voice vote.

- d. Review of the Sitka Historic Preservation Plan**

Ainslie provided an overview of the Historic Preservation Plan's approval process and explained the Assembly had requested legal review of the plan. The Legal Department had recommended changes to language that identified CBS as having authority over AHRS data and National Register nominations, which was not accurate. Ainslie said too that an updated map of historic districts in Sitka had been created and could be approved as an appendix to the plan.

The commission asked during deliberation about the inclusion of ANB cemetery on the historic district map. Will said the map was a cleaner version of the existing map, which was never formally adopted. She said code empowered the commission to make recommendations to projects affecting properties listed within the Historic Preservation Plan. She said the rezoning of the ANB cemetery was a different process.

Ainslie also informed the commission that it could forward the Historic Preservation Plan to SHPO for review. It was estimated that this review process was to take about a month.

The commission requested also that language regarding the legal basis of the Historic Preservation Plan be reinserted. Poulson said the legal basis was important for the plan to be effective.

No public comment was received.

M/Brady-Howard-S/Fiorino moved to recommend adoption of the new Sitka Historic Districts map, incorporating it as Appendix M of the Historic Preservation Plan. Motion passed 6-0 by voice vote.

M/Lucas-S/Brady-Howard moved to request review of the draft Historic Preservation Plan by the State Office of History and Archaeology prior to Assembly adoption of the plan. Motion passed 6-0 by voice vote.

M/Brady-Howard-S/Lucas moved to add the following language to the Historic Preservation Plan: “Historic preservation as a valid public purpose was established during the twentieth century. The U.S. Constitution recognizes that states have a right to use the police power to regulate use of private land and establish public controls (*Euclid v. Amber 1926*). The U.S. Supreme Court specifically recognized historic preservation as a legitimate function of government and local historic preservation laws as an appropriate means to accomplish a community’s historic preservation goals. This ruling was made in *Penn Central Transportation v. City of New York, U.S. 108 (1978)* and has not been reversed (Cornell University, 1978).” Motion passed 6-0 by voice vote.

IX. SET NEXT MEETING DATE(S):

(2nd Wednesday of the Month, 6:15 p.m. Harrigan Centennial Hall)
Wednesday, January 14, 2026 – 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

Acting Chair Poulson adjourned the meeting at 7:11 p.m.