

CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

100 Lincoln Street | Sitka, Alaska 99835

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907-747-1814

SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

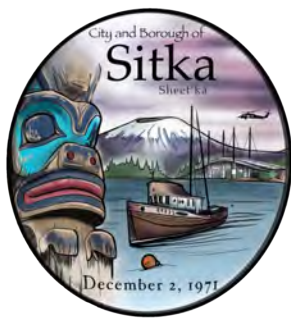
Harrigan Centennial Hall

April 9, 2025 6:15 p.m.

AGENDA

- I. CALL TO ORDER & ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
 - a. March 10, 2025 Regular Meeting
- IV. GUEST &/OR PERSONS TO BE HEARD**
- V. REPORTS & CORRESPONDENCE**
- VI. OLD BUSINESS**
 - b. Historic Preservation Plan
 - c. Memorial and Street Naming Policy
- VII. NEW BUSINESS**
 - d. Review and recommendation of deck replacement at 300 Baranof Street.
 - e. Discussion of an appeal regarding the demolition permit for a structure at 203 Kaagwaantaan Street
 - f. Review and recommendation of deck replacement at 468 Katlian Street.
 - g. Review and recommendation of entryway at 331 Lincoln Street.
 - h. Review and recommendation of new awning at 334 Lincoln Street.
- VIII. SET NEXT MEETING DATE(S):**

(2nd Wednesday of the Month, 6:15 p.m. **Harrigan Centennial Hall**)
Wednesday, May 14, 2025 – Regular Monthly Meeting
- IX. ADJOURNMENT**



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Regular Monthly Meeting

Harrigan Centennial Hall

March 10, 2025 6 p.m.

AGENDA

I. CALL TO ORDER & ROLL CALL

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

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

Excused: Karen Lucas, Scott Saline (Assembly Liaison)

Staff: Amy Ainslie, Kim Davis, Ariadne Will

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

II. APPROVAL OF AGENDA

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

III. APPROVAL OF MINUTES

a. February 12, 2025 Regular Meeting

b. February 27, 2025 Special Meeting

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

IV. GUEST &/OR PERSONS TO BE HEARD

None.

V. REPORTS & CORRESPONDENCE

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

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

VI. OLD BUSINESS

b. Historic Preservation Plan

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

c. Memorial and Street Naming Policy

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

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

VII. NEW BUSINESS

d. Deck replacement at 105 Barlow Street

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VIII. SET NEXT MEETING DATE(S):

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

Wednesday, April 9, 2025 – Regular Monthly Meeting

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

IX. ADJOURNMENT

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

ATTEST:

Ariadne Will
Planner I

SITKA HISTORIC PRESERVATION PLAN *DRAFT*



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

Date 2025

A Guide to 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

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
Candace Rutledge
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-#

TABLE OF CONTENTS

Table of Contents	3
List of Figures	5
Executive Summary.....	5
Introduction	5
List of Abbreviations	7
Historic Preservation Programs In the United States.....	9
National Level Historic Preservation Programs.....	9
Alaska Historic Preservation Programs	10
Historic Preservation In Sitka	10
Background	10
City and Borough of Sitka Historic Preservation Program.....	11
Duties of the Sitka Historic Preservation Commission.....	11
Sitka Comprehensive Plan 2030: Historical, Cultural, and Arts Resources Action	12
Sitka Tribe of Alaska	13
State and Federal Partners in Sitka	13
Sitka's Historic and Cultural Resources	14
Identification and Documentation.....	14
Historic Contexts for Sitka	15
Sitka Borough, Indigenous, 10,000 Years BP to Present	15
Sitka Borough, Colonial, 1725 to 1867.....	15
Sitka Town, Indigenous, 1867 to 1977	16
Sitka Borough Outside Sitka Town, Settlement and Industry, 1867-Present	16
Sitka Town, Commercial and Industrial, 1867-Present	16
Sitka Town, Social Clubs and Religion, 1867-Present.....	17
Sitka Town, Education and Recreation, 1867-Present	17
Sitka Borough, Government and Military, 1867-Present	17
Sitka Town, Transportation, Utilities and Communication, 1867-Present	18
Sitka Town, Residential, 1867-Present	18
Japonski, Alice and Charcoal Islands, "Mt. Edgecumbe" 1945-1972	17
Sitka Town, Cemeteries and Burials, 1867-Present.....	18
Sitka Properties on the National Register of Historic Places.....	18
Historic Preservation in Practice	20
Preservation Needs in Sitka	21
Goals & Actions	22

Goal One	22
Action 1	22
Action 2	22
Action 3	22
Action 4	22
Goal Two	22
Action 1	22
Action 2	23
Action 3	23
Action 4	23
Goal Three.....	23
Action 1	23
Action 2	23
Action 3	23
Action 4	23
Action 5	23
Action 6	23
Action 7	23
Action 8	24
Action 9	24
Goal Four.....	24
Action 1	24
Action 2	24
Action 3	24
Action 4	24
Action 5	25
Action 6	25
Action 7	25
Goal Five.....	25
Action 1	25
Action 2	25
Goal Six.....	25
Action 1	25
Index of Appendices.....	26

List of Figures

Cover Photo. LaRoche, F. <i>Sitka from Water</i> . Between 1896 and 1913. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/19427/rec/1 .	
Figure 1. <i>Indian Village. Sitka. Alaska. No. 26.</i> Circa 1878. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/17887/	7
Figure 2. Winter and Pond. <i>Main Street, Sitka, Alaska, c. 1897.</i> Circa 1897. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/1354/rec/1	8
Figure 3. Merrill, E. W. <i>Saint Peter's-By-the-Sea Episcopal Church, Sitka, Alaska, between 1900 and 1915.</i> Between 1900 and 1915. University of Washington Libraries Sepcial Collections, https://digitalcollections.lib.washington.edu/digital/collection/alaskawcanada/id/7385	8
Figure 4. Partridge Photo. <i>Sitka 1886.</i> 1886. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/623/rec/10	12
Figure 5. Winter and Pond. <i>Sitka, Alaska, 1915.</i> Between 1913 and 1939. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/1352/rec/8	15
Figure 6. <i>Sitka ANB's fourth basketball team, 1917.</i> 1917. Alaska State Library Historical Collections, https://vilda.alaska.edu/digital/collection/cdmg21/id/1814/	21
Figure 7. <i>Greek church (side view), Sitka.</i> 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

EXECUTIVE SUMMARY

Historic Preservation is the preservation and protection of structures, sites and landscapes of historical or cultural significance; Historic Preservation Planning is the organized approach by a community to compile an inventory of its resources, to document the status of those resources, and the challenges and opportunities for their preservation, in order to make clear and achievable goals for preservation as the community grows and changes.

Sitka is special, in the deep heritage we have as a community in the heart of Tlingít Aaní, and in the respect and care we have for it. This Historic Preservation Plan is for the City and Borough of Sitka's Historic Preservation Commission to take leadership in achieving community priorities for historic preservation into the future.

It starts with a synopsis of historic preservation programs in the United States and Alaska, then the history of Sitka's preservation program and how it works now.

Then, the plan has a list of Historic Contexts for Sitka, each with a geographic area, a time, and a theme, to group historic resources together for evaluation; a list of properties on the National Register; and a description of the current Inventory.

Next, there is a description of historic preservation successes and needs, and a list of potential Goals and Actions for Sitka's historic preservation program going forward.

INTRODUCTION

Sitka is in the heart of Lingít Aaní, or Tlingit Land. Human occupation of this place goes back to the last ice age and before and Sheet'ka, or Sitka, has been a major center of Tlingit civilization for thousands of years. Russians built an outpost here in 1804 which became the administrative center for their colonies. Sitka was the principal community and seat of government when Alaska became part of the United States in 1867, until losing the capital in 1906. Sitka continues to be a center of culture and history in

Alaska, recognized by Alaskans and by people all over the world. The continuity from ancient history to today may be unique among Alaska settlements.

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 include structures, objects, buildings, districts, sites, landscapes, and archaeological sites that are significant in local, state, national, or Indigenous history. That significance may be in aspects of history, architecture, archaeology, engineering, culture or heritage.

The history of a community is part of its identity, and how we know ourselves. The existence of actual sites of history provides a tangible connection between the roots of a community and its people, sustaining its unique character and personality. Preservation also has significant economic benefits, in saving money over building new, in heritage tourism, and revitalizing towns and neighborhoods.

In the 21st century, Historic Preservation is expanding in scope, to include Cultural Landscapes, and Traditional Cultural Properties, and more sites significant to groups and communities who have been under-represented in historic preservation in the past.

This Sitka Historic Preservation Plan is meant to reflect the community's goals for historic preservation, to bring attention to the value of our heritage, and to guide efforts by local government to **identity, preserve and protect the valuable historic and cultural resources of the Sitka community.**

Sitka is special in having had a formal historic preservation program since the early 1990s, and an automatic review of construction projects that may have an impact on historic resources. We have an abundance of historic properties, and many of them have been restored and reused in exemplary ways.

At the same time, we have challenges: not everyone is aware of the value of our built heritage, and many historic buildings need work or are critically endangered.

What are the historic resources of Sitka? Some are obvious, like St. Michael's Orthodox Cathedral, but others might be hidden or unrecognized. What are the needs, to protect those historic resources? What are our priorities, for saving and making the public aware of our physical heritage?

The City and Borough of Sitka became a Certified Local Government in 1994, making the City eligible to receive federal Historic Preservation Fund grants. Requirements for that status include writing a Historic Preservation Plan and updating that plan regularly. This current Historic Preservation Plan is an update of the one written in 1994, which is in an Appendix.

This plan update started in 2009 with a Certified Local Government grant for that purpose. The work of the contractor was not acceptable to the Commission, so a commission member finished the contract. Due to the time constraints then, and the difficulty of writing and revising the plan by a group with many other duties, the plan remained in draft form through 2024. In January 2025 the plan was edited and updated, and Historic Contexts added.

A community Historic Preservation Plan is only as useful and valid to the extent it reflects the community's values and priorities. During the original work on the plan, there were public meetings and a survey. Sitka's Comprehensive Plan update, completed in 2018, included robust public participation, including goals for historic preservation.

The goals and actions in this plan draft will be reviewed by the public at large, stakeholders such as the Sitka National Historical Park, and by the Sitka Tribe of Alaska and its Cultural Resources Committee. Priorities and timelines will be incorporated by the SHPC into the Goals and Actions.



Figure 1.

List of Abbreviations

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



Alaska State Library - Historical Collections

Figure 2.



Figure 3.

HISTORIC PRESERVATION PROGRAMS IN THE UNITED STATES

National Level Historic Preservation Programs

The National Historic Preservation Act of 1966 is the foundation of historic preservation in the United States. This Act includes guidelines for historic preservation, and 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 its value and importance.

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 the project can't be modified to avoid that impact, it requires mitigation.

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

The Secretary of the Interior's Standards for the Treatment of Historic Properties, revised in 1995, also managed by the National Park Service, includes four Treatments for historic properties: **Preservation, Rehabilitation, Restoration, and Reconstruction**.

Most commonly, historic preservation is of buildings, structures and landscapes, and the most common approach 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 in an Appendix.

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 of 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** is 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, including how to evaluate and plan and detailed studies of the best ways to clean or preserve various materials.

The **Save America's Treasures (SAT)** program is historic preservation funding administered by the National Park Service for properties with National Historic Landmark status. Three SAT grants have been awarded in Sitka: Allen Memorial Building and Whitmore Hall on 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**, begun in 1949, became an independent nonprofit in 1996. This organization offers technical assistance, small grants, and advocacy. 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.” In 1999 the Richard H. Memorial Building (Allen Hall) on the Sheldon Jackson Campus, and in 2024, the Sitka Tlingit Clan Houses, were on this list.

The Historic American Buildings Survey (HABS) began in 1933, documenting historic structures in detail. Drawings are archived at the Library of Congress. Many Sitka buildings are included. It was the HABS drawings of St. Michael's Cathedral that made it possible to rebuild it 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 which 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

Alaska's **Office of History and Archaeology (OHA)**, part of State Parks in the Department of Natural Resources, provides technical resources for historic preservation, and reviews projects for their impact on historic resources, per state and federal law. They administer the federal Historic Preservation Fund grants. They also create and regularly update the **State Historic Preservation Plan**. The current plan is *Saving Our Past: Planning for Our Future* (2018-2023), and the next plan is in development.

The Alaska Office of History and Archaeology 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 makes recommendations on geographic naming proposals and for Historic Preservation Fund grant awards.

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

HISTORIC PRESERVATION IN SITKA

Background

Sitkans have recognized the value of historic preservation for more than a half century: the community of Sitka came together to rebuild St. Michael's Orthodox Cathedral after the 1848 original burned to the ground in 1966. People in Sitka recognized the importance of this landmark to our local heritage and identity, to the parishioners, and, for our tourism industry. The building is a National Historic Landmark. Groups and individuals have been preserving buildings such as St. Peter's Episcopal Church and 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 agencies, then to state entities, which declined to take it. **With the prospect of demolition,** 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 or CLG. The members of the Historic Trust Board became the first Historic Preservation Commission; members are listed in an Appendix.

That original report, by a historic architect, set out this building's architectural and social significance. **Next**, 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.

City and Borough of Sitka Historic Preservation Program

In order to become a Certified Local Government, in 1992 Sitka's City and Borough Assembly adopted a **Historic Preservation Ordinance**, with minor revision in 1993 (92-1075 and 93-1105, in an Appendix), establishing and defining the scope of Sitka's historic preservation program, which includes establishing the **Sitka Historic Preservation Commission (SHPC)** in 1993.

The SHPC is an advisory board to the Sitka City and Borough Assembly through the Planning Department, and has no independent authority. The Assembly appoints the seven member board, with four community-at-large seats, one Native-at-large seat, one Sitka Tribe of Alaska seat, and one Sitka Historical Society seat. A non-voting Assembly liaison also attends meetings. The Sitka Historical Commission meets monthly. (A list of past members is in an Appendix.)

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

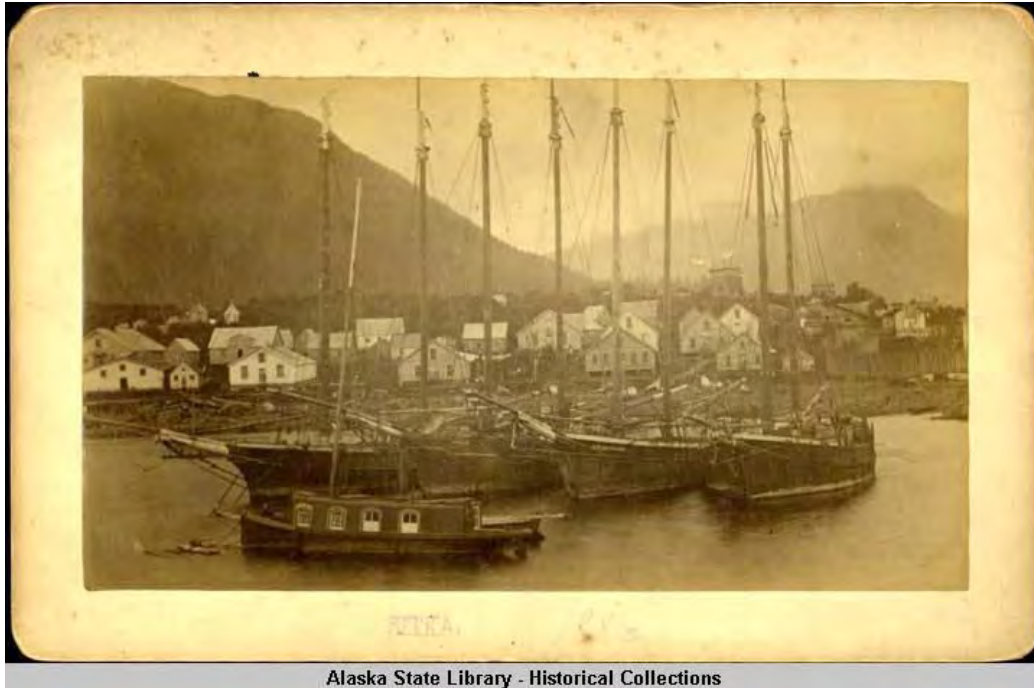


Figure 4.

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***. (See more below, in the section on Sitka's Historic and Cultural Resources.)

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

The Historic Preservation Commission is probably most important for their **review of projects that could affect historic or cultural resources**. The Commission has also, with Sitka City and Borough Planning Department staff, designed guidelines for that review. This included designating areas in Sitka, including downtown, where review of building permits by the SHPC is mandatory. Getting the review established as a consistent requirement for construction permitting is a major achievement that took a great deal 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 most are interested in the history of their property.

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

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

More evidence of public support of preservation are the preservation Action Items in the 2018 update of Sitka's Comprehensive Plan. In 2018, the City and Borough of Sitka's Planning Department, 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/Kaagwaataan area in area in collaboration with Sitka Tribe of Alaska, Alaska Native Brotherhood and Sisterhood, property owners, and other interested parties.
- Action HCA 2.1:** Advertise historic preservation opportunities, tax incentives, and grants available to rehabilitate historic properties and sites within districts.
- Action HCA 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.

Sitka Tribe of Alaska

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. Due to the long history of occupation of Sheet'ká by the Tlingit people, STA is an essential partner to the City and Borough of Sitka in Historic Preservation.

In 1995, STA completed the *Sitka Tribe of Alaska Historic Preservation Plan*. STA has started a Nomination for the Sitka Indian Village as a National Historic District and has also worked with other entities to document traditional places, their names and their significance, and has overseen historic building reports and archaeological investigations in Sitka and throughout the Borough.

State and Federal Partners in Sitka

The National Forest Service, National Park Service, and the State of Alaska also manage land 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 (NPS)** 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 vast majority of the land in the Sitka and Borough of Sitka is in the **Tongass National Forest**. The National Forest Service is responsible for protecting historical and cultural resources on National Forest Lands.

The **State of Alaska** has jurisdiction over all **tidelands** in the Borough not owned by the municipality, federal government or private entities.

The State of Alaska also administers sites including the Fort Rousseau State Historical Park, the Old Sitka State Historic Site, Magoun Islands State Marine Park, and Noow Tlein/Castle Hill.

SITKA'S HISTORIC AND CULTURAL RESOURCES

Identification and Documentation

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 any 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 more, it has to have historical or cultural significance, and it has to have integrity, so that enough is still there to represent what is significant about it. Property types are Buildings, Structures, Objects, Sites and Districts, and Cultural Landscapes. Any of these property types can be Traditional Cultural Places, which may be a structure or may be a natural feature or place, defined by longstanding, continuing, culturally significant use of that place.

Areas of significance are state, local, or national; and include association with a person or historical events; construction or design; or its 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 below 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, and geographic area**, and everything that can be known about it. The Historic Context groups properties so that they can be evaluated together. Within each Historic Context there are **property types**, which further help define and evaluate a particular resource in context. Just one Historic Context can be a massive document, so the following Historic Contexts for Sitka are necessarily a sketch. Themes necessarily overlap, so that one particular property might fit into two or more contexts, for example, residential buildings and government, or schools and religion. Ultimately, all of Sitka's Historic Contexts, taken together, will provide a comprehensive picture of human use of our area.

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 and is in an Appendix. Part II contains the list of 748 sites in the State of Alaska's Alaska Heritage Resources Survey (AHRS) database, and 352 sites not on the AHRS. Because they include sensitive archaeological and burial sites, they are not available to the public.

This document should be updated; when originally completed, the default for being old enough for eligibility was 1947, and in 2025, that date is 1975, and so there are potentially sites that can be added, just because they are now old enough. The State of Alaska's database, the Alaska Heritage Resources Survey, is constantly being updated. Some of the AHRS sites were 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 on the AHRS should be added to the AHRS.

The other challenge is the use 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 not have an adverse impact on these sites.

Another list, that is publicly available, is the properties in Sitka that are already listed on the National Register of Historic Places, below, and the list of Sitka's cemeteries, listed in an appendix.

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.

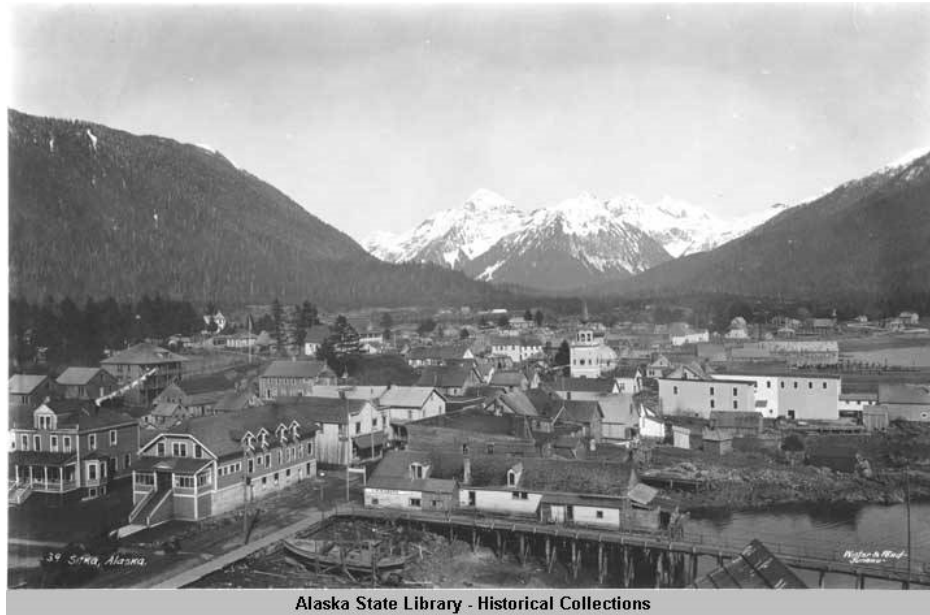


Figure 5.

HISTORIC CONTEXTS FOR SITKA

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

This theme is for Indigenous sites. Periods within this theme include **10,000 Years 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 Before Present.

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 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 tool-making.

Examples of sites and properties include canoe haul-outs, garden sites, fish traps and 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, United States, 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 coast of 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. In this period Tlingit clans continued to

control their lands and resources and to constrain Russian activities, but were again 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; battle grounds; temporary camps; sites of trade; sites of resource extraction (fishing, logging, mining); sites of industry such as 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, in the new blend with American culture in this era, 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, districts, community organizations, or as part of 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 Cottages 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 with becoming part of the United States in 1867, Americans came to this area to exploit natural resources such as timber, gold and other minerals, and fish. People 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 their authority over Alaska's Native people. Over this period Alaska's economy was very poor, especially in the first decade, when trade was mainly illicit. White settlement was slow, driven by entrepreneurs and prospectors looking for gold and other minerals, fish, and lumber. Sitka's economy was based on government, mining and tourism until the 1910s, when commercial fishing became the most important 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 forming churches, social clubs, and cultural institutions, so the nature of those 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 include structures, including buildings for teaching, housing for teachers, students and other staff, and 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, Crescent Park.

Sitka Borough, Military, 1867-Present

Sitka has had military installations since 1867, with housing for Army personnel, then Marines. WWII saw a transformation of Sitka with 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 properties include the Sitka Naval Operating Base and US 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 administered by the federal government until Statehood in 1959, and 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, and public facilities such as court houses and post offices, public-use recreational cabins, woodsheds and latrines; and 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 Biorka Island FAA installation.

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

This Historic Context is part of the above. 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 wood-stave water pipe below Blue Lake.

Sitka Town, Residential, 1867-Present

Residential buildings define a town’s character. Sitka’s housing reflects the demographic and economic history, and can be broken down into 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, Southeast Regional Health Consortium, UAS, and fisheries employment, and the arrival of the USCG Air Station Sitka.

Property type is primarily buildings: houses and 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 entry between the floors) or **Shingle-style**, and 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 in an Appendix.

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 or state and national significance.

Property Name	Date Added	Built	Significance
American Flag Raising Site (Castle Hill/Noow Tlein) National Historic Landmark	1966		Transfer Russia claims to U.S. 1867
Russian Bishop's House National Historic Landmark	1966	1841-43	Oldest surviving Russian colonial building, Russian Orthodox Church
St. Michael the Archangel Cathedral National Historic Landmark	1966	1848, 1978	First Orthodox cathedral in New World first non-Native settlement on Baranof Island
Old Sitka National Historic Landmark	1966	1799	
Sitka National Historical Park	1966	1890	Battle site, Indigenous monuments
Alaska Native Brotherhood Hall National Historic Landmark	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
Mae Mills House	1978	1911-13	Colonial Revival architecture
Sitka Pioneer's Home	1979	1935, 1956	First facility designed for care of elderly part of communications network linking Alaska to lower states
Cable House and Station	1979	1904	
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 National Historic Landmark	1986	1939-1945	Military defense WWII
Russian American Building 29/Tilson Building National Historic Landmark	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 National Historic Landmark	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

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 *Preservation Plan* for the entire Sheldon Jackson School National Historic Landmark, in 2004, and the *Sitka Tribe of Alaska Historic Preservation Plan*, 1995.

Private organizations rehabilitating buildings include the Allen Memorial Preservation Project, which was formed in the mid-1990s to save Allen Auditorium on the Sheldon Jackson School National Historic Landmark. Since 2011, the Sitka Fine Arts Camp has taken on millions of dollars of projects to preserve the historic campus. 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. 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. Individuals and businesses have restored the Bredvig Building and the Abner Murray Apartments on Seward Street.

Historic preservation in the United States began in the 20th century with protecting historically significant buildings. Sometimes this means preserving a building exactly as it was at one point in time, but most often today this is to keep the building in use by modifying and updating it for a new use while preserving its character-defining features, those qualities that make it worth saving.

Preservation of buildings is environmentally sustainable, because it keeps an old building out of the landfill and saves the costs of new construction. **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, and supporting community pride.

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 re-use creates jobs, revitalizes downtowns, attracts investment and visitors and increases property values.

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 and equipment and materials. A list of these grants is in an Appendix.

Another opportunity is 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, mitigation for airport expansion.

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 the local, state and finally at the federal level. In 2001 the Sheldon Jackson School National Historic Landmark was listed, and in 2024 the Woman's Club Building on Harbor Drive. To be listed at the **National Historic Landmark** level, a site has to hold significance to the nation's history. Listing is a requirement for most historic preservation grants and also opens up tax credits and other incentives.

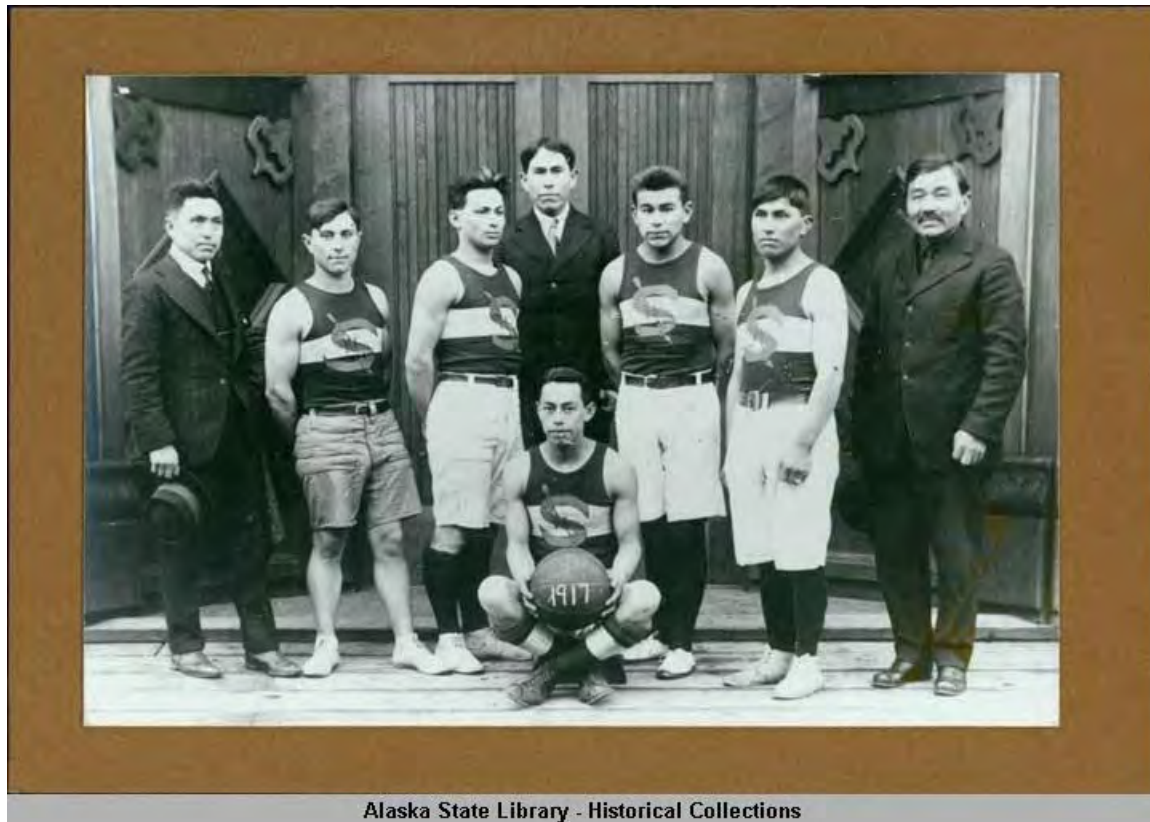


Figure 6.

Preservation Needs in Sitka

While many historic buildings have been restored in Sitka, others need attention. One of those is St. Michael's Russian Orthodox Cathedral, a National Historic Landmark, and the Sitka Indian Village's Clan Houses. The White House on Seward Street, which is on the National Register, is sitting empty. There is a need for financial resources and even legal and political assistance for historic preservation.

The 1997 Inventory needs updating, but even then, this is not a public document; there is a need for a public register for historic places that citizens can contribute to.

Many more properties and Districts could be recognized 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.

New construction is not always compatible or sympathetic to the character of historic neighborhoods. There could be education about how to design a building that enhances the historic character of the area.

While the process for having building permits reviewed for their impact on historic resources is excellent, there is a need for technical information for property owners about preservation and history.

There is a need for public information about what to do if cultural resources are encountered.

GOALS & ACTIONS

The following Goals and Actions come from the duties of the Sitka Historic Preservation Commission as set out in City Code (see above, page 11) and the Goals in the original Sitka Historic Preservation Plan (1994), in an Appendix.

All of the Actions could be supported by applying for a CLG grant.

These Goals and Actions are comprehensive; **public review is needed to decide priorities and timelines for accomplishment.**

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 white Americans. The SHPC will work to be more representative of all of Sitka's communities, and build its capacity in collaborating with the CBS Planning Commission, Sitka Historical Society, Sitka Tribe of Alaska, and ethnic and heritage communities.

Action 1

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

Action 2

Develop formal communication with history, archaeology, historic architecture, and anthropology professionals in Sitka working for the NPS and the Forest Service.

Action 3

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

Action 4

Invite appropriate ethnic, cultural and other groups and societies to contribute to SHPC meetings.

Goal Two

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

In order to protect Sitka's resources, the SHPC has to know what they are, and what the preservation needs are, and to set priorities. One part of this is to update the Inventory of Historic Sites, but this 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 1

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

Action 2

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

Action 3

Develop—with participation from the public, stakeholders, and STA—a list of priorities for documentation and preservation and new Register nominations, with special attention to sites important to Indigenous history.

Action 4

Encourage historic structure surveys and other documentation, such National Register nominations, by promoting the benefits of historic preservation and connecting owners with technical and financial support.

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 and those requiring CBS approvals. Staff and commissioners must have a clear understanding of and background in their mission. Providing adequate training will empower staff to successfully carry out the goals outlined in the plan. Work with OHA/SHPO to keep aware of funding and training opportunities.

Action 1

Improve the review process for projects that might have an impact on historic resource:

- Have available information for the public about what places and projects require review, as well as criteria and how to apply
- Create a GIS overlay of AHRS sites for the GIS map of Sitka and maintain restricted access so the map and the Inventory are restricted to personnel who need it

Action 2

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

Obtain CLG grants for training in historic preservation by CBS staff and commission members.

Action 4

Develop or adopt procedures for what to do in case of encountering historic or cultural resources or human remains. Procedure will include notification of STA and awareness of places and situations where such encounters are likely. Ensure procedure is shared with CBS employees, contractors, and members of the public receiving building permits; ensure procedure is available to the general public.

Action 5

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

Action 6

Update Sitka's street naming policy and create a procedure for using Native language names.

Action 7

Reach out to Sitka's under-represented communities to fill seats on the SHPC.

Action 8

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

Action 9

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 downtown that will retain neighborhood character.

Goal Four

EDUCATE AND ENGAGE THE PUBLIC AND STUDENTS IN HISTORIC PRESERVATION

Historic preservation helps maintain the beauty, vibrancy, and livability of communities, connects people to the past and to one another, and fosters a sense of belonging and community pride. Old structures and historic sites reflect history on a human scale, revealing insights into the cultures and traditions that shaped our society. Historic buildings provide a tangible link to the past that everyone can experience, instilling a vital sense of stability and continuity.

Restoring buildings is usually more environmentally friendly as well as more cost-effective than building new ones. Replacement wastes the materials of the original buildings, requires new raw materials to replace them, and uses additional transport energy for both demolition and new construction.

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

Historic preservation provides a wealth of educational opportunities across numerous disciplines. Students can learn real-world lessons in history, and in mathematics, sociology, environmental studies, urban planning, economics, and building crafts. By actively participating in preservation efforts, students, teachers, and community partners gain a deeper understanding of the importance of conserving and protecting our historical heritage. The diverse settings in which historic preservation takes place allow learners to engage with the subject in hands-on, practical ways that reinforce their academic education.

Action 1

Put technical resources online for the public regarding the building permit review process, links to resources for historic preservation, guidelines for what to do if the public encounters cultural materials or human remains, and information about historic preservation grants and tax credits.

Action 2

Promote surveys, restoration, preservation, rehabilitation, interpretation, and stabilization for historic and cultural resources; promote stewardship of traditional cultural properties and archaeological sites; promote nominations to the National Register of Historic Places by having information available on such processes.

Action 3

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 the development of educational programs about the historic, architectural, archaeological, and cultural resources of Sitka.

Action 4

Work with schools, museums, and history organizations to teach the community's history through the power of place by using historic sites in educational programs. Organize a workshop for teachers to explain how heritage education involving local resources can enrich the learning process.

Action 5

Work with community groups to celebrate historic sites and historic preservation in Sitka through special events at holidays and awards or recognition for historic preservation programming or projects. Work with other local entities such as the Sitka Historical Society and STA to foster community awareness of historic preservation efforts.

Action 6

Encourage students and the public to volunteer in historic preservation as part of educational and civic programs.

Action 7

Work with NPS or other partners to offer training in historic preservation, the use of historic resources in education, and other programming.

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 1

Encourage the promotion of historic resources to visitors through programs such as walking tours and maps showcasing Sitka's historic resources. Offer awards or recognition for entities promoting Sitka's historic resources.

Action 2

Provide and promote information regarding Sitka's historic and cultural resources, the benefits of preservation for the visitor industry, the careful maintenance of an area's historic character, and how the values of authenticity and engaging in a place's history are part of Tourism Best Practices.

Goal Six

AMEND AND UPDATE CURRENT CBS HISTORIC PRESERVATION ORDINANCE

Action 1

Obtain a CLG grant to update the current ordinance to include a local register and policies associated with the protection, management, and promotion of Sitka's cultural resources.



Figure 7.

INDEX OF APPENDICES

Appendix A: 1994 Sitka Historic Preservation Plan

Appendix B: Secretary of the Interior's *Standards* for Rehabilitation

Appendix C: Past Members of the Historic Preservation Commission

Appendix D: CBS Ordinances Regarding the Powers and Duties of the Historic Preservation Commission

Appendix E: Table of Historic Preservation Fund and CLG Grants to 2022

Appendix F: How to Evaluate a Property within its Historic Context

Appendix G: Sitka Building Permit Review Process

Appendix H: Historic District and Preservation Commission Building Permit Review Forms

Appendix I: Street and Public Facility Naming Policy

Appendix J: Previous Surveys, Maps, and Inventories

Appendix K: List of Cemeteries in Sitka

Appendix L: Sitka Tribe of Alaska Historic Preservation Plan

Rebecca Poulson's notes following the April 1, 2025 Historic Preservation Plan meeting

Bob Sam provided a short history of Sitka's CLG status

- Sam was one of original members of what became the Historic Preservation Commission, and served on the STA Tribal Council at that time
- Sam said the City of Kodiak, which had been one of the first CLGs in Alaska, advised Sitka to work with tribal government
- Sam said Sitka's CLG status had a resolution by STA Council required, this was first Government to Government relationship in Sitka (1994?)
- Sam said HPC must consult with STA, and said STA should be identified as an equal partner from the first page of Plan
- Sam said most cemeteries are currently zoned Residential and mentioned the history in US of building on Native cemeteries
- Sam said in Sitka, most Indigenous-affiliated cemeteries are still controlled by Native people, but need to be rezoned to C-Cemetery
- Sam recalled that the 1930s Survey Road (Marine Street) effectively took Native land from the area between the Village and Swan Lake. He said people protested and said "this much and no more," and marked the boundary between the Village and the road with 3 cannons with barrels up
- Sam said that Indigenous Sitkans also lost title to lands below tide line, and noted the Orthodox church lost land, as well
- Sam said he wanted the plan and the city to recognize the history as what happened in Sitka ("here"), and said that if Sitka does this well and differently, Sitka will be the best place to live

Jerrick Hope-Lang asked about the benefits and capabilities of historic preservation

- As downtown businesses get bought out by out-of-town businesses, how can we protect Lincoln Street and the Village from development that destroys character?
- Hope-Lang recommended the city pass an ordinance

Miscellaneous comments

- Someone asked how to engage people who don't or likely won't own property in historic preservation efforts
- Someone asked what Sitkans/HPC are/is interested in preserving

Rebecca Poulson's ideas for changes to the plan draft:

What is Historic Preservation

Why Historic Preservation (what are the benefits)

- Can connect to our heritage through knowing our history as embedded in place (thru structures, landscapes, sites of history, ownership and development through time)
- Historic preservation positively impacts property values, tourism, local economy, green reuse
- Provides the community and children a sense of place and identity
- Creates jobs
- Can lead to exclusion when preservation makes property more valuable BUT can also enlarge affordable housing thru reuse
- When Native voices heard, all lifted up

How: Government to government partnership (HPC as part of CBS) with STA

- Add STA involvement in origins
- Less dry technical info

Ideas for Actions:

- Provide ownership of AHRS data to Native people
- Use of ordinances to protect places we value from people who do not have a stake in community, to restrict construction on Lincoln St., Katlian (height and massing, style)
- Rezone cemeteries

Summary of April 1, 2025 Public Input Session Feedback

Goal 1: Develop new partnerships and raise awareness of historic resources representing the history of under-represented communities, especially Tlingit history.

Goal 2: Identify, preserve, protect, and enhance the historic and cultural resources in the City and Borough of Sitka.

Goal 3: Improve CBS processes to include consideration of historic preservation in planning.

Goal 4: Educate and engage the public and students in historic preservation

Goal 5: Promote heritage tourism.

Goal 6: Amend and update current CBS Historic Preservation Ordinance.

Section 1: Staff recommendations

- Determine which goals and actions should remain in the plan
 - Suggested criteria: priority of the public; ability of a goal to support another goal prioritized by the public
 - Example: Goal 6, Action 1 received no green dots but supports public backing of Goal 6.
- Determine any goals to cut from the action plan
 - May be based on public and commission priority
- Determine any goals to add to the action plan
- Consider public comments regarding goals and actions for edits
- Consolidate like goals, if applicable
 - Example: Goal 3, Actions 2 and 3 both regard training
- Provide staff direction for next steps

Please note that (near-) full text of the actions and goals has been included in **Section 2**; the actions and comments listed in **Section 3** can be easily indexed with the goals and actions within the plan and so full text is not provided.

Section 2: Actions, ranked by green dots received

Six green dots

- **Goal 1**, Action 3: work with STA to get more Tlingit names onto Sitka places and educate the public about the significance of the names

Four green dots

- **Goal 2**, Action 3: Develop—with participation from the public, stakeholders, and STA—a list of properties for documentation and preservation and new Register nominations, with special attention to sites important to Indigenous history
- **Goal 2**, Action 4: encourage historic structure surveys and other documentation, such as NRHP noms, by promoting benefits of historic preservation and connecting owners with technical and financial support

Three green dots

- **Goal 1**, Action 4: Invite appropriate ethnic, cultural, and other groups and societies to contribute to SHPC meetings
- **Goal 2**, Action 1: Obtain CLG grant to contact update of Sitka's Inventory.
- **Goal 3**, Action 6: Update Sitka's street naming policy and create a procedure for using Native language names
- **Goal 3**, Action 8: Conduct periodic review of all policies, programs, and documents in relation to historic preservation to maintain standards of operation
- **Goal 4**, Action 2: Promote surveys, restoration, preservation, rehabilitation, interpretation, and stabilization of historic and cultural resources; promote stewardship of traditional cultural properties and archaeological sites; promote nominations to NRHP by having information available

Two green dots

- **Goal 1**, Action 1: Develop formal relationship between SHPC and Cultural Resources Department and Committee of STA for regular consultation
- **Goal 2**, Action 2: Develop a version of the Inventory that can be shared with the public as a register of historic places in Sitka. Develop criteria and work with stakeholders, STA, and the public to add sites.
- **Goal 3**: Improve CBS processes to include consideration of historic preservation planning

- **Goal 3**, Action 2: Develop a packet or kit for new members of SHPC that includes training in the law, goals, and methods of historic preservation
- **Goal 5**, Action 1: encourage promotion of hist. resources to visitors thru programs such as walking tours; offer awards/recognition for promoting hist. resources
- **Goal 5**, Action 2: Provide and promote information regarding Sitka's hist. and cultural resources, benefits of preservation for the visitor industry, careful maintenance of an area's hist. character, and how the values of authenticity and engaging in a place's history are part of Tourism Best Practices

One green dot

- **Goal 3**, Action 1, first bullet point: improve review process for projects that might have an impact on historic resources and have available information for the public about what places and projects require review as well as criteria and how to apply
- **Goal 3**, Action 3: Obtain CLG grants for training in historic preservation by CBS staff and commission members
- **Goal 3**, Action 5: Sponsor programs or encourage CBS staff and SHPC members to participate in cultural programs to raise awareness of Sitka's many cultural and ethnic communities and histories
- **Goal 3**, Action 9: Develop voluntary design guidelines for new construction in historic neighborhoods
- **Goal 4**, Action 3: Promote and share information about Sitka's historic resources (on CBS and hist. society websites) for use by students and the public
- **Goal 4**, Action 5: Work with community groups to celebrate historic sites and hist. preservation in Sitka thru special events; work with other local entities to foster community awareness of hist. preservation efforts
- **Goal 6**, Action 1: Obtain CLG grant to update current ordinance to include a local register and policies associated with protection, management, and promotion of Sitka's cultural resources

No dots

- **Goal 1**, Action 2: Develop formal communication with history, archaeology, historic architecture and anthropology professionals in Sitka working for the NPS and the USFS
- **Goal 3**, Action 1, second bullet point: create a GIS overlay of AHRS sites for the GIS map of Sitka and maintain restricted access so the map and Inventory are

restricted to personnel who need it [useful for staff; won't be accessible to the public]

- **Goal 3**, Action 4: Develop or adopt procedures for what to do in case of encountering historic or cultural resources or human remains
- **Goal 3**, Action 7: reach out to Sitka's under-represented communities to fill seats on SHPC
- **Goal 4**, Action 1: Put technical resources online for the public regarding permit review process, links to resources for historic preservation, guidelines for what to do if human/cultural remains are encountered, and information about historic preservation grants and tax credits
- **Goal 4**, Action 4: Work with schools, museums, and history orgs to teach the community's history through power of place/organize a workshop for teachers
- **Goal 4**, Action 6: Encourage students and the public to volunteer with historic preservation causes as part of educational and civic programs
- **Goal 4**, Action 7: work with NPS or other partners to offer training in historic preservation, the use of historic resources in education, and other programming
- **Goal 6**, Action 1: Obtain a CLG grant to update the current ordinance to include a local register and policies associated with protection, management, and promotion of Sitka's cultural resources.

Section 3: Public comments on current draft plan actions, indexed by goal

Goal 1

- Under Goal 1: develop relationship with the school district to develop local history curriculum
- By Action 1: add STA government to HP Plan document as co-owners of the plan (not goal but editing suggestion)
- By Action 2: communicate this with tour operators
- By Action 3: work with Google and Apple to list historical/Tlingit names

Goal 2

- Under Goal 2: Use the Inventory to protect sites and educate the commission on how to do that
- By Action 2: information related to clans should be given to those clans
 - [would require identifying a way of communication with clans not currently available in city records]

- By Action 4: assumes powers at be already believe in Actions 1-3
- By Action 4: city funds to transfer title to Katlian Collective

Goal 3

- Under Goal 3: more commission training
- Under Goal 3: educate commission to be a participant in their role in the Section 106 process; educate how to mitigate and legally protect sites; know the sites to protect
- By Goal 3, Action 2: Tour operators need to tell the truth
- By Goal 3, Action 4: STA should be given lead status when encountering cultural remains
 - Additional note agreeing
- By Goal 3, Action 5: lectures on land history
- By Goal 3, Action 8: create a policy that addresses collaborating with STA to protect historic cultural sites

Goal 4

- Under Goal 4: prioritize whole goal later
- Under Goal 4: Assembly needs to believe in the goal
- By Action 1: Assembly needs to be stewards of historic preservation
- By Action 1: Do not burn allies
- By Action 2: city should invest in returning Native village
- By Action 2: 3D scan
- By Action 2: educate the commission on how to do this and be a leader
- By Action 2: cable house roof replace
- By Action 3: classes for tour operator permits
- By Action 4: work with the cultural directors of the school district

Goal 5

- By Goal 5: [Promote heritage tourism] in a responsible manner protecting our tangible history
- By Action 2: How to we center the Native community in a respectful way?

Goal 6

- Under Goal 6: include design guidelines and protected districted [when amending and updating current CBS hist. preservation ordinance]



204 SIGINAKA WAY, SUITE 300
SITKA, ALASKA 99835
MAIN: 907-747-3207
FAX: 907-747-4915
SITKATRIBE.ORG

April 2, 2025

Darrell Windsor, Chair
Planning Commission
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

Re: Herring House -203 Kaagwaantaan Street (Lot 5 Block 1 , USS 2542)

Dear Planning Commission,

Sitka Tribe of Alaska (STA) is the federally recognized tribal government located in Sitka, Alaska, responsible for cultural preservation for our over 4,800 enrolled Tribal Citizens within our traditional territory. The Tlingit people, our people, have called this territory (Sheet'ká) home since time immemorial.

STA provided the following input to the Sitka Historic Preservation Commission regarding the potential demolition of the house at 203 Kaagwaantaan Street:

STA Tribal Council understands that the Sitka Historic Preservation Commission is bound by law to "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." Sitka General Code 2.50). This is a matter involving Alaska Native Historic Preservation, within the historic Sitka Indian Village, which was created specifically as an Alaska Native Townsite, and as such the Tribal Council asks you to defer to our input on this matter.

Sitka Tribe of Alaska understands a demolition permit may be issued by the City and Borough of Sitka for a home located at 203 Kaagwaantaan Street, known as Kaxhátjaa Hít (Shattering Herring House). The STA Tribal Council urges the Historic Preservation Commission to use whatever



authority you have to encourage the planning commission and the Assembly to not issue the permit. Kaxhátjaa Hít (Shattering Herring House) is one of the oldest houses (built in 1888) of the oldest house groups of the Kiks.ádi Clan in Sheet'ká, being one of the houses that fought in the battle of 1804. As a Clan House, Kaxhátjaa Hít is the physical structure that holds our ancestors, and also it is traditionally the center of belonging for its people, and as such is a physical embodiment of the Tlingit culture and the history of the people.

At its March 10, 2025, meeting, the Historic Preservation Commission noted that if STA has a legal basis for the City and Borough of Sitka to deny the permit, then STA should communicate the basis for the denial, and the City would be able to consider this as a matter of government-to-government relations. Under Article II of the STA Constitution, “the jurisdiction of the Sitka Tribe of Alaska shall extend to lands constituting the Native Village of Sitka...” Per Article VII of the STA Constitution, the Tribal Council has three important powers related to this matter: “(a) To negotiate with ...state ...and local governments and others on behalf of the Tribe and advise and consult with representatives of the ..State of Alaska ...on all activities which may affect the Tribe...(e) To encourage, guard, and foster the traditional Tlingit cultural practices of the Sitka Indian people, including the protection of artifacts and archaeological sites and the promotion of Tlingit arts and crafts; ... (q) To zone, exercise the power of eminent domain and otherwise regulate and use within those areas under jurisdiction of the Tribe.”

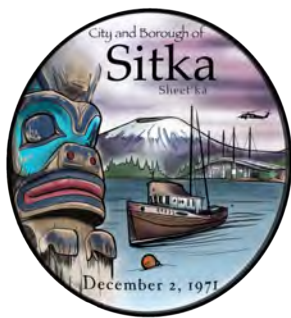
When read in connection with Sitka General Code 2.50 and our Government-to-Government MOU, the STA Tribal Council concludes that the City and Borough of Sitka shall consult and negotiate with the Sitka Tribe of Alaska in order to find a mutually agreeable resolution of this matter. In particular, STA asks that the issuance of the demolition permit be delayed while the traditional clan and the landowners work to return the property to its original clan owners.

If you have any questions, please contact Lisa Gassman, CEO at lisa.gassman@sitkatriben-sn.gov or by phone at 907-747-3207.

Sincerely,

A handwritten signature in dark ink, reading "Dionne Brady-Howard". The signature is fluid and cursive, with the first name "Dionne" being more prominent.

Dionne Brady-Howard
Tribal Chairwoman



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

April 4, 2025

VIA EMAIL

Roby Littlefield
Chair, Historic Preservation Commission
City & Borough of Sitka
100 Lincoln Street
Sitka, AK 99835
robylittlefield@gci.net

Re: Kaxhátjaa Hít – 203 Kaagwaantaan Street Demolition Permit

Dear Ms. Littlefield,

At a special meeting on February 27, 2025, the Historic Preservation Commission of the City and Borough of Sitka (HPC, or “the Commission”) rescinded a prior action taken at its regular meeting on February 12, 2025, to recommend approval of a demolition permit at 203 Kaagwaantaan Street. The Commission then re-reviewed the demolition permit, and a motion to recommend approval failed 0-5. For reasons that will be further elucidated below, I, as the Planning & Community Development Director, issued a tentative approval for the demolition permit pending intervening action by the Commission at its regular meeting on March 10, 2025.

In a letter dated March 10, 2025, the Sitka Tribe of Alaska (STA, or “the Tribe”) requested that HPC engage in tribal consultation and defer to the Tribe in this matter pursuant to Sitka General Code (SGC) 2.50.040(I). The Commission voted unanimously on that date to postpone further consideration of the demolition permit to its next regular meeting on April 9, 2025, to coordinate with STA on determining whether there were other factual and/or legal bases for permit denial. At that meeting, I also communicated to the Commission that an appeal process in this case was unknown, and that further information would be forthcoming at the April 9th meeting.

In a letter (mistakenly addressed to the Planning Commission) dated April 3, 2025, STA asserted its interest in the property under its Constitution, and asked that issuance of the permit be delayed.

For context, demolition permits at the City and Borough of Sitka (CBS) require two approvals – one from the Planning & Community Development (“Planning”) Department to affirm that either HPC review is not required, or if it is, that HPC review has taken

place. It is then returned to the Building Department for final approval and issuance per relevant building codes under its jurisdiction.

In my review of SGC, the currently adopted 1994 Historic Preservation Plan, and under legal frameworks of Alaska state and US federal laws regarding property ownership and rights, I was unable to find that Planning staff have the authority to deny the demolition permit in this case. Additionally, the assertion of interest in the property by STA primarily rests in its stated authorities under its Constitution which is a matter my office is neither empowered nor qualified to make a determination on. Given these findings, and in the interest of preserving the property and due process rights of the identified parties (i.e. the property owner of record, Mr. Kendall Didrickson, and STA), I have issued Planning approval for the demolition permit on today's date, April 4, 2025, but will not advance the permit to the Building Department for final issuance until a fourteen (14) day appeal period has lapsed, which will end on Friday, April 18, 2025, at 5:00 PM AKST.

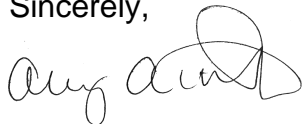
Upon additional review with the CBS Legal Department, it is our conclusion that the appeal, should one be filed, will be taken up by the Municipal Administrator in his role as my supervisor and in relation to my administrative action to approve the permit.

Therefore, if STA wishes to appeal my approval of the permit, an appeal should be filed in writing with the Municipal Clerk, addressed to the Municipal Administrator, prior to the end of the appeal period as stated above. The appeal must state STA's basis for the appeal, and the outcome it desires.

At this point, the remaining action for the Commission to take would be to, if it desires, recommend that STA file the appeal. The Commission can also ensure that STA has all the materials it referenced and used as its basis for recommending permit denial.

Again, I would like to relay to the Commission, STA, and other members of the public who have participated in Commission discussions in this case that my decision is based solely on my responsibility to act within what I understand to be my authorities granted through SGC and the CBS Assembly, and my obligation to the property owner of record and the protection of his property rights as I understand them. While outside my control, I very much hope that my decision is not perceived as a dismissal of the historic and cultural value of the clan house on this property as voiced.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Ainslie". The signature is fluid and cursive, with a large loop at the end.

Amy Ainslie
Planning & Community Development Director
City & Borough of Sitka

Enclosed: Letter from STA, dated April 3, 2025

Cc: John Leach, Municipal Administrator
Rachel Jones, Municipal Attorney
Sara Peterson, Municipal Clerk
Kendall Didrickson, Property Owner, 203 Kaagwaantaan Street
Dionne Brady-Howard, Tribal Chairwoman, Sitka Tribe of Alaska
Lisa Gassman, CEO, Sitka Tribe of Alaska
Jessica Perkins, Chief Legal Officer, Sitka Tribe of Alaska
Members of the Historic Preservation Commission



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April 2, 2025

Darrell Windsor, Chair
Planning Commission
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

Re: Herring House -203 Kaagwaantaan Street (Lot 5 Block 1 , USS 2542)

Dear Planning Commission,

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STA provided the following input to the Sitka Historic Preservation Commission regarding the potential demolition of the house at 203 Kaagwaantaan Street:

STA Tribal Council understands that the Sitka Historic Preservation Commission is bound by law to "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." Sitka General Code 2.50). This is a matter involving Alaska Native Historic Preservation, within the historic Sitka Indian Village, which was created specifically as an Alaska Native Townsite, and as such the Tribal Council asks you to defer to our input on this matter.

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At its March 10, 2025, meeting, the Historic Preservation Commission noted that if STA has a legal basis for the City and Borough of Sitka to deny the permit, then STA should communicate the basis for the denial, and the City would be able to consider this as a matter of government-to-government relations. Under Article II of the STA Constitution, “the jurisdiction of the Sitka Tribe of Alaska shall extend to lands constituting the Native Village of Sitka...” Per Article VII of the STA Constitution, the Tribal Council has three important powers related to this matter: “(a) To negotiate with ...state ...and local governments and others on behalf of the Tribe and advise and consult with representatives of the ..State of Alaska ...on all activities which may affect the Tribe...(e) To encourage, guard, and foster the traditional Tlingit cultural practices of the Sitka Indian people, including the protection of artifacts and archaeological sites and the promotion of Tlingit arts and crafts; ... (q) To zone, exercise the power of eminent domain and otherwise regulate and use within those areas under jurisdiction of the Tribe.”

When read in connection with Sitka General Code 2.50 and our Government-to-Government MOU, the STA Tribal Council concludes that the City and Borough of Sitka shall consult and negotiate with the Sitka Tribe of Alaska in order to find a mutually agreeable resolution of this matter. In particular, STA asks that the issuance of the demolition permit be delayed while the traditional clan and the landowners work to return the property to its original clan owners.

If you have any questions, please contact Lisa Gassman, CEO at lisa.gassman@sitkatriben-sn.gov or by phone at 907-747-3207.

Sincerely,

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Dionne Brady-Howard
Tribal Chairwoman

Sitka Historic Preservation Commission

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

A. Contact Name Annie Mork
Address 300 Baranof City Sitka State AK Zip 99835
Phone 907-623-7030 Fax — email annie.rilette@gmail.com

B. Agency undertaking project: (circle)

☒ Private ☐ City ☐ State ☐ Federal Department

C. Date Agency received proposed project: March 24, 2025

D. Are Federal funds involved (grants, funding, agency) yes ☐ no ☒

E. Are State funds involved (grants, funding, agency) yes ☐ no ☒

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes ☐ no ☒

G. Is the site listed in the Alaska Heritage Resource Survey inventory? yes ☐ no ☒
If yes, Site Number Preservation Status
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes ☒ no ☐

I. Build date of current structure 1969 (house)

J. Describe the proposed project

Exterior door install in master bedroom with exterior landing to ground
back deck in order to access backyard

K. Purpose/Objectives for the undertaking

Easier access to our back yard space is the goal. We currently have
to walk around the house in order to access fenced back yard area.

L. Attach:

- ✓ • Copy of a map of the proposed project including latitudinal and longitudinal information
- ✓ • Property owner information
- Any other pertinent information — please see plans submitted to building department for further info. Thank you!

Mail Coversheet and attachments to:

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

Notes to Applicant:

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

FOR THE CHAIR OF THE HPC ONLY:

ACTION: SIGNED: DATE:

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION.

PERMIT No. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER Brian & Annie Mork *PROJECT CONTACT NUMBER 907-623-7030
*PROJECT ADDRESS 300 Baranof, Sitka *PROJECT CONTACT NAME Annie Mork
EMAIL ADDRESS annie.rilette@gmail.com *OWNER MAILING ADDRESS 300 Baranof
CONTRACTORS: GENERAL Ken Walden - door PLUMBING _____ ELECTRICAL _____
*PROJECT TO INCLUDE: ☒ BUILDING ☐ ELECTRICAL ☐ PLUMBING ☐ DEMOLITION ☐ GRADING
(SEPARATE APPLICATIONS REQUIRED)

TOTAL SQUARE FOOTAGE _____ *PROJECT VALUE \$ ~2,000.

***2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT

IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

*PROJECT DESCRIPTION:

Exterior door install in master bedroom with exterior landing (made per code requirements) in order to access backyard.

*****PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.*****

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

Annie Mork Annie Mork 3-22-2025
*APPLICANT'S NAME (PRINTED) *APPLICANT'S SIGNATURE *DATE

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

*** FOR OFFICE USE ONLY ***

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____
PLANNING _____ PUBLIC WORKS (W/WW) _____ ELECTRIC _____ ADMINISTRATOR _____
COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED

Mark

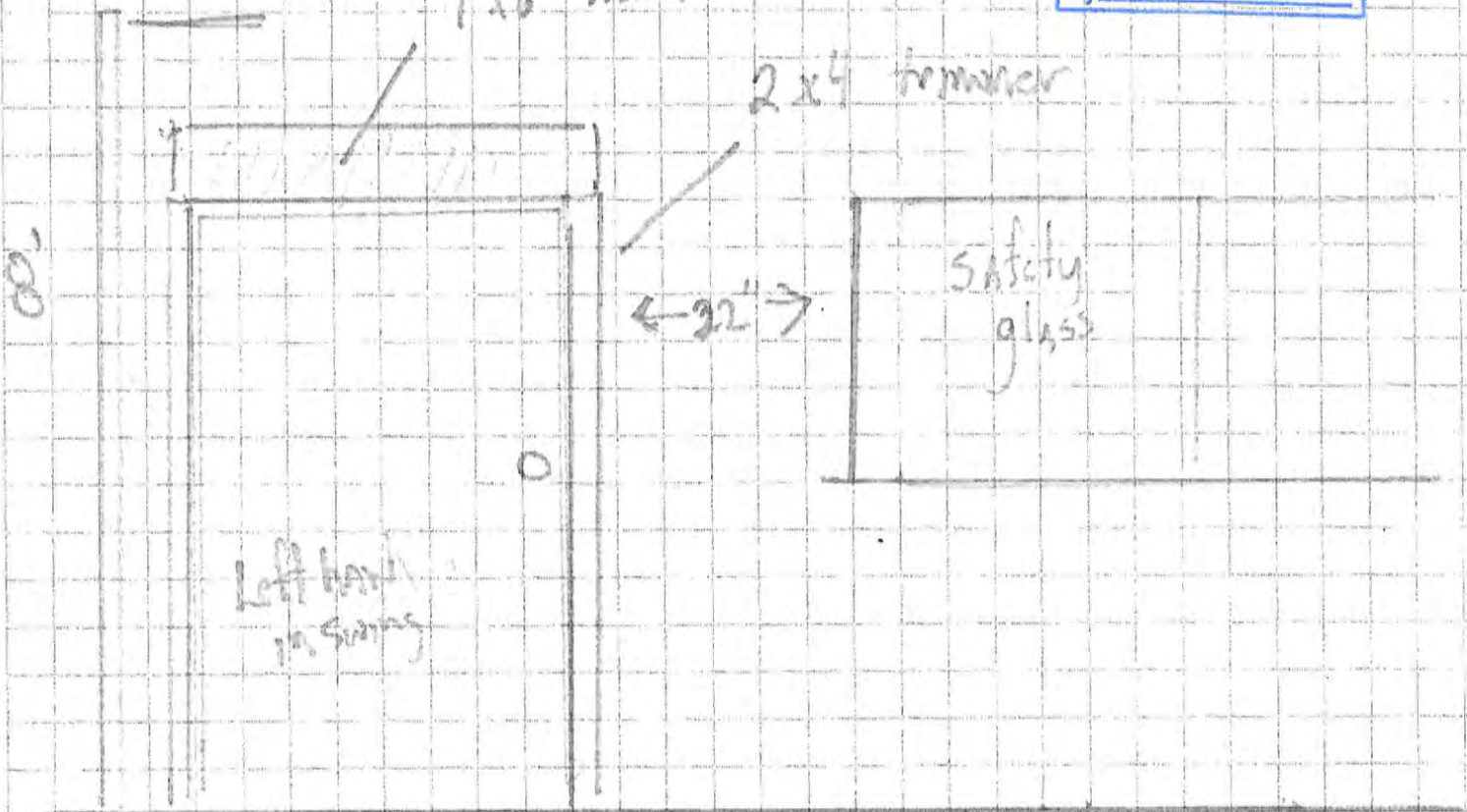


32" x 80" door



4x6 header or 4x4

2x4 trimmer



Outside view

CCB 230795

Parcel No 13260000

Property Address 300 BARANOF ST

City Sitka

State Alaska

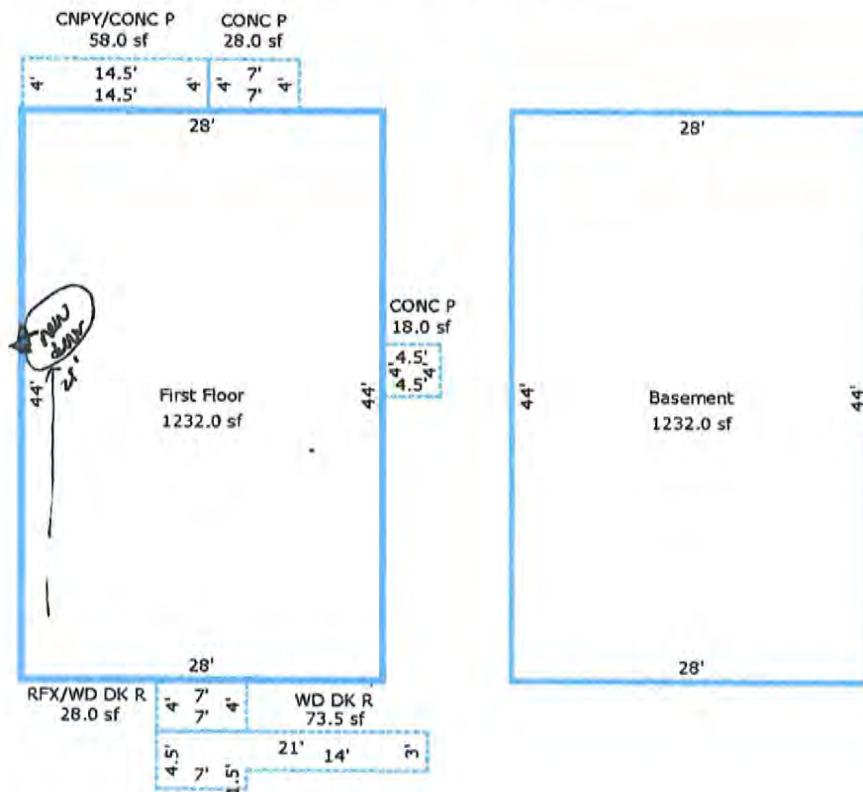
Zip 99835

Owner WESTOVER

Client

Appraiser Name Randy Hughes

Inspection Date 01/07/2013



Scale: 1 = 12

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.00	1232.0	144.0	1232.0
BSMT	Basement	1.00	1232.0	144.0	1232.0
P/P	CNPY/CONC P	1.00	58.0	37.0	
	CONC P	1.00	28.0	22.0	
	RFK/WD DK R	1.00	28.0	22.0	
	WD DK R	1.00	73.5	51.0	
	CONC P	1.00	18.0	17.0	205.5
Net BUILDING Area (rounded w/ factors)					1232

Comment Table 1

Comment Table 2	Comment Table 3

Exterior

Landmark

42"

Handrail
Also

2x6 run joist attached & vinyl
siding

2nd floor joist 16' oc

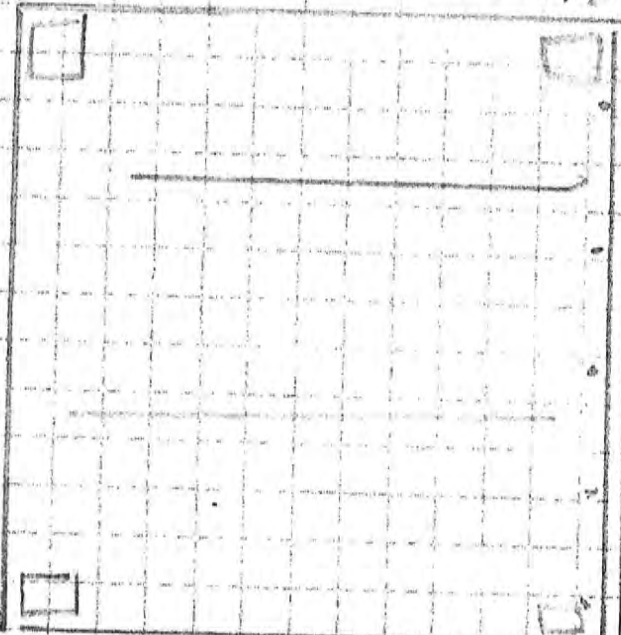
4' oc

2nd floor
joist

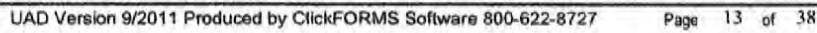
36" RAIL
system

CONST-
4' oc

4' oc



33



CCB 230795

proposed

or

deck



12'

11'



11'

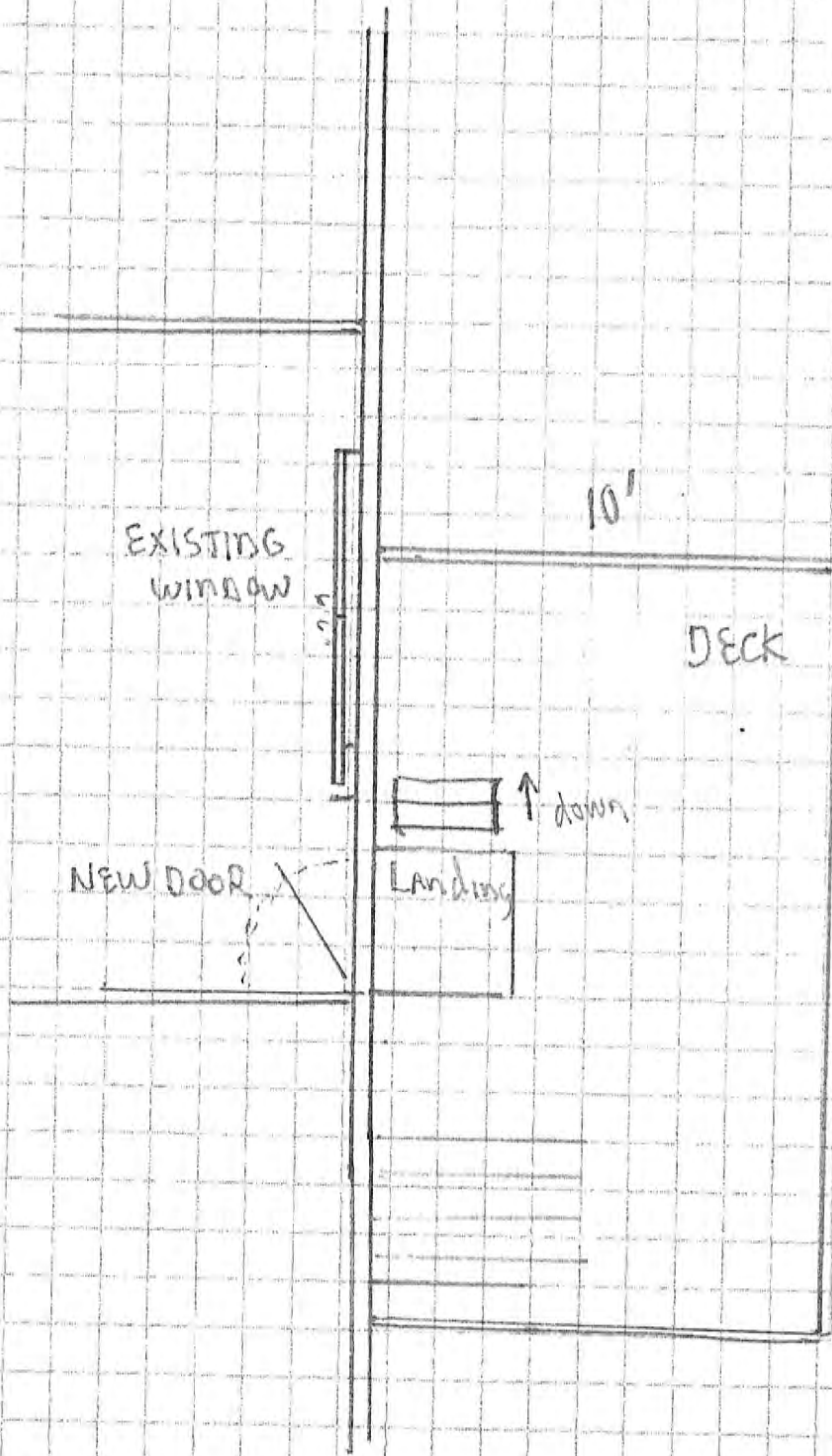
2x10



2x10

4' x 8' cedar double





32-36" entry door
10'x16' Floating Deck

stair handrail
according to code

CCB 230795





Sitka Historic Preservation Commission

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

A. Contact Name Christian Scantling
Address _____ City _____ State _____ Zip _____
Phone 907-738-0408 Fax _____ email christian@ncalaska.com

B. Agency undertaking project: (circle)

☒ Private ☐ City ☐ State ☐ Federal Department _____

C. Date Agency received proposed project: February 18, 2015

D. Are Federal funds involved (grants, funding, agency) yes ☐ no ☒

E. Are State funds involved (grants, funding, agency) yes ☐ no ☒

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes ☐ no ☒

G. Is the site listed in the Alaska Heritage Resource Survey inventory? yes ☐ no ☒
If yes, Site Number _____ Preservation Status _____
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes ☒ no ☐

I. Build date of current structure 1987

J. Describe the proposed project
rebuilding and enclosing existing porch

K. Purpose/Objectives for the undertaking
project will create mud room for taking on/off boots and storing boots and other outerwear

L. Attach:

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

Mail Coversheet and attachments to:

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

Notes to Applicant:

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

FOR THE CHAIR OF THE HPC ONLY:

ACTION: _____ SIGNED: _____ DATE: _____

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION.

PERMIT No. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER Matthew Spellberg *PROJECT CONTACT NUMBER 907-738-0908
*PROJECT ADDRESS 468 Katlian *PROJECT CONTACT NAME Christia Scantling
EMAIL ADDRESS Christia@nealaska.com *OWNER MAILING ADDRESS 468 Katlian

CONTRACTORS: GENERAL Nordic Const. PLUMBING N/A ELECTRICAL Sitka Electric

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

TOTAL SQUARE FOOTAGE 60 *PROJECT VALUE \$ 28,000

***2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**
(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT



IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

*PROJECT DESCRIPTION:

existing Porett enclosure - mudroom upgrade

*****PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.*****

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

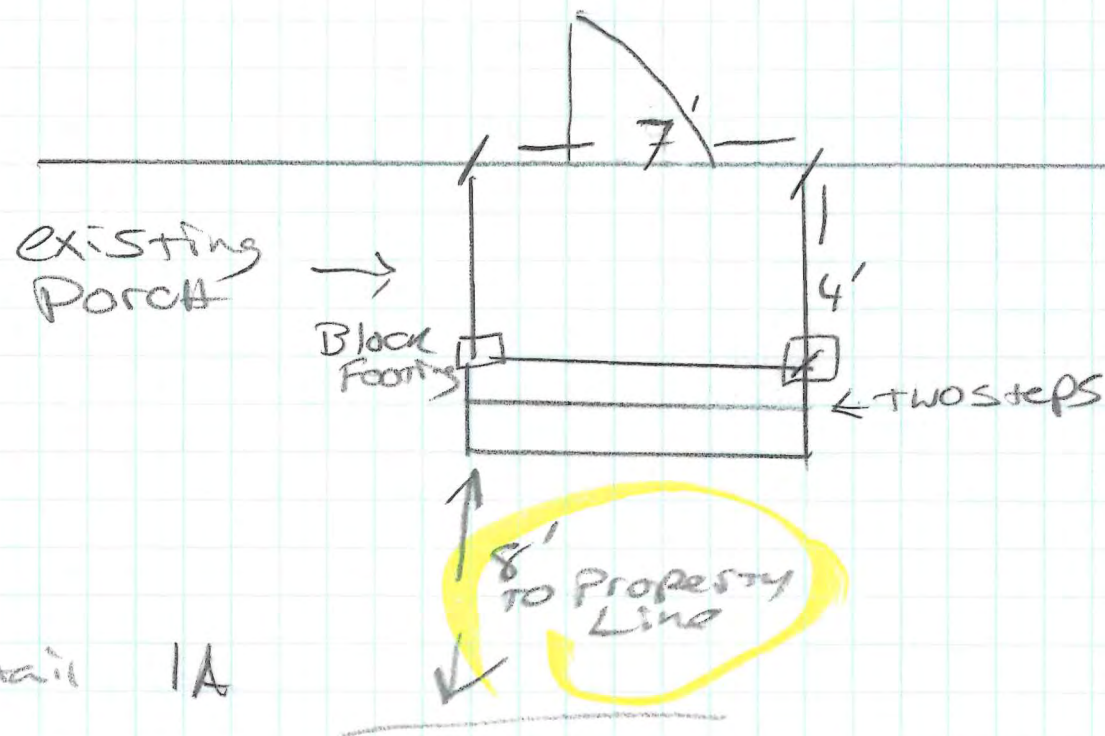
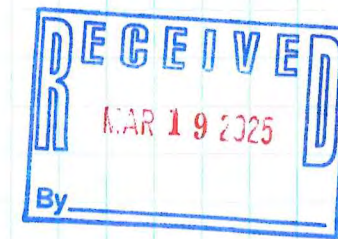
Christia Scantling [Signature] 2-18-25
*APPLICANT'S NAME (PRINTED) *APPLICANT'S SIGNATURE *DATE

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

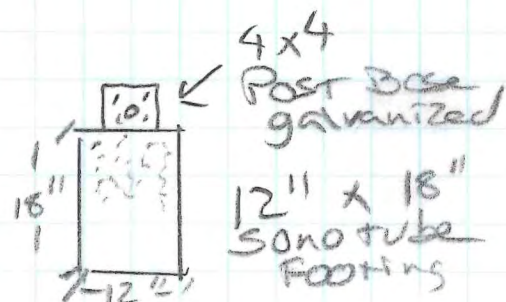
*** FOR OFFICE USE ONLY ***

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____
PLANNING _____ PUBLIC WORKS (W/WW) _____ ELECTRIC _____ ADMINISTRATOR _____
COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED

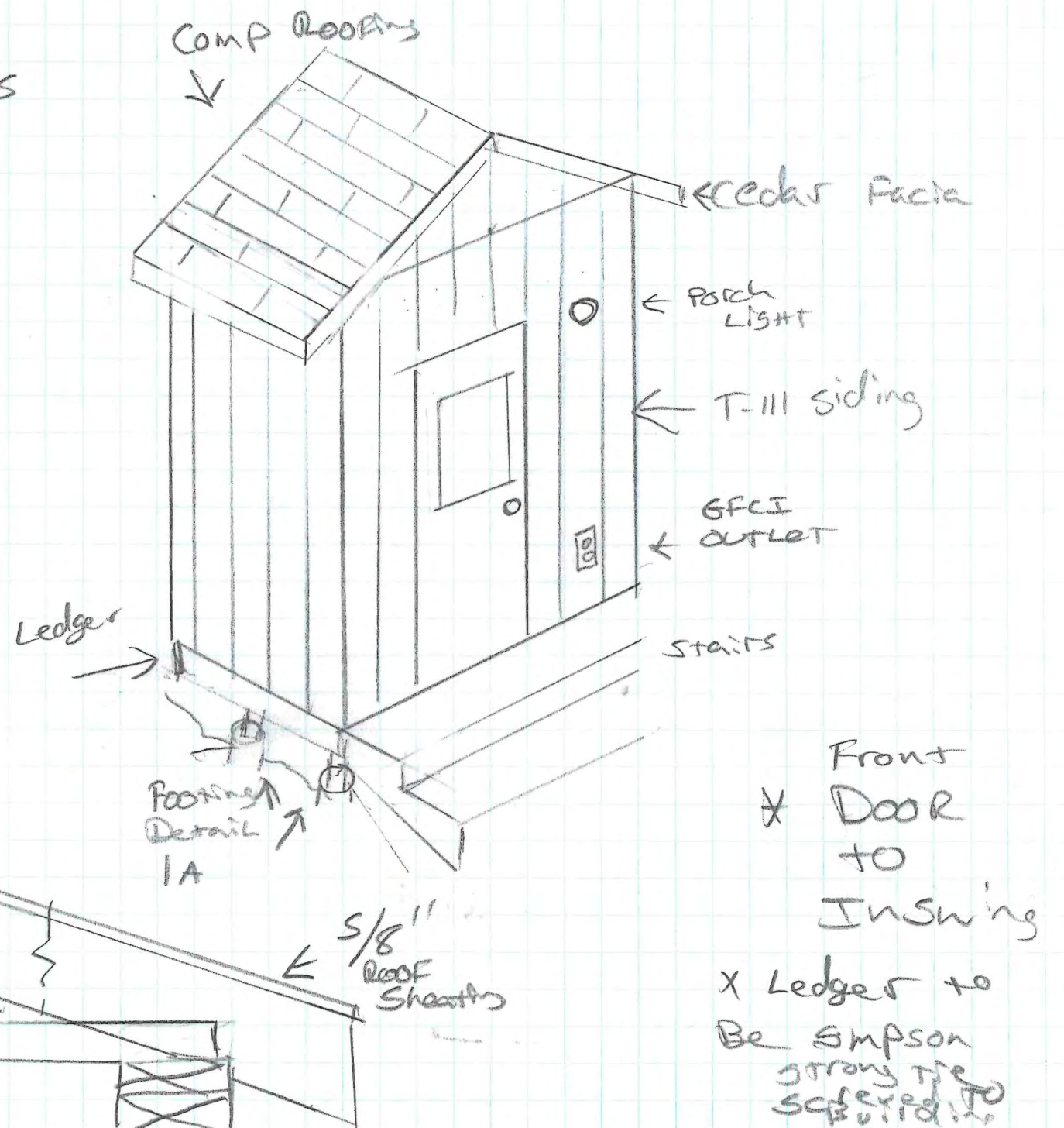
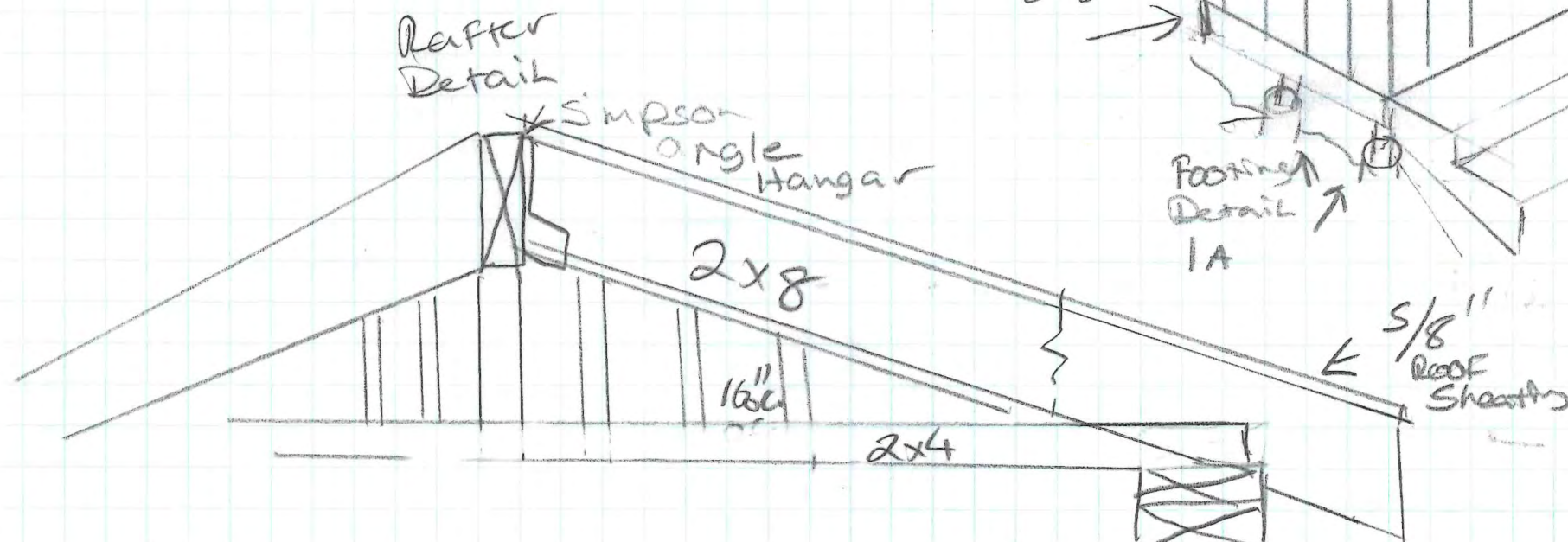
468 Katlian

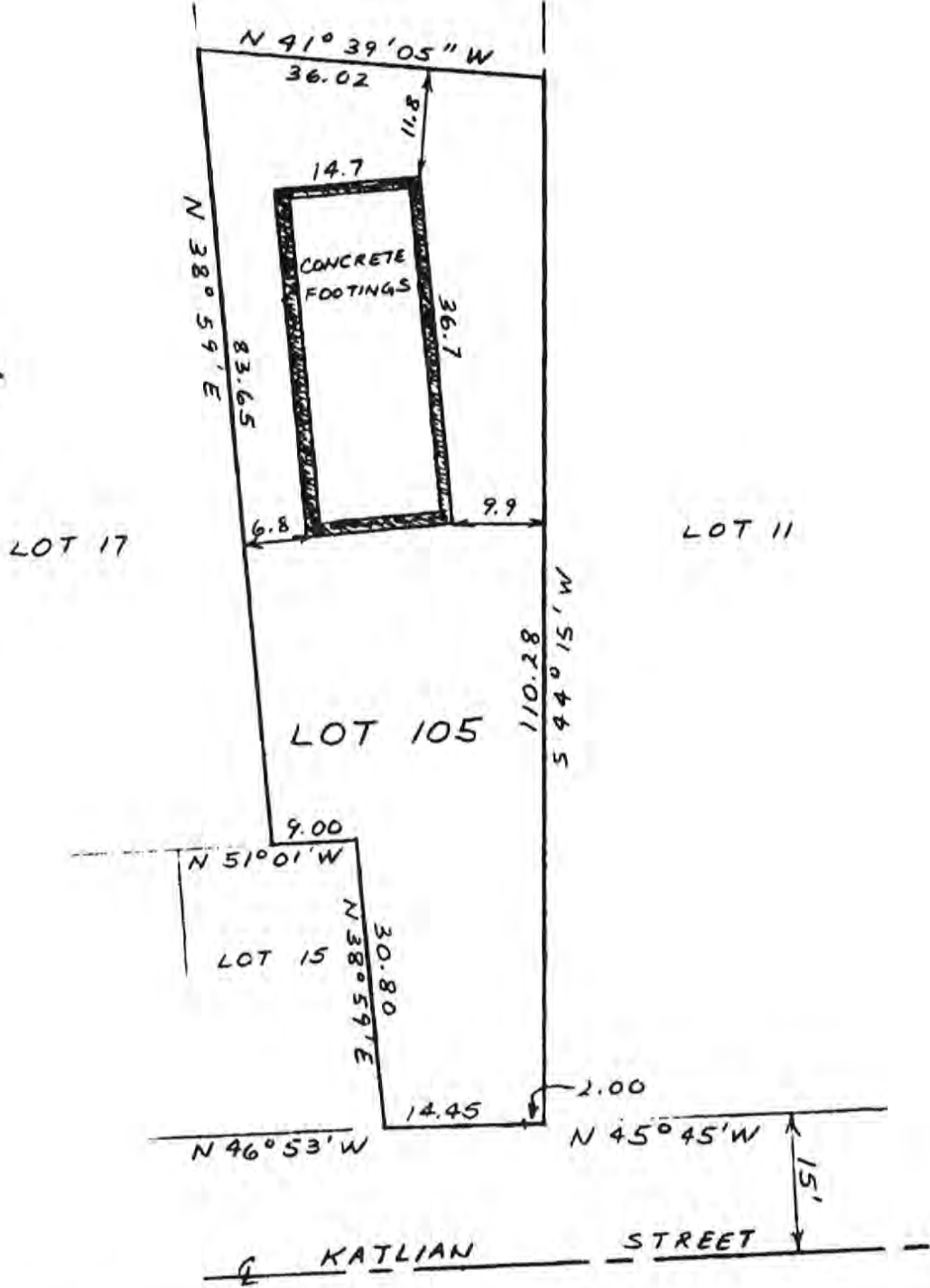
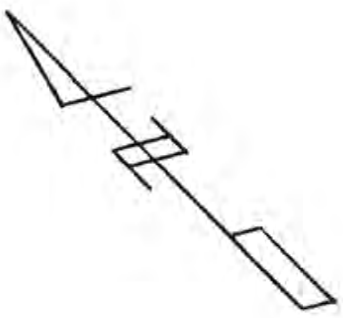


Footings Detail 1A



* all Framing to be 2x4 16" O.C.





I HEREBY CERTIFY THAT I HAVE INSPECTED THE FOLLOWING DESCRIBED PROPERTY: LOT 105, BARANOF HOUSING AUTHORITY SUBD 2 SITKA RECORDING DISTRICT, ALASKA, AND THAT THE IMPROVEMENTS SITUATED THEREON ARE WITHIN THE PROPERTY LINES AND DO NOT OVERLAP OR ENCROACH ON THE PROPERTY ADJACENT THERETO, THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCROACH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREON. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.

DATED AT SITKA, ALASKA THIS 23 DAY OF FEB, 1987

Noel F. Stragier

AS-BUILT PLOT PLAN	
LOT 105, BARANOF ISLAND HOUSING AUTHORITY SUBDIVISION No. 2	
PREPARED FOR: MARTIN CONSTRUCTION 9361 NORTH DOUGLAS JUNEAU, AK 99801	
PREPARED BY:	STRAGIER ENGINEERING SERVICES
DATE: FEB. 1987	504 DeGROFF SITKA, AK 99836 (907) 747-5833





Sitka Historic Preservation Commission

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

A. Contact Name Cambria M. Holmes
Address 609 Etolin St. City Sitka State AK Zip 99835
Phone 805.459.9593 Fax N/A email cambria.marie.goodwin@gmail.com

B. Agency undertaking project: (circle)

☒ Private ☐ City ☐ State ☐ Federal Department _____

C. Date Agency received proposed project: March 19, 2025

D. Are Federal funds involved (grants, funding, agency) yes ☐ no ☒

E. Are State funds involved (grants, funding, agency) yes ☐ no ☒

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes ☒ no ☐

G. Is the site listed in the Alaska Heritage Resource Survey inventory? yes ☐ no ☒
If yes, Site Number _____ Preservation Status _____
(refer to AHRS inventory for more information)

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes ☒ no ☐

I. Build date of current structure 1955 (estimate)

J. Describe the proposed project
to re-install exterior door into coliseum theater,
add window next to restaurant entrance
door will be 40" by 80"
window will be 36" by 45"

K. Purpose/Objectives for the undertaking
to create better flow of traffic into theater and restaurant
spaces.

L. Attach:

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

Mail Coversheet and attachments to:

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

Notes to Applicant:

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

FOR THE CHAIR OF THE HPC ONLY:

ACTION: _____ SIGNED: _____ DATE: _____

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION.

PERMIT No. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER Cambria Holmes *PROJECT CONTACT NUMBER 8054599593

*PROJECT ADDRESS 331 Lincoln St. *PROJECT CONTACT NAME Cambria Holmes

EMAIL ADDRESS cambriamarietgoodwin@gmail.com *OWNER MAILING ADDRESS 609 Etolin St.

CONTRACTORS: GENERAL Jim Way PLUMBING Rodney ELECTRICAL _____

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

TOTAL SQUARE FOOTAGE 231 sq ft. *PROJECT VALUE \$ 5,000

***2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**

(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT

IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

*PROJECT DESCRIPTION:

Moving current consession area into old arcade area, Reopenning old exterior theater entrance,
Reopenning old auditorium entrance, adding window next to existing doors

PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

Cambria Holmes

*APPLICANT'S NAME (PRINTED)

*APPLICANT'S SIGNATURE

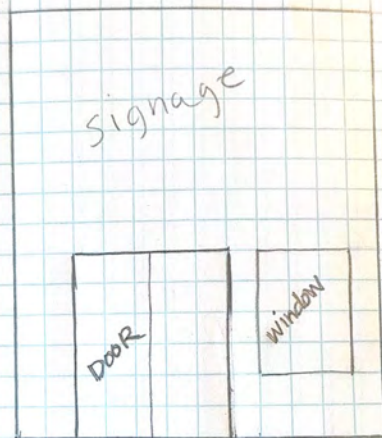
*DATE

3-19-25

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

*** FOR OFFICE USE ONLY ***

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____
PLANNING _____ PUBLIC WORKS (W/W) _____ ELECTRIC _____ ADMINISTRATOR _____
COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED





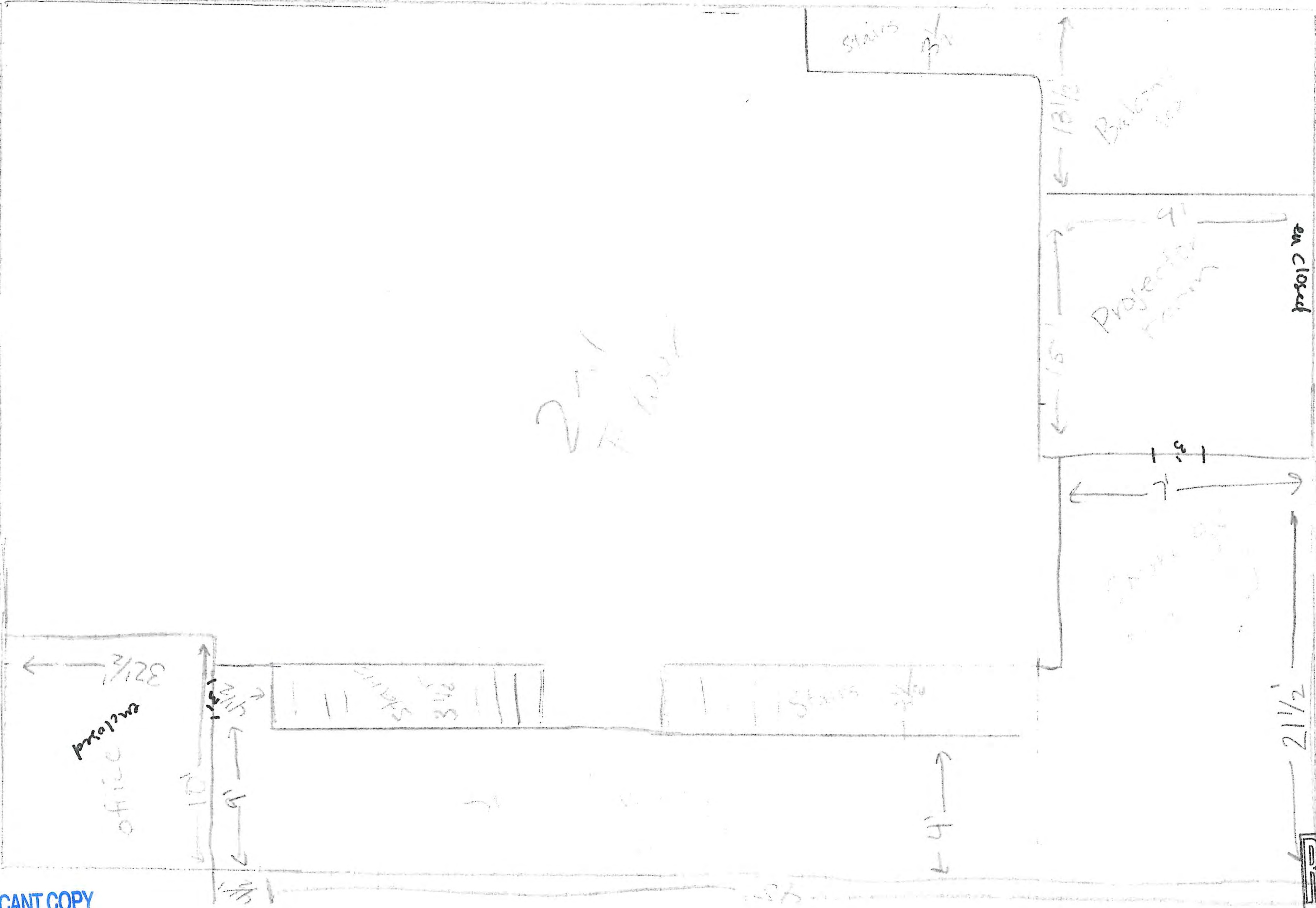




RECEIVED
MAR 13 2025
By _____

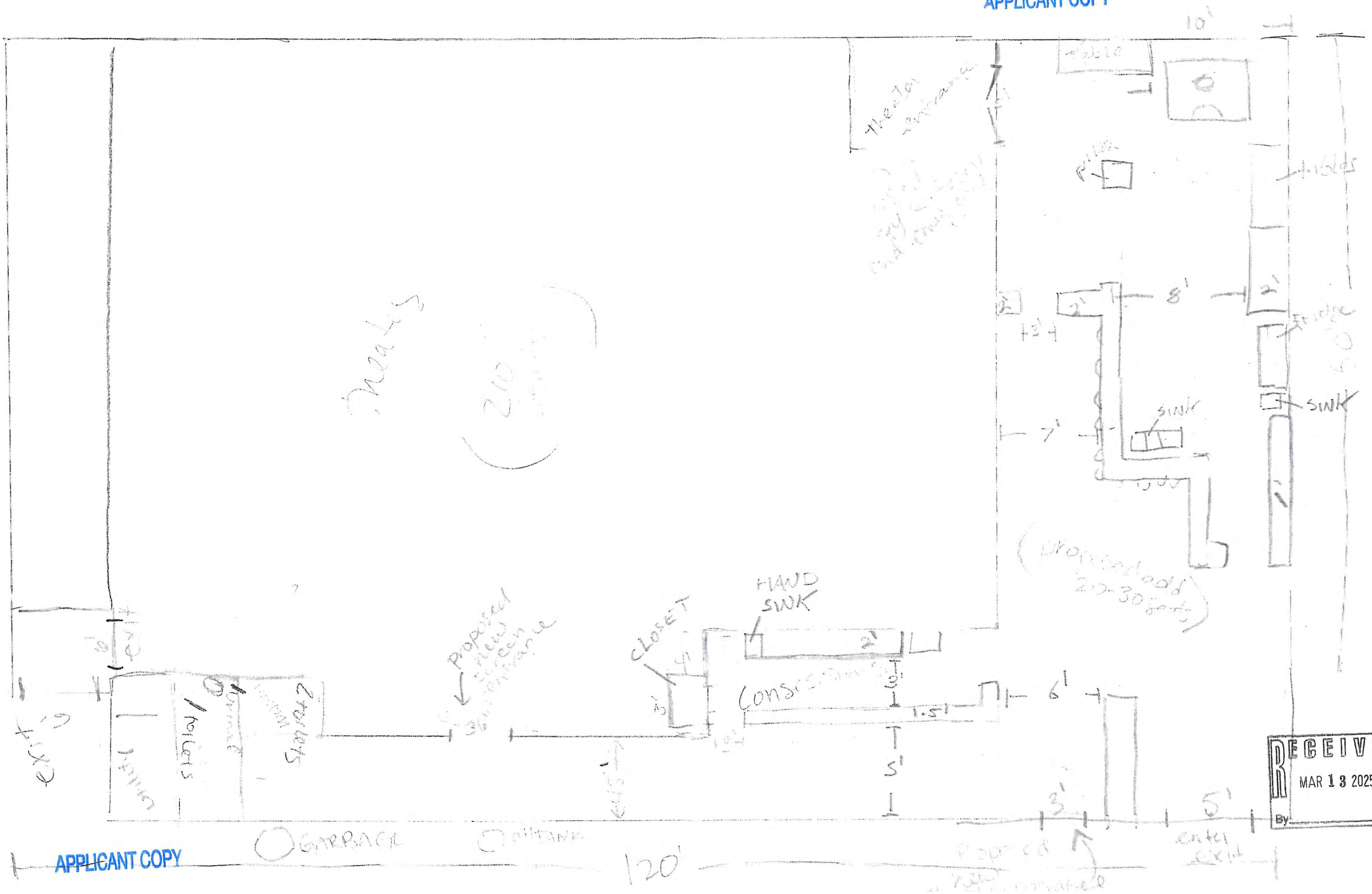
Lincoln Street

120' x 50'



RECEIVED
MAR 13 2025
By _____

APPLICANT COPY



RECEIVED
MAR 13 2025
By _____

Sitka Historic Preservation Commission

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

A. Contact Name PAZ AVANES
Address 336 LINCOLN City SITKA State AK Zip 99835
Phone 738-6115 Fax _____ email PAZ@SITKA.GOV

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

C. Date Agency received proposed project: _____

D. Are Federal funds involved (grants, funding, agency) yes ☐ no ☒

E. Are State funds involved (grants, funding, agency) yes ☐ no ☒

F. Will the project affect a National Historic Landmark or a site in the National Register of Historic Places? (See Appendix A) yes ☒ no ☐

G. Is the site listed in the Alaska Heritage Resource Survey inventory?
If yes, Site Number _____ Preservation Status _____
(refer to AHRS inventory for more information) yes ☐ no ☒

H. Is the Project within the Sitka Indian Village or Downtown Sitka yes ☒ no ☐

I. Build date of current structure 1986

J. Describe the proposed project
BUILD A 3' AWNING ALONG BACK OF BUILDING

K. Purpose/Objectives for the undertaking
PROTECT DOORS + ELEC. BOXES FROM T.C.I.N

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: [Signature] DATE: 4/2/25

CITY AND BOROUGH OF SITKA (CBS) BUILDING PERMIT

PERMIT NOT VALID UNTIL STAMPED "APPROVED" BELOW

PLEASE VISIT WWW.CITYOFSITKA.COM FOR MORE INFORMATION.

PERMIT No. _____

APPLICATION INFORMATION - PLEASE FILL OUT ALL THAT APPLY

FIELDS MARKED WITH AN ASTERISK (*) ARE REQUIRED

*PROPERTY OWNER TAM LARSEN *PROJECT CONTACT NUMBER 738-6119
*PROJECT ADDRESS 334 LINCOLN ST *PROJECT CONTACT NAME PAT HUGHES
EMAIL ADDRESS PATSMKA@GMAIL.COM *APPLICANT MAILING ADDRESS 1108 EDGECLIFF

CONTRACTORS: GENERAL HUGHES INT PLUMBING _____ ELECTRICAL _____

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

TOTAL SQUARE FOOTAGE 153 SF *PROJECT VALUE \$ \$10,000

***2 SETS OF PLANS MUST BE SUBMITTED WITH BUILDING AND/OR GRADING PERMIT APPLICATION.**

(ONE SET WILL BE RETURNED WITH PERMIT, ONE SET WILL BE KEPT AT CBS FOR DURATION OF PROJECT)

WHEN APPLICABLE, OWNER/APPLICANT IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- CBS UTILITIES CONNECTION / DRIVEWAY CULVERT PERMIT
- AS BUILT SURVEY PRIOR TO FRAMING
- CORPS OF ENGINEERS PERMIT FOR ALL CONSTRUCTION ON TIDELANDS OR WETLANDS
- STATE OF ALASKA DEC SANITARY WASTE DISPOSAL PERMIT
- STATE OF ALASKA DOT HIGHWAY DRIVEWAY PERMIT



IMPORTANT: ALL WORK MUST BE INSPECTED PRIOR TO CONCEALMENT. THE BUILDING DEPARTMENT REQUIRES A MINIMUM OF ONE WORKING DAY'S NOTICE PRIOR TO ALL INSPECTIONS.

*PROJECT DESCRIPTION: 3'x51' AWNING ON BACK of 334 LINCOLN.
AWNING WILL BE MIN. of 2'-0" FROM PROPERTY LINE.

*****PERMIT NOT VALID UNTIL ALL ASSOCIATED FEES ARE PAID AND APPROVED PERMIT PACKET HAS BEEN COLLECTED.*****

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION, STATE THE ABOVE IS CORRECT, AND AGREE TO COMPLY WITH ALL STATE LAWS AND ALL CODES AND ORDINANCES OF THE CITY AND BOROUGH OF SITKA.

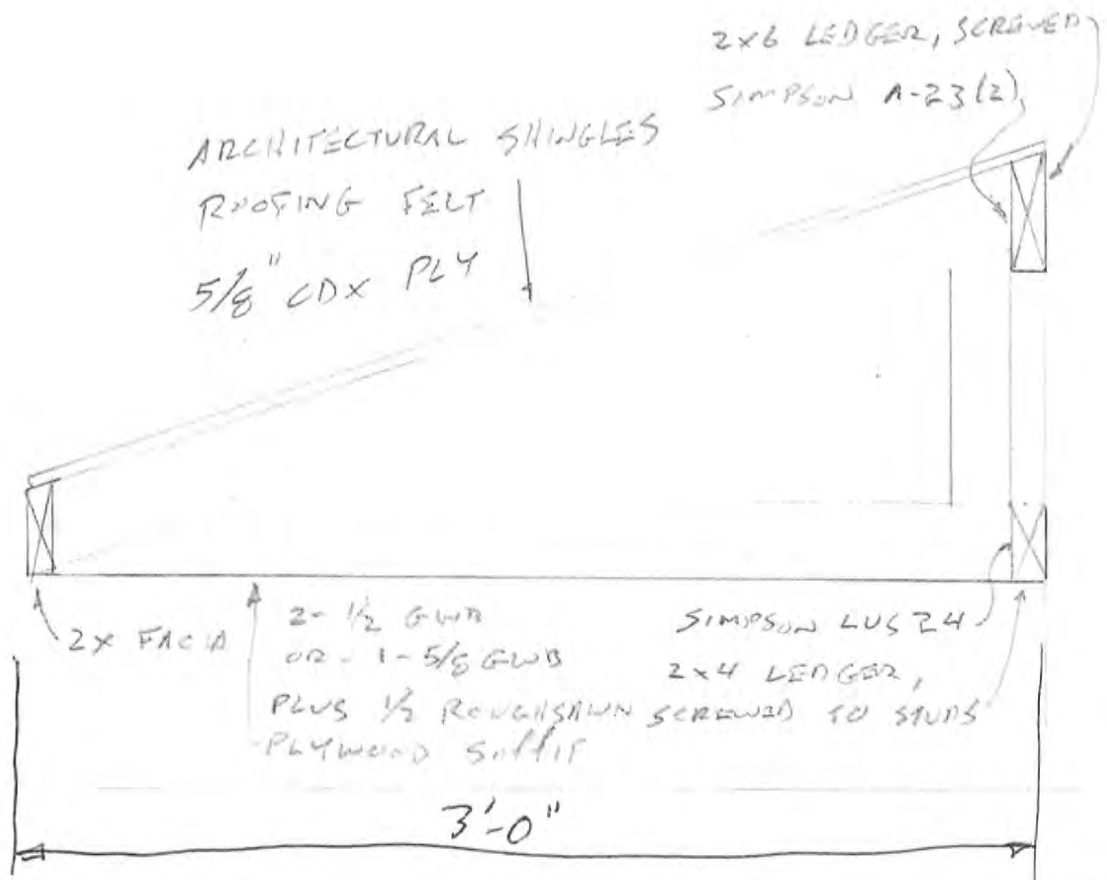
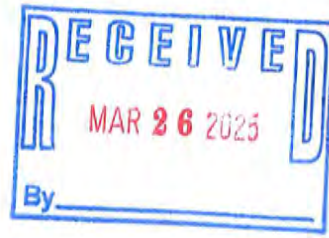
PAT HUGHES [Signature] 3/21/24
*APPLICANT'S NAME (PRINTED) *APPLICANT'S SIGNATURE *DATE

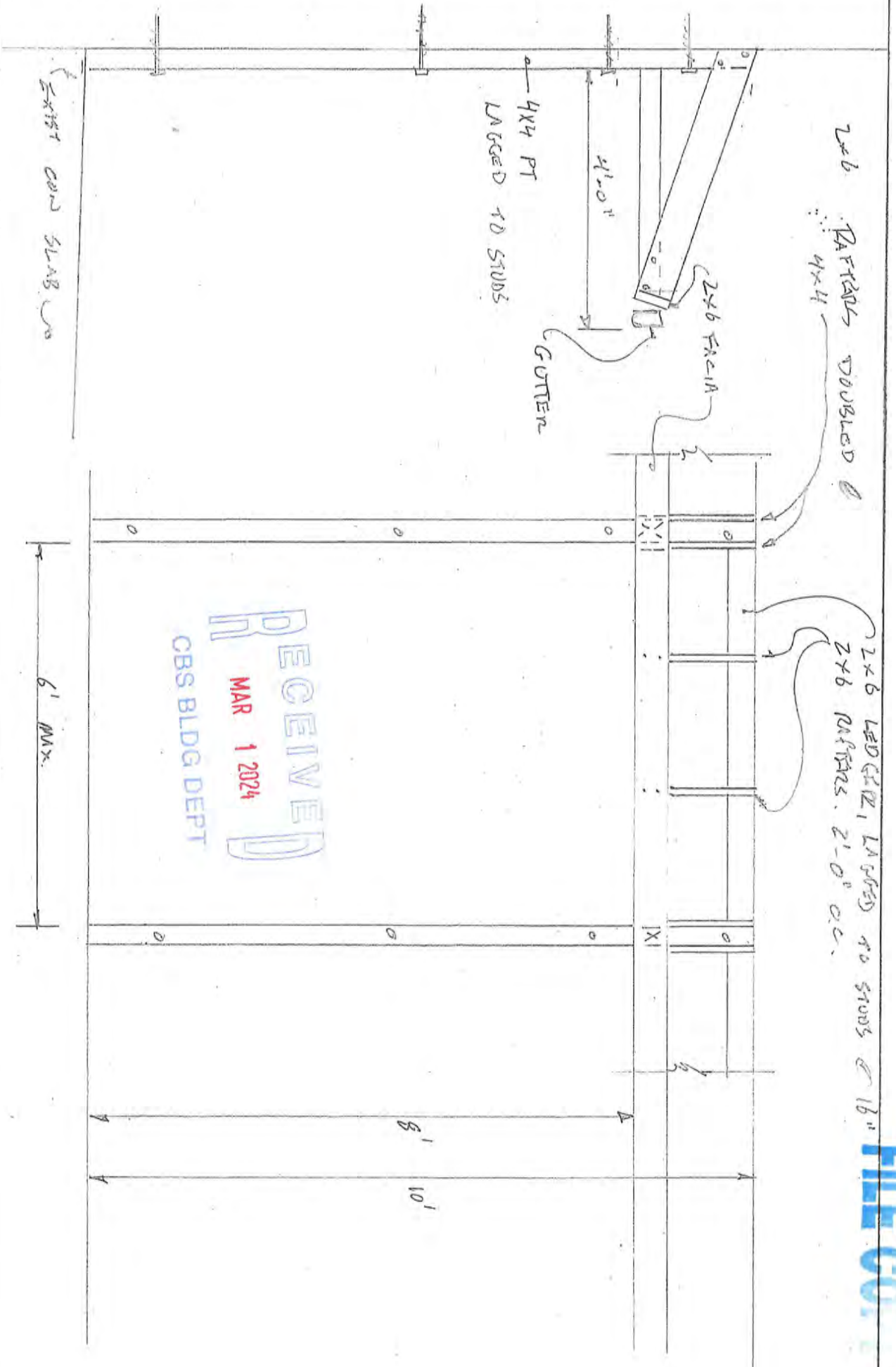
BY SIGNING THIS APPLICATION I HEREBY CERTIFY THAT ALL WORK PROPOSED BY THIS APPLICATION HAS BEEN REVIEWED AND APPROVED BY THE LEGAL OWNER(S) OF THE PROPERTY IDENTIFIED HEREIN AND I HAVE AGREED TO PAY ALL ASSOCIATED PLAN REVIEW AND PERMIT FEES.

*** FOR OFFICE USE ONLY ***

ZONING _____ OCCUPANCY _____ FLOOD ZONE _____ PUBLIC WORKS (ENGINEERING) _____
PLANNING _____ PUBLIC WORKS (W/WW) _____ ELECTRIC _____ ADMINISTRATOR _____
COMMENTS: ☐ AS BUILT TO ASSESSING ☐ UTILITIES PERMIT APPLICATION SUBMITTED

PROJECT:
334 LINCOLN ST
AWM NG:
PAT HUGHES



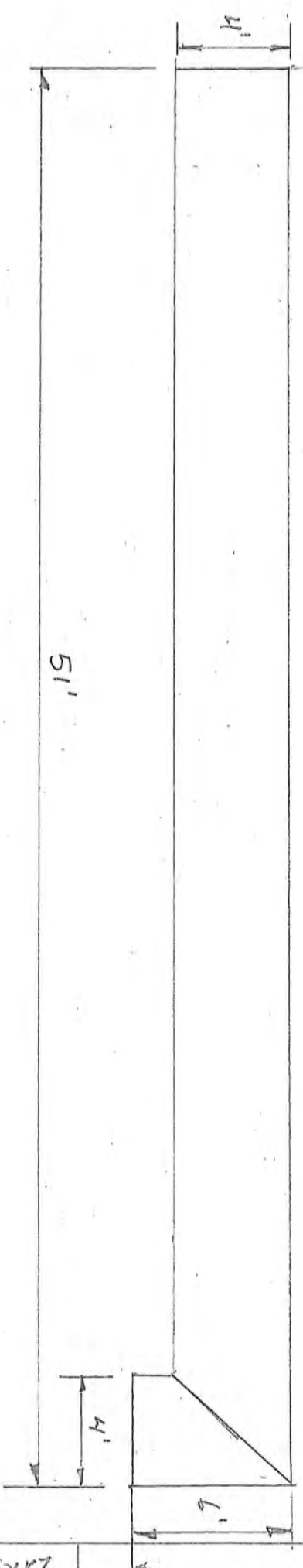


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MAR 1 2024
CBS BLDG DEPT

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FILE COPY

EXIST. BLDG



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MAR 1 2024
CBS BLDG DEPT

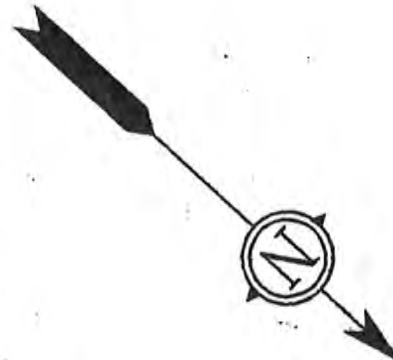
LARGEST ADDITION PLAN

3/12 = 150

CLIENT: CHUCK MCGRAW
BOX 718
SITKA, ALASKA 99835

RECEIVED
MAR 1 2024
CBS BLDG. DEPT

Handwritten note: "Handwritten note: 'S 53°55' W 66.89' (R)'"



LOT 9

LEASE TRACT 3

N 38°35' W
18.70' (R)

DEEDED TIDELANDS

LOT 10

FOUNDATION ONLY

S 32°07' E
104.46' (R)

ROW

LINCOLN STREET

S 53°55' W 66.89' (R)

N 42°20' W 113.85' (R)

2.0'

4.20' (R)

S 39°39' E 6.77' (R)

71.21' (R)

S 59°50' W 86.97' (R)

10.93' (R)

0.3'

0.4'

0.5'

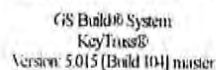
0.6'

0.6'

7.0'

11-55-SS

ALTA



5216 Curtis Lane
New Iberia, LA 70560
337-326-1733

JobName
Date
System
Page
Report

Larsen Awing
5/18/2024 3:42:50 PM
GSS Cee 6.000
1 of 1
Eng Plot

SPAN
400PITCH
-4/12

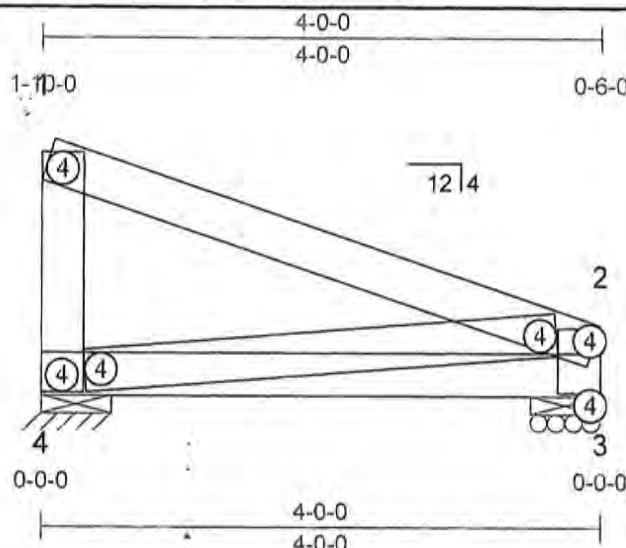
QTY
35

OH-L
000

0.0.0

PLYS

SPACING
16 in

WGT/PLY
12.4 lbs

Circle indicate fastener count in sets. Spans indicate fastener count in chords. Fasteners indicate the number of #10/8X1/4" fasteners required at one end of the member. Each value indicates the number of fasteners required. Where correction plates are called out on the drawing, a plate is required. Refer to General Notes for further clarification. Allowable shear per fastener is calculated per the NAFPEC 107 WITH SUPPLEMENTARY. Maintain fastener spacing at 9" min. Maintain fastener edge spacing at 9" min for each side of steel connected.

CSI Summary

TC : 0.385(1-2)
BC : 0.151(4)
Web : 0.078(1-4)

Deflection

TL: 002mUP
LL: 001m
Hz: TL: 0m

11

L/99
L/99

(loc)

(1-2)
(1-2)

Allowed

L/180
L/240

Reaction Summary

<i>IT</i>	Type	BrgConso	BrgWidth	MaxReact	GravUplift	MWRSUplift	MaxUplift	MaxHrize
4	Pin(WL)	1	6in	84lbs		-42lbs	-42lbs	<60lbs
3	HPin(WL)	1	6in	77lbs		-35lbs	-35lbs	

Material Summary

TChd	4/25/13-11/03/13
BChd	4/25/13-11/03/13
Web:	4/25/13-11/03/13

TChd Bracing	Sheathed
BChd Bracing	Sheathed

Loads Summary

- 1) This truss has been designed in accordance with IBC - 2018.
- 2) This truss has been designed for the effects due to standard loading of TC Live = 15 psf; TC Dead = 5 psf; BC Live = 5 psf; BC Dead = 5 psf at 16 icc.
- 3) This truss has been designed for the effects due to 10 psf bottom chord live load plus dead loads
- 4) This truss has been designed for the effects due to wind loads in accordance with ASCE7 - 16, V = 149 mph, Exposure C. The building is Mono-Slope with Risk Category II, Mean Roof Height 12 ft, Overall Building Dimensions of 30 ft x 60 ft, Enclosure Class Enclosed, CC Zone Width 3 ft. The left end vertical has been exposed to wind. The right end vertical has been exposed to wind. This truss is an End Zone Truss. This truss is in a Hurricane Prone Region.

Member Forces Summary

Table indicates Menkes II2, max US, max axial force, max centre force if different from max axial force

[illegible]

Additional Notes:

NOTE: Web crippling calculation assume truss is fastened to support.

GUSSET PLATES

[illegible]

ALL GENERAL NOTES OF THIS DRAWING PACKAGE SHALL BE CONSIDERED AS AN INTEGRAL PART OF THIS COMPONENT DESIGN DOCUMENT. NOTE THAT THE PROFESSIONAL ENGINEER'S SEAL INDICATES ONLY THAT THE TRUSS ASSEMBLY SHOWN ON THIS SHEET MEETS THE MINIMUM MATHEMATICAL DESIGN CRITERIA FOR THE LOADS/LOADING CONDITIONS TRUSS MEMBER CONFIGURATIONS, AND IS NOT LIMITED TO THIS SHEET.

US Frame Factory
3216 Curtis Lane
New Iberia, LA 70560



RECEIVED

CBS BLDG DEPT

RECEIVED
MAY 15

Ms. A. 9. 2. 3.

CBS BLDG DEPT

RECEIVED
MAY 23 2024
CBS BLDG DEPT

Roof Framing Plan - Job #: LarsenAwning -- Job Desc:

Customer: - - -

•

Roof Loads: TC Live: 15.0 - TC Dead: 5.0 - BC Live: 5.0 - BC Dead: 5.0 -- Floor Loads: TC Live: 40.0 - TC Dead: 10.0 - BC Live: 0.0 - BC Dead: 10.0

Date: 5/18/2024 -- US Frame Factory - 5216 Curtis Lane - New Iberia, LA 70560 - 337-326-1733 --

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APPLICANT COPY

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MAY 23
CBS BLDG DEPT

RECEIVED
MAY 23
CBS BLDG DEPT

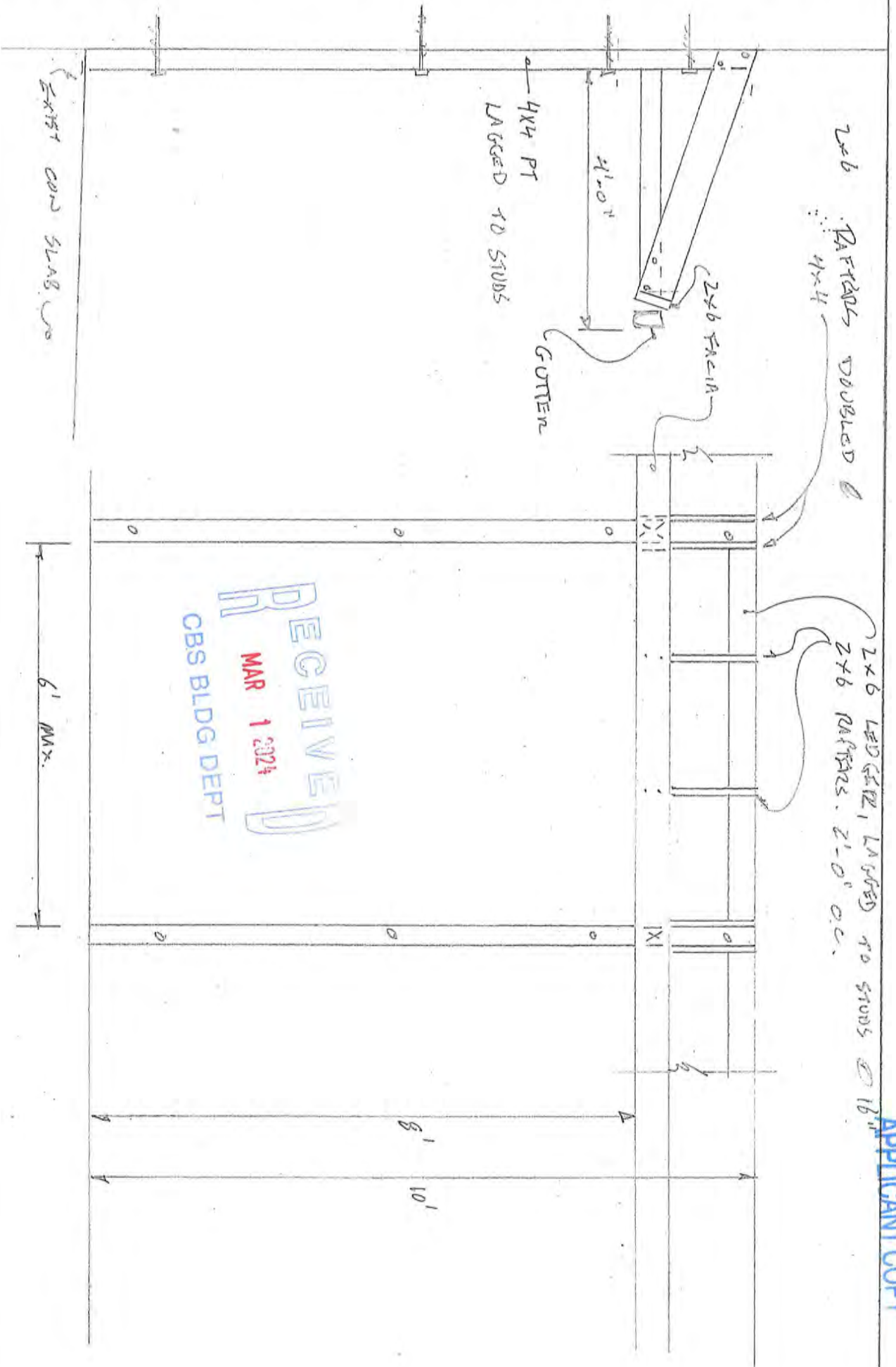
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Roof Framing Plan - Job #: LarsenAwning -- Job Desc:

Customer: - - -

Roof Loads: TC Live: 15.0 - TC Dead: 5.0 - BC Live: 5.0 - BC Dead: 5.0 -- Floor Loads: TC Live: 40.0 - TC Dead: 10.0 - BC Live: 0.0 - BC Dead: 10.0

Date: 5/18/2024 -- US Frame Factory - 5216 Curtis Lane - New Iberia, LA 70560 - 337-326-1733 --



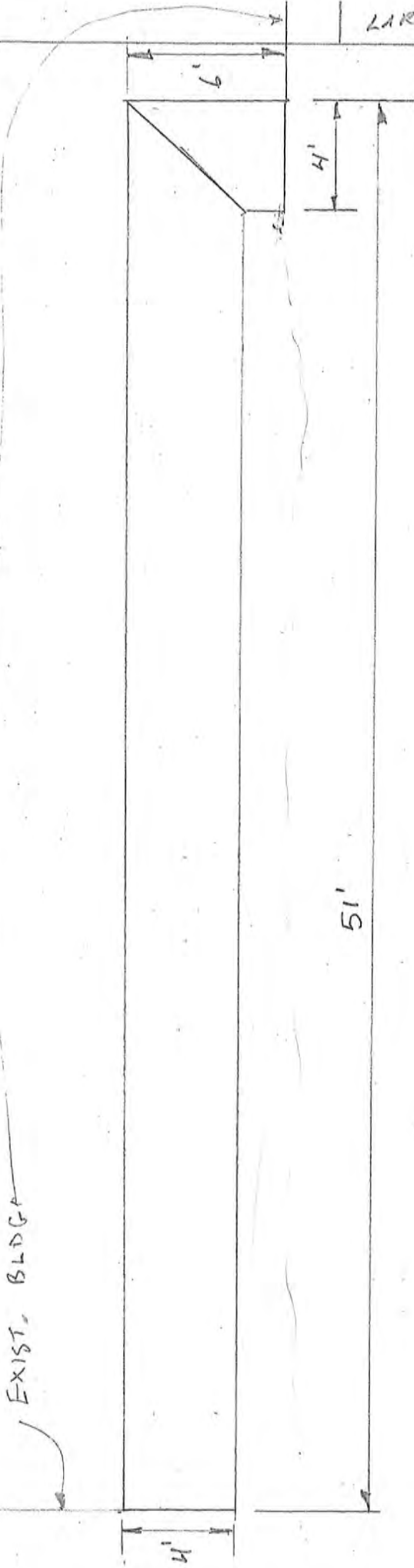
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3/16" = 1'-0"

LARSEN AWNING PLAN



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Pg-2

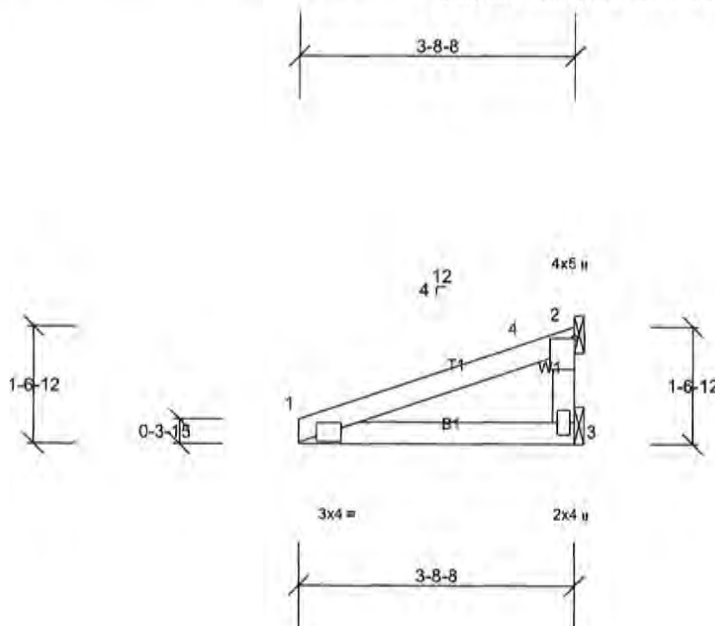
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
4106397 Bid	A01	MONO TRUSS	28	1	

Builders FirstSource, Puget Sound Market, Giovanni Mejia

Run: 8.82 S Sep 25 2024 Print: 8.820 S Sep 25 2024 MiTek Industries, Inc. Mon Feb 24 10:34:59

Page: 1

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Scale = 1:27.4

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	50.0	Plate Grip DOL	1.15	TC	0.73	Vert(LL)	n/a	-	n/a	999	185/148
(Roof Snow = 50.0)		Lumber DOL	1.15	BC	0.15	Vert(CT)	n/a	-	n/a	999	
TCDL	7.0	Rep Stress Incr	YES	WB	0.00	Horz(CT)	n/a	-	n/a	n/a	
BCLL	0.0*	Code	IBC2021/TPI2014	Matrix-P							
BCDL	10.0										
Weight: 10 lb FT = 10%											

LUMBER

TOP CHORD 2x4 HF No.2
BOT CHORD 2x4 HF No.2
WEBS 2x4 HF No.2

BRACING

TOP CHORD Structural wood sheathing directly applied or 3-10-0 oc purlins, except end verticals.
BOT CHORD Rigid ceiling directly applied or 5-9-11 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

- 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 161 lb uplift at joint 3.
- 8) Non Standard bearing condition. Review required.
- 9) Gap between inside of top chord bearing and first diagonal or vertical web shall not exceed 0.500in.

LOAD CASE(S) Standard

REACTIONS (lb/size) 2=0/ Mechanical, (min. 0-1-8),
3=477/ Mechanical, (min. 0-1-8)
Max Horiz 2=933 (LC 20), 3=933 (LC 20)
Max Uplift 3=161 (LC 10)
Max Grav 3=637 (LC 20)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.


TOP CHORD 1-4=629/986, 2-4=622/1059, 2-3=601/348
BOT CHORD 1-3=933/651

NOTES

- 1) Wind: ASCE 7-16; Vult=110mph (3-second gust)
Vasd=87mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp D; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 3-6-12 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-16; Pf=50.0 psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=1.0; Rough Cat D; Partially Exp.; Ce=0.9; Cs=1.00; Ct=1.10; IBC 1607.11.2 minimum roof live load applied where required.
- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 6) Refer to girder(s) for truss to truss connections.

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Quote

		Ship To: Bryson Rizzo Cash Sitka, WA		AppWrt Job No. 4106397 OnLine Job No. P.T. Sales No		Ship Date Quote Account PO	
Store: Arlington WA Truss 20815 67TH AVE NE Arlington, WA 360-925-4155		Street: City, State: Sitka, WA Model/Elev: Pat Hughes Options Shipment Roof		Req'd Engineering		Req'd Layouts	
Sales Rep Mfg Sales Rep Bryson Rizzo Sales Area Dist Center BFS Seattle Estimator Bryson Rizzo Designer Astacio, JuanCarlos		Directions		Job Contacts		Site Office Name Phone Fax	
Basic Loading/Spacing		TCSL, TCCL, BCLL, BCDL		Stress Incr.		Spacing.	
Roof:		SO, 7, 0, 10		1.15		24" o/c	
Note: Some trusses may differ due to location and conditions.							
Truss ID		Type		Slope		Left	
Span		Quantity		(Depth)		Right	
A01		28		1: 4		Stub	
3-8-8		ROOF		C: 3-8-8		Heel	
Total Trusses:		28		1: 0-3-15		Height	
Miscellaneous Items:		Quantity		Item		Description	
28		LUS24		Hanger (LUS24)		1-6-12 maxht	
280 lbs							
Accepted By Seller By: _____ Title: _____ Date Of Acceptance: _____		Accepted By Buyer Purchaser: _____ By: _____ Title: _____ Address: _____ Phone: _____ Date: _____		Truss Pkg: Tax Total Price: \$2,100 Tax			

Site specific sales tax must be added if applicable.

Pricing subject to shop drawing approval. Final blue prints must be submitted prior to fabrication. Should there be any shortages or inconsistencies whatsoever in this shipment, notify Builders FirstSource within 24 hours. When delivery requires using driveway or entering private property, we do so AT YOUR OWN RISK and WE WILL NOT BE RESPONSIBLE for broken walks, driveways or any other damages that may result. Field bracing and installation is NOT the responsibility of the truss fabricator, truss designer nor the plate manufacturer. Design of permanent bracing is the responsibility of the Engineer of Record and not the truss fabricator (ANSI/TPI 1-2014). Truss erector(s) are cautioned to seek professional advice regarding temporary bracing (which is always required to prevent toppling during erection) and permanent bracing (which may be required in specific applications. Refer to SBGA 11x 17 warning sheet and BCSI-1-103).

I have reviewed all engineered drawings and truss layout(s). I have compared these drawings to my approved site drawings and confirm compatibility. Dimensions, overhangs, pitches, vault locations, heel heights, wind load, snow load and truss profiles are all correct. There is adequate access for a combination tractor trailer to get to the jobsite for delivery. I guarantee an open area 24' wide x 80' long within 15' of the structure. Clear of power lines, construction material i.e. (lumber, plywood) and other obstructions for truck setup. I approve these engineered truss drawings and truss layout for release to production. This quote subject to Builders FirstSource sales terms, no retainers allowed.

THIS QUOTE IS NULL AND VOID IF NOT AGREED TO WITHIN FIFTEEN DAYS AND NOT SHIPPED FROM 15 DAYS OF ACCEPTANCE, SUBJECT TO REPRICE TO CURRENT MARKET PRICING.

CRANE TIME POLICY
 SINGLE SET AND/OR ADDITIONAL CRANE TIME IS AVAILABLE @ \$300.00 PER HOUR AND MUST BE SCHEDULED IN ADVANCE.
 UNSCHEDULED CRANE TIME IS SUBJECT TO AVAILABILITY AND WILL BE CHARGED @ 500.00 PER HOUR,
 BFS TRUSS RESERVES THE RIGHTS TO GROUND DROP PRODUCT DUE TO UNSAFE OR IMPRACTICAL JOBSITE CONDITIONS.

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Hughes ENT Truss Quote
 \$2,100 Tax LOT PRICE

FOB: Direct ship to Sitka job site

ETA: TBD

EXP: 3/14/25

Pls review for accuracy

Thank you!
 Adam 747-1610



