



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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SITKA HISTORIC PRESERVATION COMMISSION

Regular Monthly Meeting

Harrigan Centennial Hall

October 8, 2025 6:15 p.m.

FINAL MINUTES

I. CALL TO ORDER & ROLL CALL

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

Excused: Nicole Fiorino

Staff: Ariadne Will, Kim Davis, Amy Ainslie

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

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

II. APPROVAL OF AGENDA

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

III. CONSIDERATION OF MINUTES

a. Approve the September 10, 2025 meeting minutes

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

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

IV. PERSONS TO BE HEARD

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

None.

V. STAFF LIAISON'S REPORT

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

VI. REPORTS & CORRESPONDENCE

None.

VII. UNFINISHED BUSINESS

None.

VIII. NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No motion made.

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

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

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

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

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

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

IX. SET NEXT MEETING DATE(S):

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

X. PERSONS TO BE HEARD

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

XI. ADJOURNMENT

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