



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

December 04, 2024 at 5:00 PM

Downtown Library Conference Room/Zoom Webinar

Updated 12/4/2024 by Municipal Clerk's Office with corrected Zoom Information

<https://juneau.zoom.us/j/88663806521> Webinar ID: 886 6380 6521

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w Kwaán and T'aaku Kwáan as the original owners and inhabitants of the City & Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 2024.11.06

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

2. HDDR: 455 S. Franklin

3. Letter to HRC

H. STAFF REPORTS

I. COMMITTEE MEMBER COMMENTS AND QUESTIONS

J. NEXT MEETING DATE - Date for January?

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.



HISTORIC RESOURCES ADVISORY COMMITTEE MEETING MINUTES

November 06, 2024 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

<https://juneau.zoom.us/j/84834509438?pwd=JSIaplbLdkIB3BJoHpRyqIDtSHyYEO.1>

or 1-669-900--6833 Webinar ID: 848 3450 9438 Passcode: 397841

A. CALL TO ORDER

Vice-Chair Lorenz called the meeting to order at 5:01 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w Kwaán and T'aaku Kwáan as the original owners and inhabitants of the City & Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. ROLL CALL

Committee Members Present: Dorene Lorenz, Shannon Crossley, Steve Winker, Jerrick Hope-Lang, Cherly Jebe, and Robyn Burner.

Committee Members Absent: Gary Gillette

CDD Staff Present: Forrest Courtney, Planner II

D. APPROVAL OF AGENDA

Ms. Burner motioned that the agenda be approved without amendment, Mr. Hope-Lang seconded the motion. Motion approved 6-0

E. APPROVAL OF MINUTES

1. 2024.10.02

Ms. Burner motioned that the 2024.10.02 meeting minutes be approved as submitted, Mr. Winker seconded the motion. Motion approved 6-0.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Adams updated the committee on his work to have Petersburg participate in the Certified Local Government program.

G. AGENDA TOPICS

2. Design Consultation: 123 Seward St.

Recorder Crossley recused herself from the committee's discussion so she could present the project submitted by Northwind Architecture, the architecture firm she works for.

Ms. Burner motioned to notify Northwind Architecture that the proposed design was acceptable and recommended that when the project is reviewed again during a Historic District Design Review, the contractor provide a narrative describing how the project conforms to Downtown Historic District Design Standards and Guidelines, Mr. Hope-Land seconded the motion. Motion approved 5-0.

3. Letter to HRC

The discussion was tabled for the 2024.12.04 meeting when Chair Gillette will be present.

4. DMO: AJ Steam Plant

Mr. Courtney presented pictures of the AJ Steam Plant, which is slated for demolition.

H. STAFF REPORTS

Mr. Courtney gave the committee an update on preservation activities undertaken by the U.S. Forest Service in the Southeast.

5. Legislative Capital Priorities

Mr. Courtney shared the letter Chair Gillette submitted on HRAC's behalf concerning the Legislative Capital Priorities list.

6. Proclamation of Apology

Mr. Courtney shared the Proclamation of Apology presented by the City and Borough of Juneau to the Douglas Indian Association.

I. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Mr. Hope-Lang gave a presentation on his ongoing work in Sitka and notified the committee of a benefit concern he would be hosting on January 31st, 2025. He requested assistance from committee members once he had planned the event even further.

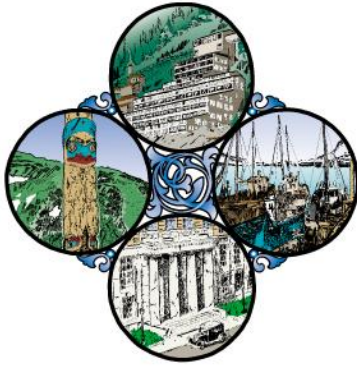
J. NEXT MEETING DATE

7. 2024.12.04

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT – Vice-Chair Lorenz adjourned the meeting at 5:37 PM.

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**City and Borough of Juneau, Alaska
Historic Resources Advisory Committee**

March 12, 2024

Re: Historic Property Review - 225 Franklin Street

Dear Ms. Gizinski,

Thank you for bringing the project to our committee. Thank you for providing technical drawings and conceptual renderings to help us quickly see the design intentions.

The building is considered “non-contributing,” which means it has been modified enough from its original characteristics that the guidelines allow more flexibility in design modifications. That said, we strongly encourage any historic elements be preserved if possible. From our conversation, it appears that is your intent, especially at the upper levels.

You explained the ground level floor well, and gave historic photos for context which was greatly appreciated. The intent to remove the somewhat awkward column to the north holding the canopy up we agreed felt more historic and brings the building back closer to what it originally would have looked like.

The ground level operable wall was the one item our committee did not see as meeting historic district guidelines or intent. Chapter 7 of the guidelines is the most applicable and helpful for direction. Page 46 around point 7.9 shows helpful elevations of design intent. We felt the fully operable doors with glass going to the sidewalk did not meet the basic form of the historic district, where kick plates would have been very common. The guidelines appreciate large use of glass storefront windows, and we encourage visibility as much as possible at the ground level. That said, we would encourage a double door within a storefront façade rather than a full operable wall. Please let us know if there is any concern with this direction. Historically these doors have swung outward within an inset doorway, however, that can be left up to interpretation with non-contributing alterations so long as egress code is met.

We appreciate your use of colors that were historically on the building, and leaving much of the upper level façade as it was. Thank you for presenting to the committee and don’t hesitate to reach out if you have any questions.

Sincerely,

Zane Jones AIA,
HRAC Chair

DIAMONDS INTERNATIONAL TENANT IMPROVEMENTS

Juneau, AK



PARTICIPANTS

CLIENT:
ALMOD DIAMONDS LTD
12 E 49TH ST FL #38
NEW YORK, NY 10014
646.420.8201

ARCHITECT / CIVIL ENGINEER:
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
907.225.7917

SHEET INDEX

GENERAL

G100	Cover Sheet
G101	Abbreviations & Symbols

ARCHITECTURAL

A001	Notes & Wall Types
A100	Demolition Plans
A200	Main Floor Plan
A201	Reflected Ceiling Plan
A400	Elevations
A500	Wall Sections
A501	Wall Sections
A502	Wall Sections

STRUCTURAL

S100	Structural Notes
S200	Structural Plans

LOCATION MAP



ZONING REVIEW

CITY AND BOROUGH OF JUNEAU TITLE 49 REVIEW

LEGAL DESCRIPTION: 7 A ADDITION BL 3 LT 6A

ZONING: MU - MIXED USE

LOT SIZE: 2634
COVERAGE: NONE
BUILDING GROSS AREA: NO CHANGE
BUILDING HEIGHT: NO CHANGE
SETBACKS: NONE
PARKING: NO CHANGE

CODE REVIEW

PROJECT LOCATION:
455 South Franklin Street

IBC 2012 REVIEW

I. TYPE OF CONSTRUCTION (Chapter 6)
V-B
SPRINKLED - YES

II. USE & OCCUPANCY CLASSIFICATION (Chapter 3)
R-2 (Existing)
B (Existing)

III. OCCUPANCY SEPARATIONS (Table 508.4)
Maintain Min 1-hr Separation Between R & B Occupancies

IV. BUILDING AREA (Table 503) (No Change)
THE WORK AREA IS ALREADY CONSIDERED PART OF THE GROSS BUILDING AREA PER IBC 2012 CHAPTER 2 DEFINITION OF "AREA, BUILDING" SINCE THERE EXISTS A HORIZONTAL PROJECTION OF THE FLOORS ABOVE.

V. BUILDING HEIGHT (Table 503) (No Change)

VI. OCCUPANT LOAD (Table 1004.1.2)			
RETAIL (EXISTING)	1305 GROSS SF		
RETAIL (PROPOSED)	22 GROSS SF		
TOTAL RETAIL	1327 GROSS SF / 30	44.2	
OFFICE (EXISTING)	143 GROSS SF / 100	1.5	
MECHANICAL (EXISTING)	143 GROSS SF / 300	.5	
TOTAL OCCUPANT LOAD		47	

Section G, Item 2.

REVISIONS:

Diamonds International
Juneau Retail Store Entry Remodel

STATUS:

PERMIT
DOCUMENTS

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 11.25.24
PROJECT #: 242309

R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7917
www.ketchikanengineer.com



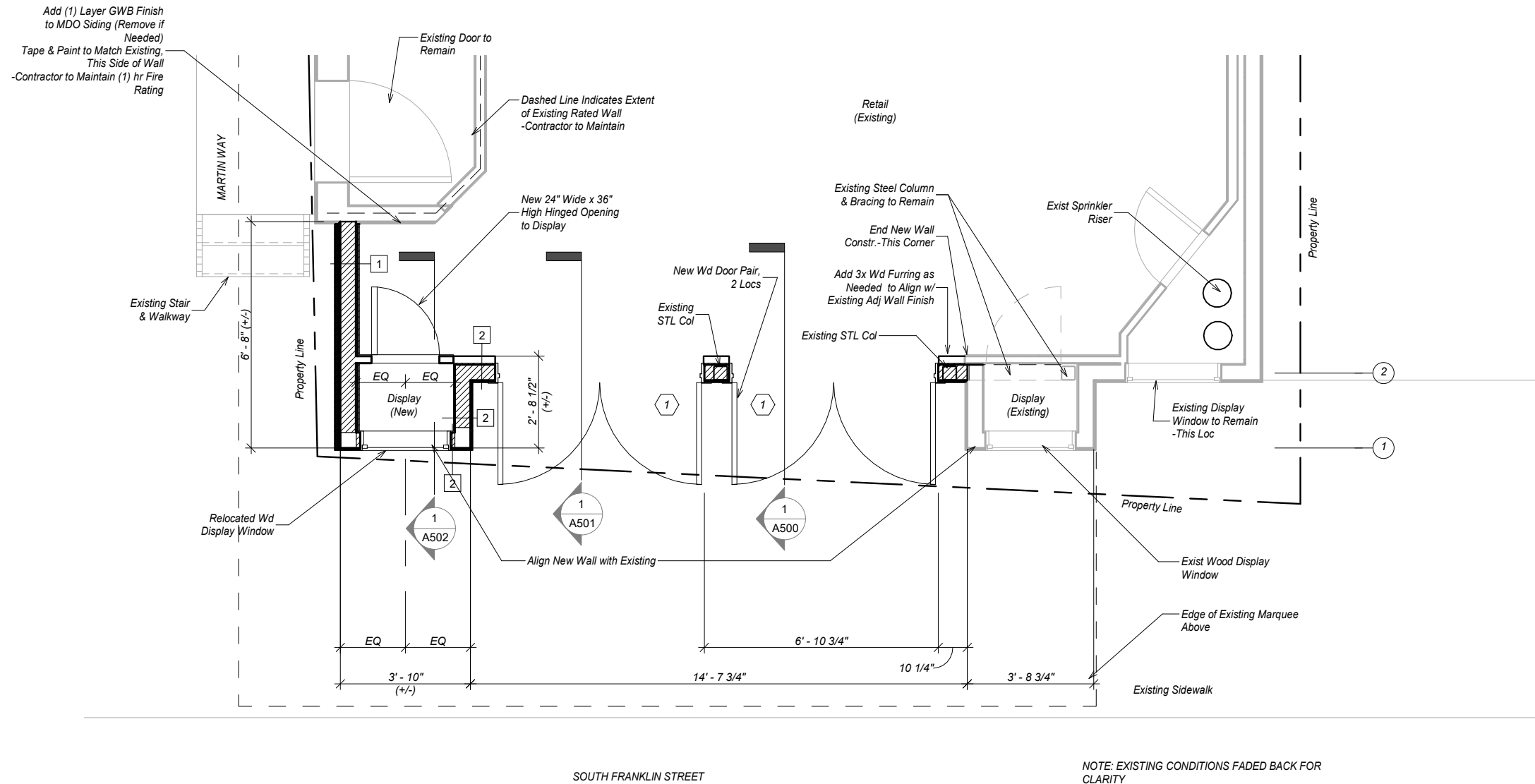
SHEET DESCRIPTION:
Cover Sheet

G100

SHEET:

01 of 13

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SOUTH FRANKLIN STREET

NOTE: EXISTING CONDITIONS FADED BACK FOR CLARITY

1 Floor Plan
1/4" = 1'-0"

Section G, Item 2.

REVISIONS:

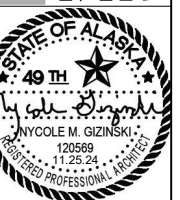
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SHEET DESCRIPTION:

Main Floor Plan

A200

SHEET:

05 of 13

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REVISIONS:									
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Diamonds International
Juneau Retail Store Entry Remodel

STATUS:
PERMIT
DOCUMENTS

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 11.25.24
PROJECT #: 242309

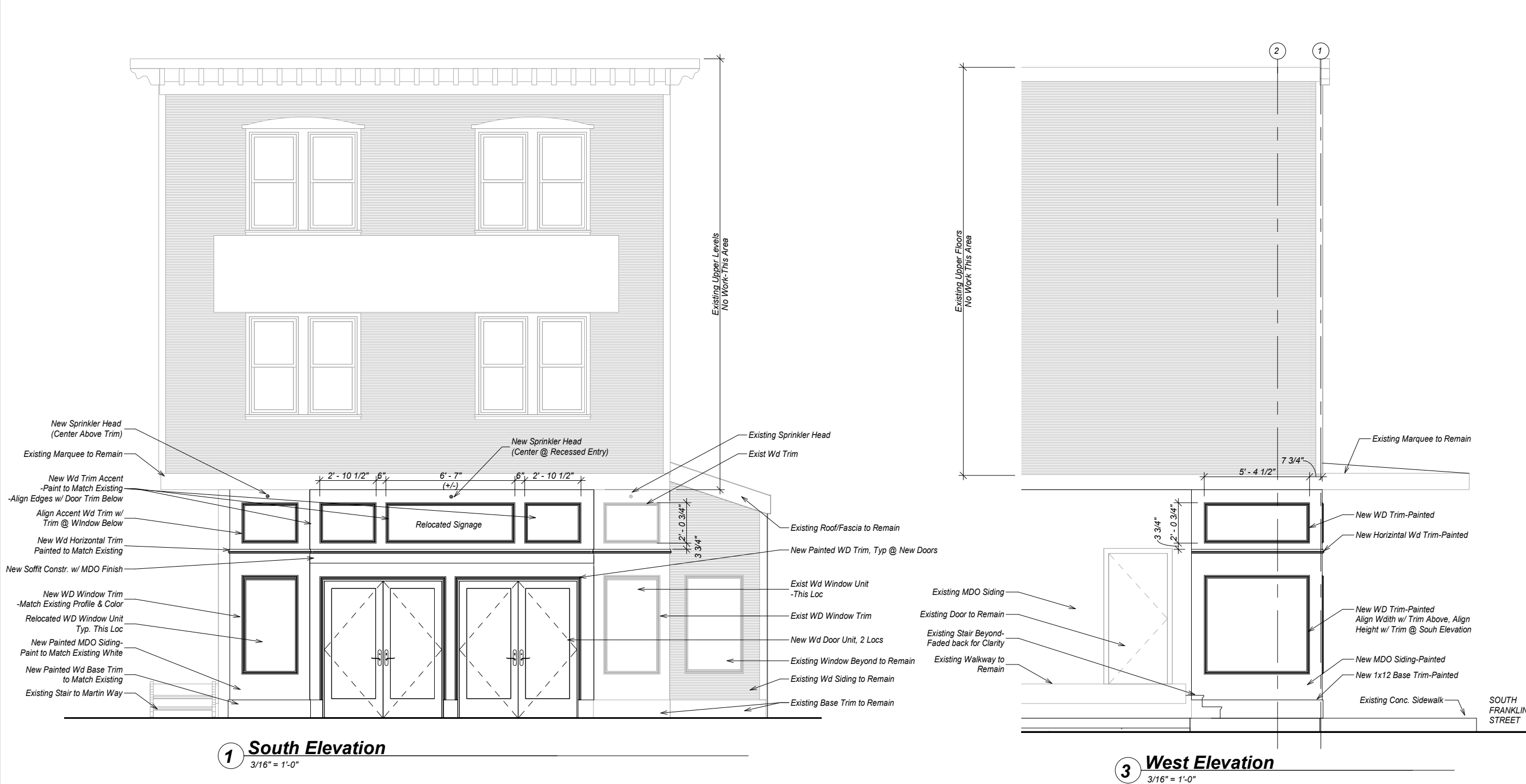
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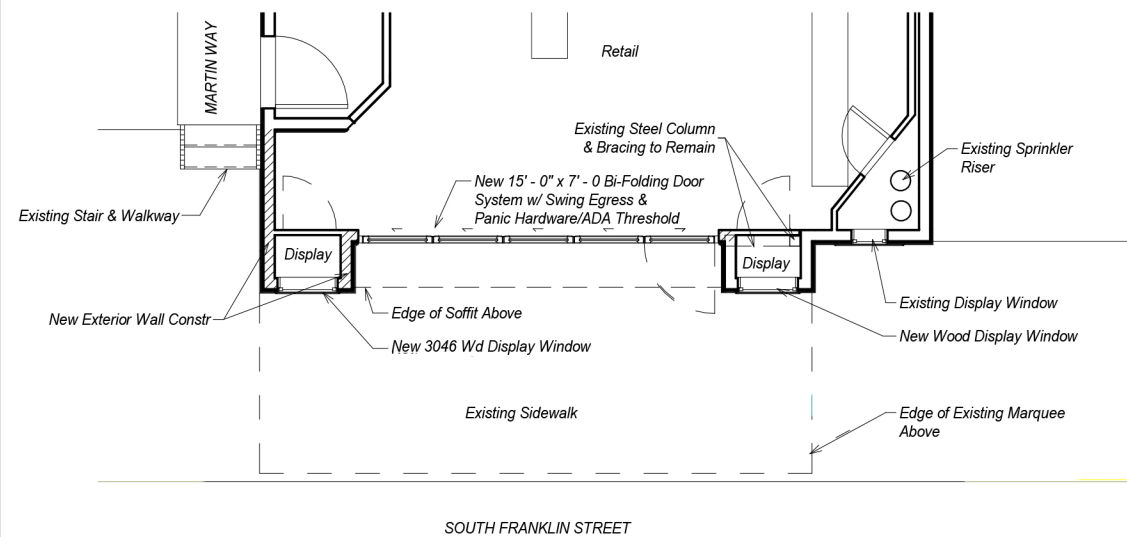


SHEET DESCRIPTION:
Elevations

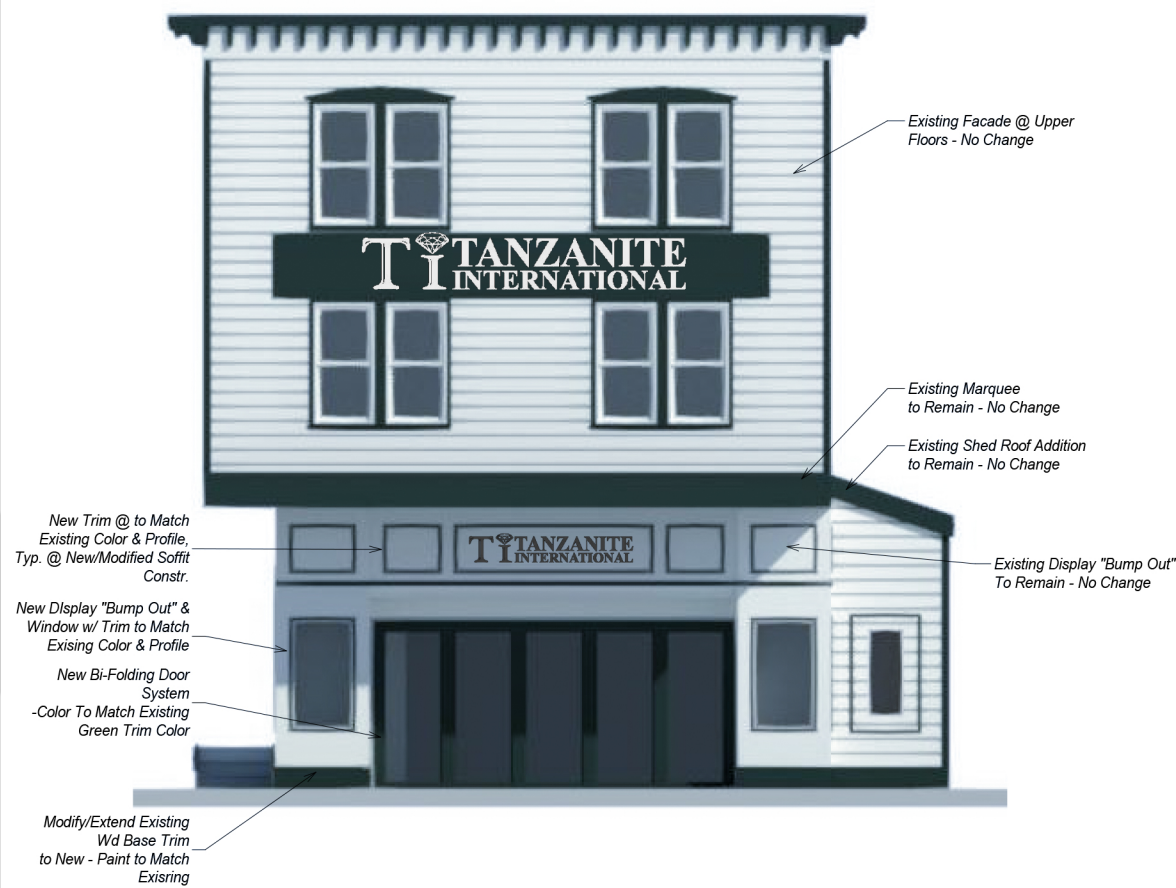
A400

SHEET:
07 of 13





1 Floor Plan
1/8" = 1'-0"



2 Facade Elevation
1/2" = 1'-0"

OPTION 1 - Owner Preferred



Existing Conditions



Proposed Render

Section G, Item 2.

REVISIONS:

Diamonds International
Juneau Retail Store Entry Remodel

STATUS:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 2.23.24
PROJECT #: Project Number

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SHEET DESCRIPTION:
Main Floor Plan

A200

SHEET:

06 of xx

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2024 HRAC Goals:

Apply for CLG Grant projects

Promote Façade improvement grant program

Upper floor loans for historic structures

Send a liaison to the main street organization (linked to the downtown business association).

Work with the sustainability commission on promoting historic preservation through maintaining existing structures instead of new construction

Nominate the Juneau Townsite district to the National Register of Historic Places

Historic shoreline

Amend the historic district guidelines to recognize native Alaskan style in the downtown historic district