



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

October 05, 2022 at 5:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/84798221897> or 1-719-359-4580 Webinar ID: 847 9822 1897

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

1. Public Comment

251 S. Franklin Facade Repair & Paint

F. AGENDA TOPICS

2. Historic Preservation Development & Pre-development

3. Preserve Alaska

G. NEW BUSINESS

H. UNFINISHED BUSINESS

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

J. NEXT MEETING DATE

4. Regular Meeting - November 2, 2022

K. 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.org.



(907) 586-0715
 CDD_Admin@juneau.org
www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

October 3, 2022

MEMO

From: Beth McKibben, Planner, AICP

To: Historic Resources Advisory Committee

RE: 251 S. Franklin Street – Filipino Hall

Edric Carrillo, President of Filipino Community, Inc. contacted CDD because they are planning to repair and repaint the front facing stucco of the building. Attached to this memo is a project narrative and photographs of the building, and areas in need of repair. There are no plans to change the paint scheme. Specific paint colors have not been provided at the time of the writing of this memorandum. Because the building is in the Historic District work on the façade and paint color choices are reviewed by HRAC.

04 CBJAC 080.240 - Preserve.

Protect wood siding and other wood surfaces with a painted finish.

Historic materials, architectural details and window and door openings contribute to the character of a structure and are referred to as character-defining features. They are often closely associated with specific architectural styles. These features shall be preserved when feasible; their continued maintenance is the best preservation method.

3.1 Preserve significant stylistic and architectural features.

- Canopies, storefront windows, cornices and decorative concrete castings are examples of architectural features that should not be removed or altered.
- The best preservation procedure is to maintain historic features from the outset so that intervention is not required. Employ preventive measures such as rust removal, caulking, limited paint removal and reapplication of paint. These should not harm the historic materials.
- Maintain key character-defining features.
- Do not remove or alter architectural details that are in good condition or that can be repaired.

3.2 Avoid adding elements or details that were not part of the original building.

- For example, details such as decorative millwork from a Late Victorian style should not be added to an Art Deco building.

3.3 Protect architectural details from moisture accumulation that may cause damage.

- Regularly check details that have surfaces which can hold moisture for long periods of time. This is especially important along cornices and parapets.

3.4 Maintain original siding materials.

- Using any material, either synthetic or conventional, to cover historic material is inappropriate. Doing so would obscure the original character and change the dimensions of walls, which are particularly noticeable around door and window openings. The extra layer also could hide or cause further decay.
- If a property already has a non-historic building material covering the original, it is inappropriate to add another layer of new material, which would further obscure the original. Removing the covering is recommended.

3.5 Preserve original materials that show signs of wear rather than replace them when feasible.

- All materials weather over time and a scarred finish does not represent an inferior material, but simply reflects the history and age of the building, and should be accepted as a part of the character of a historic resource.

04 CBJAC 080.250 - Repair.

In some cases, original architectural details may be deteriorated. Horizontal surfaces and windowsills are likely to show the most deterioration because they are more exposed to weather. When deterioration occurs, repair the material and any other related problems. Replacing a feature is inappropriate, when it can be repaired instead.

3.6 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.

- Repair only those features that are deteriorated, and avoid the removal of damaged materials that can be repaired.
- Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair and special masonry repair components also may be used.
- Patch, piece-in, splice, consolidate or otherwise upgrade existing materials using recognized preservation methods.
- Protect features adjacent to the area being worked on.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint or stain.

3.7 Plan repainting carefully.

- Always prepare a good substrate. Remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible, prior to painting.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

3.8 When disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials.

- When disassembly of a historic feature is required during restoration document its location so it may be repositioned accurately. Always devise methods of replacing disassembled details in their original configuration.

3.9 Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish.

- When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
- Perform a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or loss of character.
- Harsh cleaning methods, such as sandblasting, can damage the historic materials, changing their appearance. Such procedures are inappropriate and should be avoided.
- If cleaning is appropriate, a low pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.

04 CBJAC 080.290 Paint.

Buildings that were clad with lap siding were usually painted to protect the wood. Several concrete structures have been painted as well. When performing regular painting maintenance, applying traditional color schemes is appropriate. The following guidelines apply to paint on historic buildings.

4.6 Always prepare a good substrate for painting.

- Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible.

4.7 Use compatible paints and only remove underlying paint layers where necessary.

- Some latex paints will not bond well to earlier oil-based paints without a primer coat.
- Note that an early paint layer may be lead-based, in which case, special procedures are required for its treatment.

4.8 Using the historic color scheme is appropriate. If the historic scheme is not known, then an interpretation of schemes on similar historic buildings is appropriate.

- A single color scheme shall be used for the entire exterior so upper and lower floors and subordinate masses of a building are seen as components of a single structure.

- Generally, one muted color is used as a background, which unifies the composition.
- One or two other colors are usually used for accent, to highlight details and trim.

Request for restorative maintenance/repairs

Filipino Community, Inc.
251 South Franklin Street, Juneau, Alaska 99801
Juneau Alaska 99801

1) Brief description of the proposed project

The Filipino Community Inc. Building's front facade is in critical need of repair to address weathering and external damage. The building's façade consists of a background of off-white stucco with a concrete and external plaster blue trim (Fig 1); most of the visible damage consists of separation of stucco from the wall and some separation of plaster from concrete (Fig 2 & 3). One area of particular concern is the separation of the stucco leading to a large opening to the sub-wall (Fig 2A), which opens the wall to further water/moisture intrusion and a potential to compromise the structural integrity of the facade. In this project, we propose to inspect, remove and replace damaged stucco to avoid further damage and to preserve the historical look of the building. We have selected JMS Friendly Islands Construction (<https://www.jmsfconstruction.com/>) to perform inspection and repairs. JMS was selected based on their previous experience with the Filipino Community Building's external stucco, and experience on other buildings with stucco/masonry in Juneau, including the historic MacKinnon Apartments Building (Franklin & 3rd).

2) Does the project include any alterations to the building (doors/windows etc.) or the footprint of the building? IF so please describe.

The project will only perform repairs to areas of the façade affected by the separation of stucco from the main wall and plaster from concrete; there will be no changes made to the visible appearance and materials used for structural repairs and patching. The Filipino Community will work closely with the Contractor to follow existing guidelines, including the selection of material(s) (stucco), cleaning/preparation of affected areas for repair, and the method and appearance of the patchwork.

3) How does the project meet the applicable design guidelines. If it does not meet the guidelines please explain why

The project meets existing Design Guidelines for Design Guidelines for Rehabilitation of Historic Properties (chapter 3) and Guidelines for Historic Building Materials (chapter 4) as follows (chapter sub-guidelines in parentheses):

- a. Justification: The proposed repairs to the façade is a preventative measure to preserve the structural and historical integrity and style of the building **(3.1)**, and specifically, it will mitigate against moisture accumulation and further damage **(3.3)**.
- b. Materials: Repairs will be made using a newer type of stucco that is visually indistinguishable yet more resistant to weathering in patching damaged areas of stucco, maintaining original historical appearance and structural design **(3.4-3.6)**. An added benefit to the newer stucco is in the time for curing, which can occur within 3-4 days (as opposed to >1-2 weeks).
- c. Planning: The Filipino Community will work closely with the Contractor to have a plan to assure careful preparation of the damaged areas, and use of compatible materials (masonry) and paints **(3.7, 4.6-4.20)**. The contractor has had previous experience in working on historical buildings, and is very familiar with the guidelines.

4) Is the project a restoration or replacement

This project is restoration, as it focuses on repairing and preserving the existing structure.

5) Will the project change placement of outdoor mechanical equipment? Please list materials to be used, colors - include manufacture's data when available.

- a. Outdoor mechanical equipment: No change in placement of any outdoor equipment.
- b. Materials used:
 - i. Cleaning materials and methods **(4.18-4.20)** – inspection and light removal of loose material/stucco, with very limited light washing with water (possibly light detergent for masonry/stucco).
 - ii. Repair materials and methods **(4.8-4.14)**: the stucco/masonry applied will be visually indistinguishable from the original material, with the exception that the new material will be of a higher quality (resistance to weathering, faster curing time).
 - iii. Colors: same colors as the existing structure (off-white stucco with blue trim) **(4.8)**
 - iv. Equipment: a lift for working on the 2nd floor, possibly plastic for covering the façade to protect from wind and rain.



Figure 1. Filipino Community, Inc. Building: left (A) and right (B) sides.

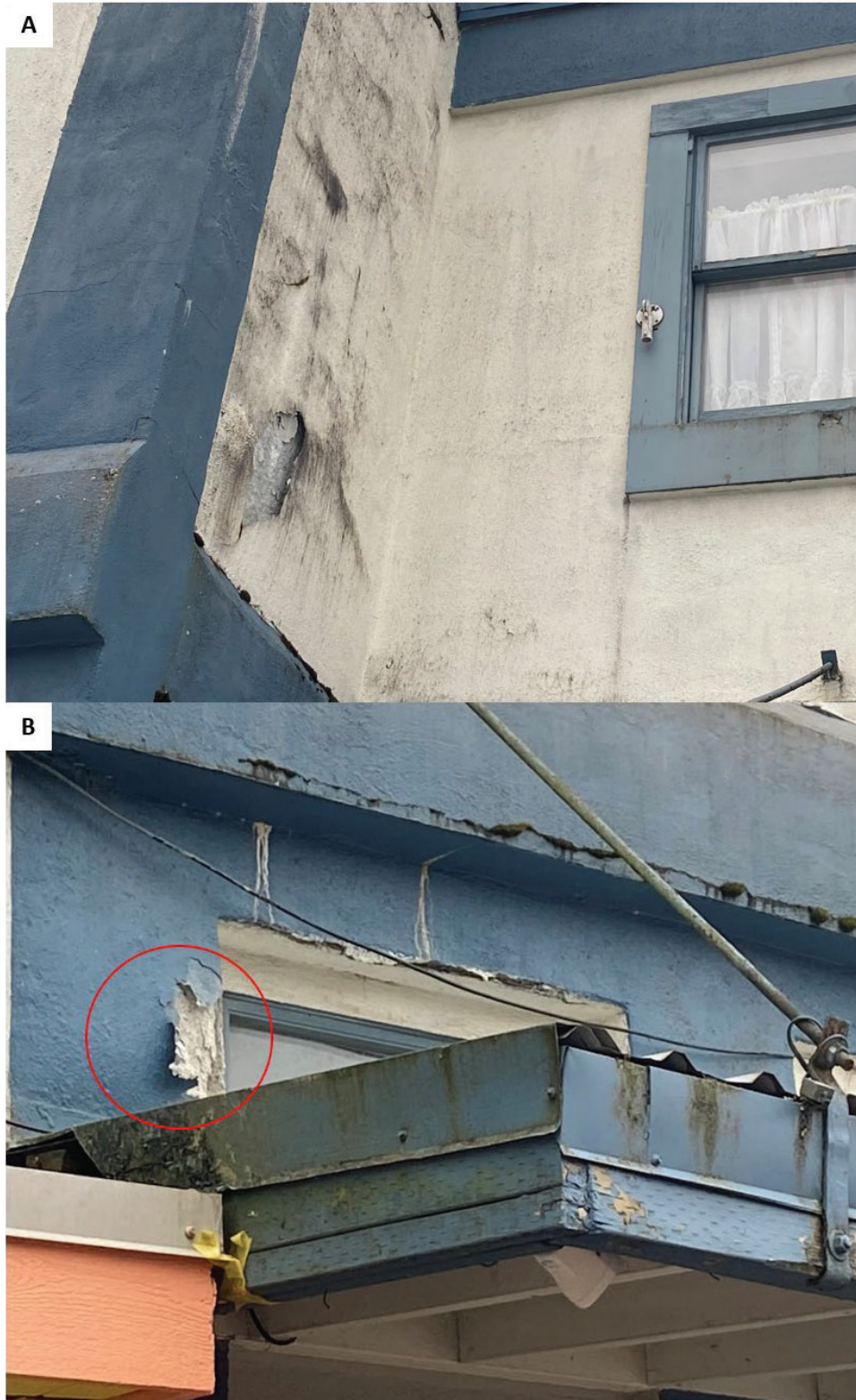


Figure 2. Filipino Community Building: (A) left side 2nd floor, showing separation of stucco from the main wall; (B) left side 1st floor, separation of external plaster (red circle) from the concrete wall/support.

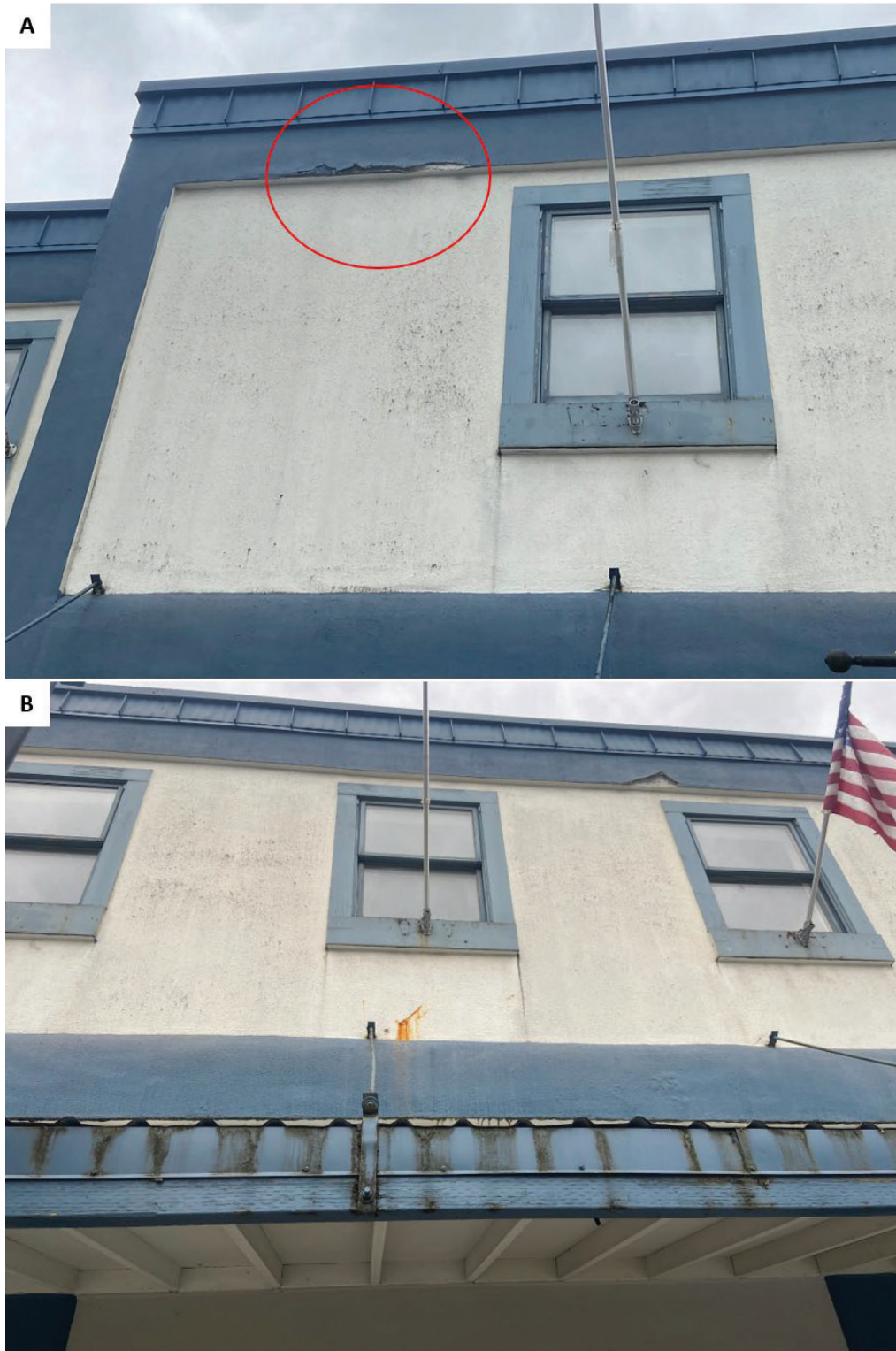


Figure 3. (A) 2nd floor, right side, upper concrete support with failing plaster (red circle), (B) same area but to the left of Fig3A showing the similar separation of plaster from the concrete.



September 19, 2022

RE: Historic Preservation Development & Pre-Dev Grant Applications

DATE EXTENDED TO OCTOBER 10, 2022

To Whom it May Concern:

The Office of History & Archaeology is accepting grant applications for *historic preservation development* and *pre-development* projects in Alaska. All projects would need to be completed by December 15, 2023.

The Historic Preservation Fund (HPF) grant program provides 50 percent matching assistance for the cost of a development or pre-development project. The maximum federal share for this reimbursable grant program is \$50,000. Development grants are for rehabilitation of Alaska buildings and structures listed in the National Register of Historic Places, individually or as contributing properties to a historic district. Pre-development grants are for Alaska buildings and structures on or eligible for the National Register.

The Office of History & Archaeology anticipates \$200,000 will be available to award to eligible projects. Pre-development requests are limited to \$3,500 minimum and \$15,000 maximum in matching assistance. Development requests have a \$10,000 minimum and \$50,000 maximum in matching assistance.

The application deadline is 4:00 p.m. on Monday, October 10, 2022. The application package is available online at <http://dnr.alaska.gov/parks/oha/index.htm>.

If you have any questions about eligible projects or would like to discuss project ideas, please contact Maria Lewis at maria.lewis@alaska.gov or by telephone at 907-269-8717.

Sincerely,

A handwritten signature in blue ink that reads "Judith E. Bittner".

Judith E. Bittner
State Historic Preservation Officer



September 19, 2022

RE: Preserve Alaska Grant Application

DATE EXTENDED TO OCTOBER 10, 2022

To Whom it May Concern:

Alaska has a rich history preserved in archaeological sites, cemeteries, chapels, redoubts, roadhouses, fish camps, trails, villages, log homes, mining buildings, military bases, theaters, general stores, schools, courthouses, canneries, airstrips, and much more. These cultural and historic properties educate the public, protect the history therein, and are often interpreted as historical or cultural destinations that attract tourists and other visitors to their respective communities.

The Office of History and Archaeology is launching a new reimbursable grant program designed to encourage Alaskan communities to identify, interpret, or designate special places that 1) convey important aspects of their unique heritage and 2) contribute to local tourism. Preserve Alaska Grants aim to encourage historic preservation at the local level by supporting heritage/cultural tourism programs and other preservation efforts that use historic assets to stimulate economic vitality and community revitalization.

To be considered for funding, all heritage tourism projects must relate to a historic property, such as a building, structure, object, site, or district. Encouraged eligible projects include, but are not limited to, heritage tourism walking tour signage, national register nominations, and local heritage/cultural tourism preservation plans. This grant aims to help Alaska communities build the elements of a heritage tourism program and preserve the places that matter to them.

Individuals, small businesses, nonprofits, local governments, state agencies, or Tribes are eligible to apply. All projects would need to be completed by December 15, 2023. The state grant program provides 50 percent reimbursement for the cost of the grant projects with documented match expenses or eligible in-kind services. Grants will be accepted in the following categories:

- Survey, Inventory
- Planning
- Historic Contexts & National Register Nominations
- Historic Preservation Education and Interpretive Materials

The Office of History & Archaeology anticipates \$200,000 will be available to award to eligible projects. Grants can range from a minimum of \$4,000 and a maximum of \$40,000 State share. A 50/50 match is required for these reimbursable grants.

The application deadline is 4:00 p.m. on Monday, October 10, 2022. The application package is available online at <http://dnr.alaska.gov/parks/oha/index.htm>.

If you have any questions about eligible projects or would like to discuss project ideas, please contact Maria Lewis at maria.lewis@alaska.gov or by telephone at 907-269-8717.

Sincerely,



Judith E. Bittner
State Historic Preservation Officer

To learn more about Heritage Tourism, visit:

[Heritage Tourism | Advisory Council on Historic Preservation \(achp.gov\)](http://achp.gov)

[What is Heritage Tourism? \(culturalheritagetourism.org\)](http://culturalheritagetourism.org)

[Alaska Vacations & Travel Advice from Trusted Alaskans | ALASKA.ORG](http://ALASKA.ORG)

[Research \(alaskatia.org\)](http://alaskatia.org)

[Official Alaska Vacation Information | Travel Alaska](#)