



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

June 4, 2025 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

<https://juneau.zoom.us/j/83850456186> Meeting ID: 838 5045 6186 Passcode: 686356

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 2025.04.02 HRAC Meeting Minutes - DRAFT

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

2. Ordinance 2025-16 HRAC New Charge
3. 2023 HRAC Annual Report
4. DOT Loop Rd Intersection 106 Findings CBJ HRAC 5.6.2025
5. Sign Permit for Food Court
6. 2024 HRAC Annual Report (draft)

H. STAFF REPORTS

I. COMMITTEE MEMBER COMMENTS

J. NEXT MEETING DATE

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, e-mail: city.clerk@juneau.gov.



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda

April 2, 2025 at 5:00pm
Downtown Library Large Meeting Room
MEETING MINUTES

A. CALL TO ORDER

Chair Gillette called the meeting to order at 5:04 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w Kwaan and T'aaku Kwaan 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: Gary Gillette, Dorene Lorenz, Cheryl Jebe, and Steve Winker.
Committee members present via zoom: Shannon Crossley
Committee members absent: Jerrick Hope-Lang, Robin Brenner
Staff present: Scott Ciambor, CDD Planning Manager
Members of the public present: Tom Dawson, Kirby Day, Carl Uchytíl

D. APPROVAL OF AGENDA

Chair Gillette motioned that the agenda be approved. Ms. Lorenz seconded the motion. Motion approved. 6-0 .

E. APPROVAL OF MINUTES

1. March 12, 2025 minutes, Vice-Chair Lorenz motioned to be approved with unanimous consent.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

G. AGENDA TOPICS

2. New Business:

1. Lone Sailor Statue- Pioneers of Alaska are spearheading the Lone Sailor project and asking for a recommendation from HRAC to the Assembly about whether or not we have any feedback and recommend the statue placement move forward. The statue will honor those Americans who enlist in sea service. Vice Chair Lorenz made a motion to accept the proposal and the motion passed with 5-0 consent.



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2. ADOT Review Loop Road Intersection- HRAC reviewed the DOT plans on intersection work and refrained from providing any comments on the preliminary Area of Potential Effects and the identification efforts.

3. Old Business:

1. Response from HRAC to HRC on proposed changes to the HRAC charter. Review the letter to the Assembly and review how the CLG was set up originally making the Assembly the Historic District Commission with an advisory committee of professionals. Technically, all of the issues that go before HRAC should go before the Assembly, as intended. The board is comprised of professionals that meet the requirements, so the Assembly does not need to meet those to retain the CLG status. If we remove the clause that allows HRAC to advise the Assembly, the Assembly would need to respond to all agenda items that were handled by HRAC in the past. The letter to HRC is to inform the Assembly of these facts and advise them to keep the charter language as-is, to maintain the CLG status of Juneau.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE – May 7, 2025

J. ADJOURNMENT

Vice-Chair Lorenz motioned that the committee at 5:48 PM adjourn the April 2, 2025, HRAC meeting. Motion approved.

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.

Presented by: The Manager
Presented: 05/19/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-16

**An Ordinance Amending the City and Borough Code Relating to the
Historic Resources Advisory Committee.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 19.01.202, Definitions, is amended as follows:

19.01.202 Definitions.

Unless a different meaning is clearly intended, the following words and phrases shall have the meanings ascribed below whenever used in this title and shall supersede definitions of such words or phrases set forth in any technical code adopted under this title:

Historic building means a structure which has been placed on or nominated for placement on the National Register of Historic Places; a contributing property within a designated historic district which has been placed on or nominated for placement on the National Register of Historic Places; a contributing property within a designated historic district which has been recognized by the state or the City and Borough; a property which has been declared architecturally significant by City and Borough historic building surveys; a property which possesses characteristics of nationally or locally recognized historic styles of architecture as

1
2 determined by the historic district advisory committee; or a locally designated or recognized
3 historically significant structure.

4 ***

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6 **Section 3. Amendment of Section.** CBJC 49.10.410, Historic resources advisory
7 committee, is amended as follows.

8 **49.10.410 Historic resources advisory committee.**

- 9
10 (a) *Establishment.* There is established the Juneau historic resources advisory
11 committee.
- 12 (b) *Membership.* The committee shall consist of seven ~~nine~~ members appointed by the
13 assembly. Members shall be appointed for a term of three years. The assembly shall
14 invite applications for membership from archaeologists, historians, architects,
15 people knowledgeable in the customs and language of the Tlingit and Haida people,
16 and owners of locally recognized historic property, ~~people familiar with the~~
17 ~~operations and issues relating to the city museum, teachers,~~ and the general public.
- 18 (c) *Officers.* The committee shall select its own officers.
- 19 (d) *Meetings.* The committee shall meet on an as needed basis and at least four times
20 annually ~~monthly~~.
- 21 (e) *Staffing.* The community development ~~and library~~ departments ~~shall~~ may provide
22 ~~such~~ staff support ~~and assistance as to~~ the committee at the director's ~~may require~~
23 discretion to the extent that capacity allows ~~funds are available~~. Community
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1
2 development will maintain a system for HRAC for periodic and on-demand review
3 sessions, ensuring that reviews and recommendations are made promptly.

4
5 (f) Duties. HRAC is an advisory, as-need committee. The duties of the committee ~~shall~~
6 include:

- 7 (1) Reviewing and making recommendations about local projects that might
8 affect properties identified in the local historic preservation plan;
- 9 (2) Reviewing and developing nominations to the National Register of Historic
10 Places for properties within the City and Borough;
- 11 (3) Engage with property owners in the historic district, encourage participation
12 in preservation activities, facilitate educational opportunities, and provide
13 resources and guidance on best practices for maintaining historical integrity
- 14 (4) Provide an annual report to the Assembly on its activities, including updates
15 on the outreach to property owners in the historic district, preservation
16 education opportunities offered, nominations made to the National Register
17 of Historic Places, and projects reviewed.

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20 ~~(3)~~(5) Cooperating and consulting with the assembly, the historic district
21 commission, the community development department and the state historic
22 commission on matters concerning historical districts and historic,
23 prehistoric and archaeological preservation in the City and Borough;
- 24
25 ~~(4)~~ Reviewing and making recommendations about the collections, exhibitions,
educational programs, long range plans, and other pertinent activities of the
Juneau-Douglas City Museum;

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2 **Section 5. Amendment of Section.** CBJC 69.10.025, Repair and rehabilitation
3 exemption qualification, is amended as follows:

4 **69.10.025 Repair and rehabilitation exemption qualification.**

5 (a) An exemption under subsection 69.10.020(6) or subsection 69.10.020(8) shall be in an
6 amount equal to the value of qualifying work as defined and computed in accordance
7 with this section. The exemptions shall be granted only if an application for the
8 exemption is filed with the building official prior to final completion of the work
9 permitted by an applicable building permit and the building official certifies that the
10 work has been completed in accordance with applicable building codes. Applications for
11 an exemption under subsection 69.10.020(6) shall be reviewed by the community
12 development ~~department~~ director for determination as to whether the property is
13 "historic property" as defined in subsection 69.10.005. The decision of the community
14 development ~~department~~ director may be appealed to the planning commission. ~~The~~
15 ~~commission shall refer the matter to the historic district advisory committee for review~~
16 ~~and a recommendation before hearing the appeal.~~

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20 **Section 6. Repeal of Resolution.** Resolution Serial No. 1195, a resolution repealing
21 and reenacting Resolution Serial No. 527 relating to the establishment of the Juneau Historic
22 District Advisory Committee and the designation of the Assembly as the Juneau Historic
23 District Commission, is repealed in its entirety and the Committee is dissolved.

24 **Section 6. Effective Date.** This ordinance shall be effective 30 days after its
25 adoption.

Adopted this _____ day of _____, 2025.

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Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



CBJ HISTORIC RESOURCES ADVISORY COMMITTEE

ANNUAL REPORT

2023

PREPARED BY THE CITY & BOROUGH OF JUNEAU HISTORIC RESOURCES ADVISORY COMMITTEE



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Subject: Historic Resources Advisory Committee – 2023 Annual Report

Honorable Mayor Weldon and Assembly Members,

Historic preservation is an important element of a community's character, identity, and viability. Juneau, for many years, has been a leader in historic preservation efforts throughout Alaska. As the State Capital, it is appropriate for Juneau to be a model for the rest of the state for responsible preservation of its historic and cultural resources.

The summer season of 2023 saw Juneau's cruise ship arrivals exceed pre-pandemic levels with nearly 1.7 million cruise ship passengers arriving in the port. Many of these passengers spend time walking through Juneau's Downtown Historic District and adjacent neighborhoods, often frequenting local shops, restaurants, and attractions.

Members of the Historic Resources Advisory Committee are a diverse group of citizen volunteers appointed by the Assembly who recognize the value of historic preservation for the community. The committee takes its advisory role seriously in reviewing historic preservation activities and issues. Members work to support historic preservation to the best of their ability and in the best interests of the community.

The Historic Resources Advisory Committee is pleased to present its Annual Report for 2023.

Respectively,

Juneau Historic Resources Advisory Committee

INTRODUCTION

The history of a community contributes to its personality. Preserving the historic and cultural resources of a place retains a community’s unique character. Historic preservation provides a link to the roots of the community and its people by preserving and protecting buildings, structures, objects, landscapes, or other artifacts of historical significance. Historic preservation provides a direct connection to a community’s past communicates the past to future generations.

Historic preservation provides economic development opportunities by promoting heritage tourism; creating jobs through rehabilitation and adaptive reuse of historic buildings; and enhancing neighborhood character thereby maintaining property values.

Preservation helps promote sustainability through adaptive reuse of existing buildings therefore reducing consumption of resources and materials; creating less waste for our landfills; and consuming less energy than demolishing and rebuilding new buildings. Carl Elefante, Architect, sums up this philosophy: “The greenest building is the one that’s already built.”

Overall, historic preservation adds to the quality of life making for a more livable community.

HISTORIC RESOURCES ADVISORY COMMITTEE (HRAC)

HRAC is an Assembly appointed citizen committee established in the Land Use Ordinance (Title 49.10.410) and entrusted with the following duties:

- Reviewing and making recommendations about local projects that might affect properties identified in the local Historic Preservation Plan.
- Reviewing and developing nominations to the National Register of Historic Places for properties within CBJ.
- Cooperating and consulting with the Assembly, the Historic District Commission, the Community Development Department, and the State Historic Commission on matters concerning historical districts and historic, prehistoric, and archaeological preservation in the City and Borough.
- Reviewing and making recommendations about the collections, exhibitions, education programs, long-range plans, and other pertinent activities of the Juneau-Douglas City Museum.
- Performing other actions which are necessary and proper to carry out the above duties.

In 2023, HRAC was comprised of the following members along with their area of interest or expertise as sought by the Assembly:

- Chair: Zane Jones – Architect
- Vice Chair: Shannon Crossley – Architectural Historian
- Recorder: Shauna McMahon – Owner of Historic Property (term ended June 30, 2023)
- Recorder: Eric Moots – General Public (term began July 10, 2023)
- Member: Don Harris – Owner of Historic Property and Familiar with the Operations and Issues of the Juneau-Douglas City Museum
- Member: Gary Gillette – Historical Architect
- Member: Sarah Hieb – General Public (term ended June 30, 2023)
- Member: Olivia Lihou – Educator (term ended June 30, 2023)
- Member: Dorene Lorenz – General Public
- Member: Chuck Smythe - Knowledgeable of Customs and Language of the Tlingit and Haida people

CBJ Community Development Department (CDD) provides liaison staff to HRAC. In 2023 there were some changes to staffing at CDD resulting in the following staff members who attended the meetings at various times of the year: Beth McKibben, Planner; Scott Ciambor, Planning Manager; and Forrest Courtney, Planner.

Beth Weigel, Director and Cory Woodall, Curator, provide liaison staff on behalf of the Juneau-Douglas City Museum (JDCM).

HRAC is scheduled to meet on the first Wednesday of every month except July. In 2023 some meetings were unable to be held due to lack of quorum resulting from personal schedule conflicts and two vacant member seats for the last half of the year. One meeting was cancelled and another rescheduled to make up for meetings with lack of quorum. HRAC member attendance record is attached at the end of the report at Appendix A. Meeting agendas and minutes are attached at the end of this report at Appendix B.

JUNEAU’S HISTORIC PRESERVATION PLANS

The City and Borough of Juneau has two areawide plans that support preservation of the community’s historic resources:

- Chapter 16 of the Comprehensive Plan adopted in 2013 has the following policies regarding historic preservation:
 - Policy 16.1. To identify, preserve and protect Juneau’s diverse historic and cultural resources, and to promote historic preservation and accurately represent Juneau’s unique heritage through publications, outreach, and heritage tourism.
 - Policy 16.2. To identify historic resources within the CBJ and to take appropriate measures to document and preserve these resources.
 - Policy 16.3. To increase public awareness of the value and importance of Juneau’s archaeological and historic resources, and to educate, encourage, and assist the public in preserving heritage and recognizing the value of historic preservation.
 - Policy 16.4. To preserve and protect the unique culture of Juneau’s native peoples, including buildings, sites, artifacts, totems, traditions, lifestyles, languages, and histories.
 - Policy 16.5. To promote responsible heritage tourism that accurately represents Juneau’s unique history, while protecting the resources from overuse or harm.
- The City and Borough of Juneau’s Historic and Cultural Preservation Plan was adopted in 2020 to further the policies of the Comprehensive Plan regarding historic preservation.
- The *Draft* Blueprint Downtown Plan, currently under public review, recognizes the value of historic preservation, stating:

“Juneau’s unique history and heritage is an asset worthy of investment. These assets attract tourists, shoppers, businesses, and residents. Over the years, many historic buildings have been lost, making those that remain even more important if downtown is to keep a link to its past. Designated historic landmarks and the centrally located Downtown Historic District are invaluable cultural resources that can contribute substantially to downtown’s economic vitality and identity.”

LOCAL PRESERVATION ORDINANCES

CBJ’s Land Use Code provides direction for historic preservation activities as follows:

- Title 49.10.410 - Establishes the Historic Resources Advisory Committee
- Title 49.75.220 - Authorizes the Planning Commission to enact historic district design review standards.
- Chapter 04 CBJAC 080.080 - Sets forth the Downtown Historic District Design Standards.
- No new preservation ordinances were adopted in 2023.

THE STATE OF JUNEAU’S HISTORIC RESOURCES

Juneau possesses a wealth of historic resources. It is in the best interest of the community to identify and preserve these artifacts, structures, and sites, which contribute to the historic and cultural diversity of the community. Current documentation lists over 500 buildings that were built before or during the first quarter of the 20th century. Significant numbers of additional sites, structures, and landscapes, await documentation. These resources are part of the community’s heritage, and their identification and preservation are paramount in maintaining the community’s sense of place in the 21st century.

- In 2023 the historic Elks Hall at 109 N. Franklin Street was demolished by its private owner. The building was built in 1908. In 1913 the first Legislature of the Territory of Alaska met in the building. The first bill passed was to give women the right to vote.
- In 2022 CBJ obtained historic Telephone Hill from the state legislature. The site contains several historic residential properties. As part of the land exchange the CBJ agreed to perform an analysis of the historic properties prior to completing plans for use of the site. As the city does not have a specific analysis process, the federal Section 106 process was identified as the model for CBJ’s effort. The city contracted with consultants to perform the work to analyze the historic properties. The consultant began work in mid-2022. As of the end of 2023 no materials regarding the historic property analysis had been received by HRAC for review and comment.
- Beginning in January 2023 and throughout the year HRAC heard much public testimony regarding the state of planning and historic property analysis of the Telephone Hill site. Those testifying at the meetings were in favor of preserving the historic buildings and landscape of Telephone Hill.
- The issue of on-going deterioration of historic cemeteries in Douglas was discussed by HRAC in 2023. For many years various groups have proposed that the city obtain ownership and maintain the cemeteries as is done at Evergreen Cemetery in Juneau. HRAC recommended a letter be sent to the Assembly in support of resolving ownership issues and providing maintenance for the historic Douglas cemeteries. The letter had not been completed by the end of 2023.

SURVEY AND INVENTORY ACTIVITIES

In 2023 the CBJ Community Development Department, with consultant NorthWind Architects, completed Phase 2 of the update to the 1988 Juneau Townsite Historic Survey and Inventory. The project involved researching the history of buildings 50 years or older and documenting the

exterior architecture with descriptive narratives and photographs. With Phase 2 complete, a third phase was anticipated to nominate the Juneau Townsite to the National Register of Historic Places.

PRESERVATION PROJECT REVIEWS

Downtown Historic District Project Reviews:

- 259 S. Franklin Street. The building was constructed in the 1990s and is not a contributing property to the National Register Historic District. The proposed activity was to revise the entry way, update horizontal siding, replace windows, and make changes to the canopy. The project was reviewed and found compatible with the design guidelines for new construction of a non-contributing building.

Section 106 of the National Historic Preservation Act Reviews:

- There were no Section 106 project reviews brought to HRAC in 2023.

NATIONAL REGISTER OF HISTORIC PLACES

At the conclusion of the Juneau Townsite Survey and Inventory it was intended to apply for a Certified Local Government (CLG) matching grant to nominate the Juneau Townsite to the National Register of Historic Places. However, CDD Staff informed HRAC it would not be able to provide grant application or administration or other participation for the nomination process. Typically, CDD Staff time is used as part of CBJ's match for such grants.

HRAC did not propose nor review any new nominations to the National Register of Historic Places in 2023.

PRESERVATION EDUCATION AND OUTREACH

The Juneau-Douglas City Museum (JDCM) received a "Telling the Full History" Grant from the National Trust for Historic Preservation (National Trust) that was planned to relate the story of the burning of Aanáx Yaa Andagan Yé (Douglas Indian Village) in the 1960s. JDCM was unable to complete the project thus the grant was adjusted to include alternate work. With National Trust approval the funding was used to support the following projects:

- "For Our Children: Chilkat Weaving in the Lineage of Clarissa Rizal and Jennie Thlunaut" exhibition at JDCM.
- The "Mga Kuwento: Filipinos in Juneau" exhibition at JDCM and podcast.
- Interpretive signage for the "First Halibut Hook" kootéeyaa (totem pole) that stands in front of JDCM (formerly known as the "Four Story Totem Pole"). Dr. Emily Moore presented information at a program hosted by JDCM at Sealaska Heritage Institute's Clan House on new information regarding the carved totem by John Wallace. Her research revealed Wallace's interpretation as recorded by researcher Viola Garfield in her 1984 notes "Totem Pole Restoration Project." For the past 60 years the interpretation of the "Four Story Totem Pole" provided by Keithan was four Haida stories, however, Garfield's notes listed the figures on the pole and revealed the story was inspired by a Lingít ixt' (shaman) named Sa'wan who created and developed the Lingít style halibut hook. JDCM worked with Wallace's grandson, Lee Wallace, to rename the kootéeyaa "Sa'wan and the First Halibut Hook" which is reflected in the new interpretive signage. The kootéeyaa was carved as a

CCC project around 1940 in Hydaburg by Wallace and was later brought to Juneau in 1963 and mounted at 6th and Seward and then remounted in its present location in front of JDCM in 1993.

- Another kootéeyaa in the museum's care and collection receiving new interpretative signage includes the Wooshkeetaan kootéeyaa carved by Nathan Jackson and now located in the State Office Building.
- The third pole to receive new interpretive signage is the Harnessing the Atom kootéeyaa carved by Amos Wallace and located on the Calhoun Street side of JDCM.

JDCM also provided information to the City Manager that indicated the ballfields at Savikko Park in Douglas were once named for Lingít ballplayer Jimmy Manning.

JDCM requested that Parks and Recreation remove limbs hanging over the 5-Stamp Mill in Douglas at the start of the Treadwell Trail. This work was completed. At the request of the Treadwell Society, JDCM is also seeking to undertake other preservation measures for the Treadwell 5-Stamp Mill.

In 2023, the Juneau Douglas City Museum offered historical presentations, walking tours, lectures, and exhibits as contained in the following table.

Program Type	Total # Of Programs	Total # of Attendees	NOTES
Education Tours	20	453	UAS & JSD students Homeschool Discovery preschool Pioneer Home residents Statewide teacher groups Statewide high school students Tlingit Haida language immersion Travel Juneau staff & Volunteers
Events & Workshops	16	2159	First Friday Artist Workshops Travel Fair
Walking Tours	251	1834	Alaska Capitol Building Tours (197) Historic Downtown Juneau Tours (40) Treadwell Tours (2) True Crime Tours (3) Evergreen Cemetery Tour (3) Geology Tour (4) Capitol Tour for New Legislators (2)
Other Programs	6	390	Walter Soboleff Day Elizabeth Peratrovich Day & Scavenger Hunt Poetry Reading Group Solo Artist Talks Month of Play
TOTALS	293	4836	

APPENDIX A

HRAC Meeting Attendance Record

JUNEAU HISTORIC RESOURCES ADVISORY COMMITTEE - ATTENDANCE RECORD

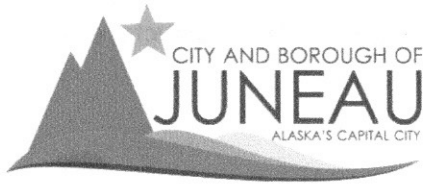
January 2023 - December 2023

Name	Member Type	January	February	March	April (?)	May	June	August (?)	September	October	November	December	Total Possible Meetings	Total Meetings Attended *	Notes
Zane Jones	Chair	X	X	X		X	CXL			X	X	X	10	7	
Shannon Crossley	Vice Chair	X	X	X		X	CXL		X		X	X	10	7	
Shauna McMahon	Recorder	X	X	X		X	CXL		NA	NA	NA	NA	5	4	Term Ended 6/30/23
Eric Moots	Recorder	NA	NA	NA		NA	CXL			X	X		5	2	Term Began 7/10/23
Sarah Hieb	Member	X	X			X	CXL		NA	NA	NA	NA	5	3	Term Ended 6/30/23
Don Harris	Member	X	X	X		X	CXL		X	X	X	X	10	8	
Gary Gillette	Member	X	X	X		X	CXL		X		X	X	10	7	
Olivia Lihou	Member						CXL		NA	NA	NA	NA	5	0	Term Ended 6/30/23
Dorene Lorenz	Member		X			X	CXL		X	X	X	X	10	6	
Chuck Smythe	Member		X	X		X	CXL		X	X	X	X	10	7	
Vacant	Member						CXL								Term Filled in 2024
Vacant	Member						CXL								Term Filled in 2024

X = Present at Meeting
 CXL = Meeting Cancelled
 NA = Not a Member
 ? = No Meeting Minutes
 * = Per Meetings with Minutes

APPENDIX B

HRAC Meeting Agendas and Minutes



Historic Resources Advisory Committee

January 4, 2023 at 5:00 PM

DRAFT MINUTES

I. Call to Order

- a. Chair Jones called the meeting to order at 5:30 PM.

II. Roll Call

- a. Committee members present: Zane Jones, Shauna McMahon, Sarah Hieb, Shannon Crossley, Gary Gillette, Don Harris
- b. Committee members absent: Olivia Lihou, Dorene Lorenz, Chuck Smythe
- c. Staff present: Beth McKibben, Planner, Cory Woodall Juneau City Museum
- d. Members of the public present: Laurie Craig, Joshua Adams, Tony Tengs, John Ingalls, Fred Triem, Skip Gray, Michael Tripp

III. Approval of Agenda

- a. Motion Gillette/Second Harris to approve the agenda.
Motion passed by consensus.

IV. Approval of Minutes

- a. September 13, 2022
- b. October 5, 2022
- c. December 3, 2022

Motion Hieb/Second Gillette to approve the September 13, October 5 and December 3, 2022 minutes with corrections as noted.

Motion passed by consensus.

V. Public Participation

- a. Telephone Hill – Skip Gray provided a letter and drone photos of the Telephone Hill neighborhood. He expressed concern that the transfer of the properties from the State of Alaska to the City may endanger the historic resources of the neighborhood. He suggested the 1984 Historic Structure Survey and Inventory for the Telephone Hill Historic District be posted on the HRAC web page. It was noted that this study is on the HRAC webpage and that staff would provide the link to Mr. Gray.

Gray suggested an update to the Survey. It was noted that is identified in the 2020 Historic and Cultural Preservation Plan and the HRAC 2023 Work Plan.

There was discussion about nominating the Telephone Hill Historic District as federally recognized historic district. He requested that HRAC invite the Friends of Telephone Hill to a future meeting to present a history of the area. He also suggested the HRAC make a formal recommendation to the Assembly supporting the preservation of the neighborhood.

- b. Joshua Adams, Tony Tengs, John Ingalls and Fred Triem supported Mr. Gray's presentation and expressed an interest in preserving the historic structures in that historic district.

VI. Agenda Topics

- a. Approval of HRAC Work Plan

There was a general discussion of the work plan presented.

Motion McMahon/Second Gillette to approve the 2023 Work Plan as presented.

Motion passed by consensus.

- b. CLG Grant Award

A copy of the award letter was provided in the packet. No action by the HRAC is needed at this time.

- c. Design Review – 259 S. Franklin Street

Shannon Crossley recused herself as a member of HRAC.

Ms. Crossley gave a presentation of the proposed renovations at 259 S. Franklin Street. The building was built in the 90' and is not a contributing building. Proposed renovations include a revised recessed single entry way, updated horizontal siding, windows and canopy.

Mr. Tripp, the building owner explained the reasons for the renovations and the time line for the work.

HRAC reviewed the Downtown Historic District Guidelines for new construction, which also applies to non-contributing buildings and found the proposal consistent with the guidelines and an overall improvement to the current exterior.

Motion Gillette/Second McMahon HRAC finds the proposed exterior renovations to be consistent with the Downtown Historic District Guidelines and recommends approval.

Motion passed with unanimous consent.

Ms. Crossley rejoined the Committee.

VII. Committee/Liaison Comments & Questions

HRAC asked staff to invite Gina Morris with the DBA to the February meeting to begin discussions for community outreach and education.

HRAC asked staff to invite Maria Lewis with Alaska State Historic Preservation Office - Office of History & Archaeology to the February meeting to discuss grant opportunities.

VIII. Adjournment

- a. Motion McMahon/Second Harris to adjourn the meeting at 6:16 PM.

**Historic Resources Advisory Committee
Work Plan
2023**

Background:

The Historic Resources Advisory Committee (HRAC) is made up of nine members, appointed by the Assembly for three year terms. The HRAC is comprised of the following: archaeologists, historians, architects, people knowledgeable in the customs and language of the Tlingit and Haida People, owners of locally recognized historic property, people familiar with the operations and issues relating to the city museum, teachers, and the general public. The Committee was established in 1987 to meet the requirements of the Certified Local Government program established by the National Historic Preservation Act.

Duties:

The duties of the HRAC, as established in CBJ 49.10.410, are:

- Reviewing and making recommendations about local projects that might affect properties identified in the local historic preservation plan;
- Reviewing and developing nominations to the National Register of Historic Places for properties within the City and Borough;
- Cooperating and consulting with the assembly, the historic district commission, the community development department and the state historic commission on matters concerning historical districts and historic, prehistoric and archaeological preservation in the City and Borough;
- Reviewing and making recommendations about the collections, exhibitions, educational programs, long range plans, and other pertinent activities of the Juneau-Douglas City Museum;
- Cooperating and consulting with the library department on matters concerning the Juneau-Douglas City Museum; and
- Performing other actions which are necessary and proper to carry out the above duties.

2020 Historic & Cultural Preservation Plan:

The Historic and Cultural Preservation Plan is meant to guide efforts to preserve and protect the valuable historic and cultural resources of the Juneau community. The Plan is intended to encourage, and development activities to be sensitive to historic preservation and cultural resource values. The Plan establishes goals and actions that the community has determined to be important. The Plan defines policies that will serve as a roadmap for future activities, with an eye toward achieving the preservation goals.

The Plan recommends that work continue to document, protect, and preserve, significant historic and cultural resources, with CBJ providing a leadership role in this effort.

Areas of Focus

The HRAC annually establishes a work plan. The HRAC established the following three focus areas for the upcoming year: Historic Preservation, Education and Outreach and Training for HRAC and staff.

**Historic Resources Advisory Committee
Work Plan
2023**

Historic Preservation –

1. Complete Juneau Townsite Survey and Inventory Phase 2
2. Apply for funding and complete an historic survey and inventory for a new neighborhood that has not been surveyed.
3. Update Telephone Hill Historic District Survey and Inventory.
4. Seek federal nomination for Casey-Shattuck neighborhood and Juneau Townsite (after completion of Phase 2 inventory).

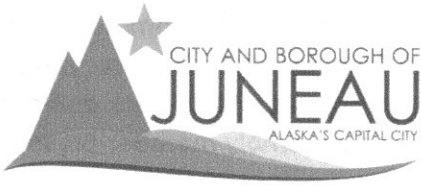
Education and Outreach –

1. Identify partners and develop relationships for community outreach to increase awareness of historic resources to owners/managers of property in historic neighborhoods and the general public.
2. Complete and use application forms/process for Historic District Design Review.

Training -

1. Seek/obtain grant funding to send two HRAC members and one staff member to the National Alliance of Preservation Commissions (NAPC) Forum 2024.
2. Seek/obtain grant funding to send an HRAC member and a staff member to the annual Main Street conference in 2023.

Adopted by motion at the January 4, 2023 regular meeting.



Historic Resources Advisory Committee
February 1, 2023 at 5:00 PM
MINUTES

I. Call to Order

- a. Chair Jones called the meeting to order at 5:00 PM.

II. Roll Call

- a. Committee members present: Zane Jones, Shauna McMahon, Sarah Hieb, Shannon Crossley, Gary Gillette, Don Harris, Dorene Lorenz, Chuck Smythe
- b. Committee members absent: Olivia Lihou
- c. Staff present: Beth McKibben, Planner, Cory Woodall Juneau City Museum
- d. Members of the public present: Laurie Craig, Skip Gray, Shoshana Seligman, Gina Morris

III. Approval of Agenda

- a. Motion Gillette/Second Harris to approve the agenda.
Motion passed by consensus.

IV. Approval of Minutes

- a. January 4, 2022
Motion Hieb/Second Gillette to approve the January 4, 2022 minutes with corrections as noted.
Motion passed by consensus.

V. Public Participation

- a. Laurie Craig told HRAC about a series of articles she will be writing for the Juneau Empire about various historic properties in downtown Juneau.
- b. Telephone Hill – Skip Gray provided copies of the 1984 Telephone Hill Historic Structures Survey and Inventory and some historic photographs of the neighborhood. He encouraged HRAC to undertake a new (updated) survey and inventory for this area.

It was noted that is identified in the 2020 Historic and Cultural Preservation Plan and the HRAC 2023 Work Plan.

Shoshana Seligman is a resident of Telephone Hill. She noted that this neighborhood is not included in the walking tour that the City Museum offers and suggested that it be included.

McMahon mentioned that CBJ had received grants for historic interpretive signs in the past and it might be appropriate for Telephone Hill.

VI. Agenda Topics

- a. Community Education and Outreach
McKibben introduced Gina Morris. Morris works for JEDC and part of her job is to support the Downtown Business Association (DBA) and implement the Main Street USA program. She provided an overview of the Main Street USA program. Main Street

came to Juneau several years ago and produced a report with recommendations for downtown revitalization. Juneau is Alaska's only Main Street USA community. Main Street was established as a program of the Nation Trust for Historic Preservation. The mission of the program is help communities bring economic vitality back downtown while celebrating their historic character. Morris and Assembly member Bryson will be attending the Main Street USA conference in March.

Morris shared a few projects that DBA/Main Street have worked on since she started in the fall. One was the success of the December 2022 Gallery Walk, and better coordination of the winter lighting program. She also shared the upcoming event "Pawlentine" celebrating Valentine's day with our best dog friends downtown.

McKibben explained that because of the historic preservation component of Main Street it makes sense for HRAC to partner with DBA for education and outreach about historic resources and processes.

Morris looks forward to working with HRAC and CBJ on downtown preservation and revitalization.

No action by the HRAC is needed at this time.

VII. Committee/Liaison Comments & Questions

Smythe asked about the land acknowledgment included in the new agenda format.

McKibben explained the agenda and minutes format had to change in order for the materials to be read by an e-reader to support those with low vision. It seemed timely and appropriate to include a land acknowledgement in HRAC's regular meetings. This was discussed at the planning retreat in January. She explained she had reviewed land acknowledgments used by the Assembly and other boards/committees and borrowed from them.

Smythe provided an informational handout produced by Sealaska Heritage (SHI) about land acknowledgments which includes suggested language. He encouraged the committee to revise the land acknowledgement to more closely align with the recommendations of SHI.

There was discussion about the purpose of a land acknowledgement and what should or should not be included.

Motion Crossley/Second Lorenz to have staff provide a revised land acknowledgement for the HRAC to consider at the next meeting.

Motion passed by consensus.

VIII. Adjournment

a. Motion Smythe/Second Crossley to adjourn the meeting at 6:16 PM.



Historic Resources Advisory Committee
March 8, 2023 at 5:00 PM
DRAFT MINUTES

- I. Call to Order
 - a. Chair Jones called the meeting to order at 5:02 PM.
- II. Roll Call
 - a. Committee members present: Zane Jones, Shauna McMahon, Shannon Crossley, Gary Gillette, Don Harris, Chuck Smythe
 - b. Committee members absent: Dorene Lorenz, Sarah Hieb
 - c. Staff present: Beth McKibben, Planner, Cory Woodall Juneau City Museum
 - d. Members of the public present: Laurie Craig
- III. Approval of Agenda
 - a. Motion Gillette/Second Harris to approve the agenda.
Motion passed by consensus.
- IV. Approval of Minutes
 - a. February 1, 2023
Motion Gillette/Second Harris to approve the February 1, 2023 minutes with corrections as noted.
Motion passed by consensus.
- V. Public Participation
 - a. None.
- VI. Agenda Topics
 - a. Draft 2022 Annual Report.
McKibben explained that as a Certified Local Government CBJ must submit an annual report to the state by April 1 of each year. The committee is also required to submit an annual report to the Assembly Human Resources Committee each year, usually in June. Historically the same report has been submitted to both the state and Assembly. She also said Ms. Woodall has a correction to the city museum section.

Woodall said the correction is the date for the burning of the Douglas Indian Village.

Smythe asked Ms. Woodall some questions about the project. Woodall explained some of the changes to the project from what was originally envisioned. She also said she is leaving the City Museum at the end of April.

Smythe recommended the paragraph be revised to reflect that the First Alaskans will not be funding the project.

Gillette reminded the committee the report is about what happened in 2022.

It was agreed that Ms. Woodall would work with the Museum Director to revise the language and provide that to McKibben for incorporation into the report.

Motion Smythe/Second Gillette to approve with corrections.
Motion passed by consensus.

b. Land Acknowledgement Review

McKibben reviewed the option in the packet and the one in the email that was sent to the committee the day before. The land acknowledgment is optional but seems appropriate for the committee because of the work they do. A land acknowledgement was developed and at the February meeting the committee asked staff to review and provide some option to review after hearing concerns from Smythe.

The committee reviewed the options, one that is on the HRAC website, one staff created using examples from Sealaska Heritage Institute, and one provided by Gillette.

After discussion the committee agreed to use the land acknowledgement proposed by staff with the deletion of the first sentence.

Motion Smythe/Second Gillette to use the following as the HRAC 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.

Motion passed by consensus.

VII. Committee/Liaison Comments & Questions

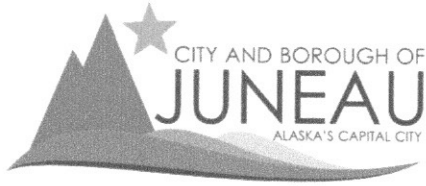
There was discussion about how ownership is allocated to burial sites and whether we as a community care if BLM has "ownership" of some burial sites in the CBJ.

McKibben said the process is started for the Assembly to accept and appropriate the CLG grant and once that is done she will get a contract to the consultant. She reminded the committee that moving forward we have to be careful with the schedule so that all work is completed and funds charged to the grant before the end of the grant.

Gillette asked if staff had an update on the Telephone Hill study. McKibben said she would check with the CBJ Lands Manager.

VIII. Adjournment

a. Motion Harris/Second Gillette to adjourn the meeting at 5:38 PM.



Historic Resources Advisory Committee
May 3, 2023 at 5:00 PM
DRAFT MINUTES

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

1. We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

- I. Committee members present: Zane Jones, Shauna McMahon, Sarah Hieb, Shannon Crossley, Gary Gillette, Don Harris, Dorene Lorenz, Chuck Smythe
- II. Committee members absent: Olivia Lihou
- III. Staff present: Scott Ciambor, Planning Manager, Cory Woodall Juneau City Museum
- IV. Members of the public present: Laurie Craig, Skip Gray, Shoshana Seligman, Gina Morris

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

1. Juneau Townsite Survey
 - o [QUAD MAP pt 2.pdf \(0.22 MB\)](#)

H. NEW BUSINESS

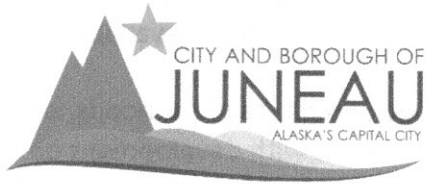
I. UNFINISHED BUSINESS

J. STAFF REPORTS

K. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

L. NEXT MEETING DATE

M. SUPPLEMENTAL MATERIALS



Historic Resources Advisory Committee
September 6, 2023 at 5:00 PM
DRAFT MINUTES

I. Call to Order

- a. Vice-Chair Crossley called the meeting to order at 5:08 PM.

II. Roll Call

- a. Committee members present: Dorene Lorenz, Chuck Smythe, Shannon Crossley, Gary Gillette, Don Harris
- b. Committee members absent: Zane Jones, Eric Moot, Shauna McMahon
- c. Staff present: Scott Ciambor, Planning Manager
- d. Members of the public present: Laurie Craig

III. Approval of Agenda

- a. Motion Chuck/Second Dorene to approve the agenda.
Motion passed by consensus.

IV. Approval of Minutes

- a. None

V. Public Participation

- a. None

VI. Agenda Topics

- a. Juneau Townsite Historic Building Survey and Inventory

Shannon discusses the recent efforts on the historic survey and notes that it has been submitted to the CBJ for final edits. Real pleased with the document -- it got to over 400 pages with the combination of Phase I and II information. Shannon thanks HRAC for participating and for comments.

Scott provides the timeline for completing survey edits and for finalizing the CLG grant reporting. With final edit it looks like mid-September for posting and end of the month to close out grant. HRAC will be alerted when the document is posted.

Gary asks about timeline for next CLG grant and the potential for Phase III to work on getting into Historical Register. Scott to follow up with SHPO and send information to HRAC.

- b. Telephone Hill Update

Scott provides update on the Telephone Hill assessment. CBJ staff and First Forty Feet presented to the Assembly COW on August 28 to discuss timeline, community engagement, status of Section 106 interview, and times for other community engagement. Scott to send out link to the meeting with slide presentation.

Discussion on Section 106 especially local groups who should be contacted during Section 106 review. Scott to provide this information as it becomes available.

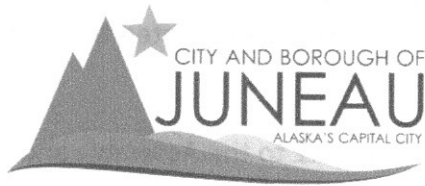
Chuck asked about CBJ guidelines for naming streets, roads, neighborhoods, etc. Is there a policy to include Tlingit names? It should be considered with development on Telephone Hill. Shannon suggests at least contact with Elders Scott to research CBJ policy and forward to HRAC.

VII. Committee/Liaison Comments & Questions

None.

VIII. Adjournment

- a. Meeting adjourned at 5:25 PM.



Historic Resources Advisory Committee

October 4, 2023, at 5:00 PM

DRAFT MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:09 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K'wáan and T'aaǰú K'wáan 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, Chuck Smythe, Don Harris, Eric Moots, Zane Jones

Committee members absent: Shannon Crossley, Gary Gillette,

Staff present: Forrest Courtney, CDD Planner, Scott Ciambor, Planning Manager

Members of the public present: Laurie Craig, Skip Gray, Maria Lewis (DNR), Maureen... , Paige Bridges

D.APPROVAL OF AGENDA

Eric motion, Dorene second. Approve by unanimous consent.

E.APPROVAL OF MINUTES

1. Minutes from the 9/7/23 Meeting

Add Eric Moots to attendance.

Minutes approved by unanimous consent.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Maureen discusses the Sitka Pioneer Home and if maintenance is paid for by the federal government. Discussion on Historic Tax Credit program and Telephone Hill Open House. More details expected out of Section 106 review with the current planning process.

G.AGENDA TOPICS

1. Juneau Townsite Building Survey and Inventory/ CLG Update

Staff Scott Ciambor updates the Committee on the final month of work on the Juneau Townsite Building Survey and Inventory including completion of the final document, uploading to the website, and sending a copy to the State of Alaska. Scott commends all involved for their work including Northwind Architects, HRAC, and CDD staff. Continued grant reporting to take place this month.

2. Naming Policy

Staff Scott Ciambor provided follow-up information requested about CBJ Naming policy. Included in the packet were some older ordinance and the CBJ Assembly 2022-23 Goals that noted this as a goal in section 4. No progress to date.

Discussion on a recent memo from the Alaska Native Sisterhood Troop #2 to the Assembly and Mayor in regard to the naming of Savikko Park and consideration of a name change.

Zane suggests a letter of support from the Commission.

Dorene makes a motion to do research and write a letter of support and discuss at the next meeting. Eric seconds. Unanimous consent. Eric volunteers to help with the effort.

3. Telephone Hill/ Status of 106 Review

Staff Scott Ciambor discusses the next step in the Telephone Hill planning efforts that include an upcoming Community Event at the Juneau Arts and Humanities Council Oct. 11.

4. Resolution 1244- Telephone Hill Cherry Grove Preservation

Scott noted that this resolution was sent to the Committee as an information item. The resolution was also forwarded to the Telephone Hill development team. Discussion on location, movement of the trees.

One comment was that there was a pear and other species on Telephone Hill as well. Scott said in a brief conversation with the Lands Manager that they were aware of the trees and that consideration of the trees was taken into account during the transit center development.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Dorene at AIA at historic tax credit program, talks free to the public. 1:15pm on Friday.

Zane mentions the keynote speaker is open to the public as well. Saturday evening Alaska Design Forum rate.

Chuck said that there is Tlingit name for the Savikko Park area. Anax̄ Yei Andagan Yé (“Place where the sun starts shining through”)

I. NEXT MEETING DATE- November 1, 2023

J. ADJOURNMENT

Dorene motion to adjourn. Eric, second. Meeting adjourned at 5:45pm.

ADA accommodation 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.



Historic Resources Advisory Committee
November 1, 2023 at 5:00 PM
DRAFT MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:02 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K̄wáan and T'aaḵú K̄wáan 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, Chuck Smythe, Don Harris, Eric Moots, Zane Jones, Shannon Crossley, Gary Gillette,

Committee members absent: None

Staff present: Forrest Courtney, CDD Planner, Scott Ciambor, Planning Manager, Beth Weigel CBJ City Museum

Members of the public present: Larry Gray, Josua Adams

D. APPROVAL OF AGENDA

Gary requests discussion item on Douglas cemeteries be added to agenda. Agenda approved with the addition, by unanimous consent.

E. APPROVAL OF MINUTES

1. Minutes from the 10/4/23 Meeting. Eric motion to approve, Dorene second. Approved by unanimous consent.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

2. CBJ Capital Legislative Priorities

Committee discussed FY2025 Legislative Capital Priorities.

Dorene motion for HRAC to write a letter with support for the Waterfront City Museum project and to suggest removing the \$2 million allocation slated for the Telephone Hill project until a Section 106 Review has been completed to ensure the review is completed at the outset of development, not afterwards.

3. HRAC letter – Savikko Park

Discussion on Savikko Park including past and current naming conventions. Some discussion in the community on renaming the ballfields for Jim Manning. Parks and Rec at the PRAC meetings will discuss how to name parks at next Tuesdays meeting. Hard for P&R to find names that fit throughout the community. Discussion about moving away from people names to neighborhood names.

Committee agreed to invite representatives from the Douglas Indian Association to HRAC to learn more about issues of naming in the area in and around Savikko Park to determine best way to support.

4. Skip Gray letter

Discussion on the Skip Gray letter and current Telephone Hill Redevelopment process.

Chair Zane Jones recuses himself from the discussion.

Vice-Chair Shannon Crossley leads discussion.

Discussion on status of 106 Review, concerns about public process already passed, bad information in regards to the 1984 District survey, and need to set the record straight for the public.

6:07pm HRAC at-ease.

6:15pm meeting continues.

Gary Gillette motion for Dorene to Chair the rest of the discussion on this topic.

Chuck seconds. Unanimous consent.

Committee to send a letter to the Assembly with their concern about misinformation in the Telephone Hill Redevelopment process and to encourage a press release or public outreach as a correction. Staff to work with acting Chair Dorene on the letter language.

Zane Jones returns to the Chair role.

5. Josua Adams – Alternatives to Urban Renewal in Downtown Juneau

Mr. Adams reviews the contents of his presentation. No questions.

6. Douglas Cemeteries

Discussion on the upkeep and efforts for continued maintenance of the Douglas cemeteries with the goal of CBJ maintenance through Parks & Recreations. Suggestion that HRAC to consider a letter to the Assembly. Dorene motion to draft a letter, Eric seconds. Unanimous consent.

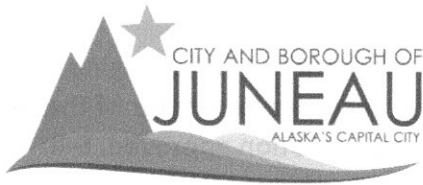
H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE- December 6, 2023

J. ADJOURNMENT

Eric motion to adjourn. Dorene, second. Meeting adjourned at 7:18pm.

ADA accommodation 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.



Historic Resources Advisory Committee
December 6, 2023 at 5:00 PM
DRAFT MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:06 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K̄wáan and T'aaḵú K̄wáan 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 in person: Dorene Lorenz, Don Harris, Zane Jones, Shannon Crossley, and Gary Gillette.

Committee members present via zoom: Chuck Smythe.

Committee members absent: Eric Moots

Staff present: Forrest Courtney, CDD Planner

Members of the public present: Laurie Craig, Tony Tengs, Skip Gray, Page Bridge, Morgan Dufseth, and Jerrick Hope-Lang.

D. APPROVAL OF AGENDA

Ms. Crossley motioned that the agenda be approved with no additions, Ms. Lorenz seconded the motion. Motion approved. 6-0.

E. APPROVAL OF MINUTES

1. Ms. Crossley motioned to approve the minutes from the November 1, 2023, HRAC meeting, Ms. Lorenze seconded the motion. Motion approved. 6-0.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

G. AGENDA TOPICS

2. Old Business:

1. Telephone Hill Letter

Chair Jones recused himself from the discussion. Vice Chair Crossley assumed the role of Chair for the agenda topic.

Mr. Gillette motioned that a subcommittee, comprised of Ms. Lorenze, Ms. Crossley, and Mr. Gillette, redraft the Telephone Hill letter based on comment and testimony, Ms. Lorenze seconded the motion. Motion approved. 6-0.

2. Douglas Cemeteries Letter
Chair Jones resumed his role as Chair.
Mr. Smythe motioned that in response to the Pioneer of Alaska Igloos #6 Letter; HRAC write a letter expressing CBJ consider becoming caretaker of the Douglas Cemeteries, Ms. Crossley seconded the motion. Motion approved. 6-0.
3. DIA Invitation Letter
Based on information gathered over the past month, the committee discussed whether a letter was still needed. No action.
4. Legislative Priorities Letter
Chair Jones notified the committee that HRAC's legislative priorities letter was submitted on time. No action.

3. New Business:

1. CDD Memo
Chair Jones reviewed the CDD Memo for the committee. No action.
2. Annual Meeting
The committee's annual meeting will be held December 14th, 2023, at 5:00 pm in Room 224.
3. Election
The committee's office election will take place at the annual meeting.
4. Alternative January Meeting Date
The committee will meet on January 10th, 2024, instead of January 3rd, 2024.

H. STAFF REPORTS

CDD Staff Liaison Forrest Courtney introduced himself to the committee and reviewed his role.

I. COMMITTEE MEMBER COMMENTS AND QUESTIONS

None.

J. NEXT MEETING DATE- December 14, 2023

K. SUPPLEMENTAL MATERIALS

None.

L. ADJOURNMENT

Mr. Gillette motioned that the committee adjourn the December 6, 2023, HRAC meeting, Ms. Lorenz seconded the motion. Motion approved. 6-0.

ADA accommodation 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.



In Reply Refer To:

Juneau (Mendenhall) Loop Road -Valley Boulevard Intersection Safety Improvement HSIP
Project No. SFHWY00403/0966030
Section 106 Finding of No Historic Properties Affected

May 6, 2025

Scott Ciambor, Planning Manager
City and Borough of Juneau (CBJ)
Historic Resources Advisory Committee (HRAC)
155 Heritage Way, Juneau, AK 99801
Scott.Ciambor@juneau.gov

Dear Mr. Ciambor:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has assumed the responsibilities of the Federal Highway Administration (FHWA) under 23 U.S.C. 327 and is proposing to improve the intersection of Mendenhall Loop Road with Valley Boulevard and Mendenhall Boulevard through construction of a roundabout under the proposed Highway Safety Improvement Program (HSIP) Project in Juneau, Alaska. The proposed project is located in Sections 19 and 20, Township 40 South, Range 66 East, Copper River Meridian on United States Geological Survey (USGS) Quadrangle Map Juneau B-2 and is shown on the attached project figures (Figure 1). The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by DOT&PF pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated April 13, 2023, and executed by FHWA and DOT&PF.

Consultation for this project is being conducted in accordance with the 2017 *First Amended Programmatic Agreement... for the Federal-Aid Highway Program in Alaska*. The DOT&PF, acting as a Federal agency, finds that no historic properties would be affected by the proposed project pursuant to 36 CFR 800.4(d)(1), implementing regulations of Section 106 of the National Historic Preservation Act. This submission provides documentation in support of this finding, as required at 36 CFR 800.11(d).

Project Description

The project proposes to construct a single lane roundabout at the juncture of Mendenhall Loop Road with Mendenhall Boulevard and Valley Boulevard in place of the currently existing four-way intersection. Project activities will include:

- Replacing the current single lane four-way intersection with a one-lane roundabout
- Reconstructing curbs and sidewalks within the roundabout facility footprint
- Reconstructing and relocating existing bus pullouts and bus stop shelters
- Expanding the right-of-way (ROW) to accommodate the new intersection footprint
- Installing new lights around the roundabout footprint
- Installing new signage around the intersection
- Widening road segments that approach the roundabout
- Adding splitter islands near the roundabout
- Adjusting underlying hydraulic systems/storm drains to fit the new footprint
- Adjusting driveway approaches to match reconstructed roadway
- Possible relocation of electrical utilities within the project area

ROW acquisition is anticipated along the two lots adjacent to Mendenhall Loop Road on the north side of the intersection.

Area of Potential Effects

The area of potential effects (APE) includes a direct APE covering the project footprint, all areas of ground disturbance, equipment access, staging areas, and proposed areas of ROW expansion throughout the intersection of Mendenhall Loop Road, Mendenhall Boulevard, and Valley Boulevard (Figure 2). The APE includes construction activities within a portion of the Valley Boulevard and Diane Road intersection, and the Valley Boulevard and Kiowa Drive intersection which are being reconstructed to accommodate roundabout access. The APE also includes an indirect APE covering all first-tier properties where the project may have visual impacts through the installation of a new roundabout and associated traffic features at the intersection.

Identification Efforts

DOT&PF contracted with DOWL for cultural resource services to identify historic properties within the APE. DOWL first prepared a Desktop Review, summarizing known sites and previous cultural resource surveys in the project area identified through research of modules and files in the Alaska Heritage Resources Survey (AHRs) Portal.

DOWL reviewed the AHRs database on June 1, 2024 to assess the known AHRs sites within 1-mile of the APE. The AHRs showed one site in the APE, which is the Carl G. Weimer & Sharilee A. Weimer Residence (JUN-01266), a former one-story, Ranch style wood frame, residential building constructed in 1964 and previously located at 4106 Mendenhall Boulevard (Figure 4). DOT&PF determined this site not eligible for listing in the National Register of

Historic Places (NRHP) and the State Historic Preservation Officer (SHPO) concurred in 2017 (Kell 2017). Since 2017 this building has been demolished and this site is now a vacant lot.

A review of the City and Borough of Juneau’s tax records for properties within the project’s APE showed 26 buildings that are older than 45 years of age¹ to be present within the indirect APE. In June 2024, DOWL conducted a cultural resource survey of the APE including pedestrian and archaeological survey of the direct APE led by Jay Rapoza, Secretary of Interior (SOI) Qualified in Archeology and architectural survey of the indirect APE led by Amy Ramirez, SOI Qualified in Architectural History. The archaeological survey conducted four subsurface tests which were negative for cultural materials (Figure 3). Three of the buildings in the indirect APE were removed from consideration due to verification of age (being less than 45 years old) or they were no longer present (Figure 4). The architectural survey resulted in the documentation and NRHP evaluation of 23 properties, summarized below.

Determinations of Eligibility

The 23 properties that were found to be 45 years or older border the main streets adjacent to the proposed roundabout on Mendenhall Loop Road, Mendenhall Boulevard, and Valley Boulevard as well as the surrounding neighborhood streets of Aspen Avenue, Kiowa Drive, Nugget Place and Diane Road (see Figure 4). The properties are all associated with the gradual subdivision and development of early homesteads in the Mendenhall Valley and reflect a variety of vernacular, transitional ranch, modern ranch, styled ranch, contemporary, and neo-eclectic architectural styles.

DOWL prepared a cultural resource survey report of the APE for submittal to DOT&PF and the State Historic Preservation Office. Historic Building Inventory Forms containing their NRHP evaluations for the 23 properties in the APE are attached to this letter and a summary of their findings is provided in Table 1 below. Their evaluations followed guidance in the National Register Bulletin No. 15 and the Alaska Historic Buildings Survey Manual and Style Guide. DOWL recommended that none of the buildings were historically significant enough to be individually eligible for listing on the NRHP under Criteria A-D and concluded that a historic district did not appear to be present within the project APE.

Table 1: Summary of DOEs for properties over 45 years old in the Project APE

Property/Address	AHRS Number	Building Style, Age	Eligibility Recommendation	Report Page No.
4013 Mendenhall Loop Road	JUN-01329	Transitional Ranch; 1966	Not Eligible	53
4003 Mendenhall Loop Road	JUN-01330	Contemporary Style; 1958	Not Eligible	57

¹ Although a property needs to be at least 50 years old to be eligible for listing on the National Register of Historic Places (unless it has exceptional significance under Criterion Consideration G), DOT&PF policy is to evaluate buildings 45 years old or older due to the time required to complete projects, and the desire to ensure that cultural resources are adequately protected.

4001 Mendenhall Loop Road	JUN-01331	Vernacular; 1978	Not Eligible	60
4112 Mendenhall Boulevard	JUN-01332	Modern Ranch; 1961	Not Eligible	63
4118 Mendenhall Boulevard	JUN-01333	Modern Ranch; 1961	Not Eligible	70
4182 Aspen Avenue	JUN-01334	Modern Ranch; 1961	Not Eligible	74
4207 Mendenhall Boulevard	JUN-01335	Modern Ranch; 1961	Not Eligible	79
8205 Aspen Avenue	JUN-01336	Transitional Ranch; 1964	Not Eligible	83
4109 Mendenhall Boulevard	JUN-01337	Modern Ranch; 1964	Not Eligible	86
4101 Mendenhall Boulevard	JUN-01338	Modern Ranch; 1978	Not Eligible	90
3850 Mendenhall Loop Road	JUN-01339	Commercial; pre-1963	Not Eligible	94
3820 Kiowa Drive	JUN-01340	Transitional Ranch; 1963	Not Eligible	98
3824 Kiowa Drive	JUN-01341	Vernacular; 1978	Not Eligible	101
3828 Kiowa Drive	JUN-01342	Vernacular; 1978	Not Eligible	104
8512 Nugget Place	JUN-01343	Modern Ranch; 1962	Not Eligible	108
8515 Nugget Place	JUN-01344	Vernacular; 1976	Not Eligible	111
8502 Valley Boulevard	JUN-01345	Neo-Eclectic Mediterranean; 1979	Not Eligible	114
8498 Valley Boulevard	JUN-01346	Vernacular; 1976	Not Eligible	117
8468 Valley Boulevard	JUN-01347	Modern Ranch; 1979	Not Eligible	120
8465 Valley Boulevard	JUN-01348	Multi-Family 4-plex; 1979	Not Eligible	123
3980 Mendenhall Loop Road	JUN-01349	Tudor Styled Ranch; 1979	Not Eligible	128
4000 Diane Road	JUN-01350	Modern Ranch; 1972	Not Eligible	132
3921 Mendenhall Loop Road	JUN-01351	Vernacular Church; 1965	Not Eligible	136

DOT&PF's Southcoast Region Professionally Qualified Individual (PQI) agrees with DOWL's recommendation that none of the 23 properties possess enough historical significance to be eligible for the NRHP and that the project APE does not contain a historic district.

Findings

DOT&PF has determined that the 23 newly evaluated properties within the APE (AHRS sites JUN-01329 through JUN-01351) are not eligible for the National Register of Historic Places and, therefore, are not historic properties. The only other AHRS site in the APE, JUN-01266, was previously found not eligible with SHPO concurrence in 2017 and has since been demolished.

Based on the absence of historic properties in the project APE, **DOT&PF has determined that a finding of No Historic Properties Affected (36 CFR 800.4(d)(1)) is appropriate for this undertaking.**

Consultation

Initiation of consultation letters were sent to the parties listed below on February 12, 2025.

- State Historic Preservation Officer (SHPO)
- Douglas Indian Association
- Central Council of Tlingit and Haida Indians of Alaska
- Goldbelt, Incorporated
- Sealaska Corporation
- Sealaska Heritage Institute
- City and Borough of Juneau, Mayor's Office
- City and Borough of Juneau, Historic Resources Advisory Committee
- Gastineau Channel Historical Society

SHPO replied on March 7, 2025 that they agreed with the decision to conduct a cultural resources survey to evaluate possible historic properties in the APE and the City of Borough of Juneau Historic Resources Advisory Committee responded on March 22, 2025 that they concurred with the APE and the identification efforts for the project and were unaware of any additional historic properties in the APE. No other responses were received from consulting parties. The consulting parties listed above will also receive a copy of these findings.

If you wish to comment on this finding, I can be reached at the address above, by telephone at (907) 799-4845, or by e-mail at amy.russell@alaska.gov. Your timely response will greatly assist us in incorporating your concerns into project development. For that purpose, we respectfully request that you respond within thirty days of your receipt of this correspondence.

Sincerely,



Amy J.K. Russell

DOT&PF, Southcoast Region Professionally Qualified Individual (PQI)-History

Enclosures:

Figure 1: Project Location & Vicinity

Figure 2: Area of Potential Effect

Figure 3: Pedestrian Survey Coverage and Subsurface Testing Locations

Figure 4: Architectural Survey and Documented Properties Map

Attachment 1: Alaska Building Inventory Forms (Appendix 2 from Cultural Resource Survey report)

Electronic cc w/ enclosures:

Nathan Purves, P.E., DOT&PF Southcoast Region, Project Manager
Connor Brown, DOT&PF Southcoast Region, Environmental Impact Analyst
Benjamin Storey, DOT&PF Southcoast Region, Regional Environmental Manager
Nina Keller, DOT&PF Statewide, NEPA Manager
Holly McKinney, DOT&PF Statewide, Cultural Resources Manager (FHWA)

References

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CBJ Historic Resources Committee

ANNUAL REPORT

2024



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Subject: Historic Resources Advisory Committee – 2024 Annual Report

Honorable Mayor Weldon and Assembly Members,

Historic preservation is an important element of a community's character, identity, and viability. Juneau, for many years, has been a leader in historic preservation efforts throughout Alaska. As the State Capital, it is appropriate for Juneau to be a model for the rest of the state for responsible preservation of its historic and cultural resources.

In 2024 the CBJ Community Development Department (liaison department to HRAC) indicated it no longer had staffing to pursue historic preservation activities such as surveys, inventories, enforcement of historic preservation standards, community education, and other related activities. CDD will continue to advertise and record meetings of HRAC.

Juneau's cruise ship arrivals for 2024 resulted in nearly 1.7 million cruise ship passengers arriving in the port. Many of these passengers spend time walking through Juneau's Downtown Historic District and adjacent neighborhoods, often frequenting local shops, restaurants, and attractions. Preservation of the local history and culture provide attractive experiences for locals and visitors.

Members of the Historic Resources Advisory Committee are a diverse group of citizen volunteers appointed by the Assembly who recognize the value of historic preservation for the community. The committee takes its advisory role seriously in reviewing historic preservation activities and issues. Members work to support historic preservation to the best of their ability and in the best interests of the community.

The Historic Resources Advisory Committee is pleased to present its Annual Report for 2024.

Respectively,

Juneau Historic Resources Advisory Committee

INTRODUCTION

The history of a community contributes to its personality. Preserving the historic and cultural resources of a place retains a community’s unique character. Historic preservation provides a link to the roots of the community and its people by preserving and protecting buildings, structures, objects, landscapes, or other artifacts of historical significance. Historic preservation provides a direct connection to a community’s past and communicates the past to future generations.

Historic preservation provides economic development opportunities by promoting heritage tourism; creating jobs through rehabilitation and adaptive reuse of historic buildings; and enhancing neighborhood character thereby maintaining property values.

Preservation helps promote sustainability through adaptive reuse of existing buildings therefore reducing consumption of resources and materials; creating less waste for our landfills; and consuming less energy than demolishing and rebuilding new buildings. Carl Elefante, Architect, sums up this philosophy: “The greenest building is the one that’s already built.”

Overall, historic preservation adds to the quality of life making for a more livable community.

HISTORIC RESOURCES ADVISORY COMMITTEE (HRAC)

HRAC is an Assembly appointed citizen committee established in the Land Use Ordinance (Title 49.10.410) and entrusted with the following duties:

- Reviewing and making recommendations about local projects that might affect properties identified in the local Historic Preservation Plan.
- Reviewing and developing nominations to the National Register of Historic Places for properties within CBJ.
- Cooperating and consulting with the Assembly, the Historic District Commission, the Community Development Department, and the State Historic Commission on matters concerning historical districts and historic, prehistoric, and archaeological preservation in the City and Borough.
- Reviewing and making recommendations about the collections, exhibitions, education programs, long-range plans, and other pertinent activities of the Juneau-Douglas City Museum.
- Performing other actions which are necessary and proper to carry out the above duties.

In 2024, HRAC was comprised of the following members along with their area of interest or expertise as sought by the Assembly:

- Chair: Zane Jones – Architect (term ended May 31, 2024)
- Vice Chair (Jan-May): Shannon Crossley – Architectural Historian
- Acting Chair (Jun-Sept): Shannon Crossley – Architectural Historian
- Chair (Oct-Dec): Gary Gillette – Historical Architect
- Vice Chair (Oct-Dec): Dorene Lorenz – General Public
- Recorder (Jan-Aug): Eric Moots – General Public (term ended August 31, 2024)
- Recorder (Oct-Dec): Shannon Crossley – Architectural Historian
- Member: Don Harris – Owner of Historic Property and Familiar with the Operations and Issues of the Juneau-Douglas City Museum (term ended August 31, 2024)
- Member: Chuck Smythe - Knowledgeable of Customs and Language of Tlingit and Haida people (term ended August 31, 2024)
- Member: Jerick Hope-Lang – Knowledgeable of Customs and Language of Tlingit and Haida people

CBJ Community Development Department (CDD) provides liaison staff to HRAC. In 2024 there were some changes to staffing at CDD resulting in the following staff members who attended the meetings at various times of the year: Forrest Courtney, Planner and Scott Ciambor, Planning Manager.

Beth Weigel, Director provided liaison staff on behalf of the Juneau-Douglas City Museum (JDCM).

HRAC is scheduled to meet on the first Wednesday of every month except July. In 2024 some meetings were rescheduled due to lack of quorum or CDD staff unavailability. Other meetings were added to accommodate schedules of members, staff, and project developers. In 2024 HRAC met a total of twelve times including an annual retreat. HRAC member attendance record is attached at the end of the report at Appendix A. Meeting agendas and minutes are attached at the end of this report at Appendix B.

JUNEAU’S HISTORIC PRESERVATION PLANS

The City and Borough of Juneau has two areawide plans that support preservation of the community’s historic resources:

- Chapter 16 of the Comprehensive Plan adopted in 2013 has the following policies regarding historic preservation:
 - Policy 16.1. To identify, preserve and protect Juneau’s diverse historic and cultural resources, and to promote historic preservation and accurately represent Juneau’s unique heritage through publications, outreach, and heritage tourism.
 - Policy 16.2. To identify historic resources within the CBJ and to take appropriate measures to document and preserve these resources.
 - Policy 16.3. To increase public awareness of the value and importance of Juneau’s archaeological and historic resources, and to educate, encourage, and assist the public in preserving heritage and recognizing the value of historic preservation.
 - Policy 16.4. To preserve and protect the unique culture of Juneau’s native peoples, including buildings, sites, artifacts, totems, traditions, lifestyles, languages, and histories.
 - Policy 16.5. To promote responsible heritage tourism that accurately represents Juneau’s unique history, while protecting the resources from overuse or harm.
- The City and Borough of Juneau’s Historic and Cultural Preservation Plan was adopted in 2020 to further the policies of the Comprehensive Plan regarding historic preservation.
- The *Draft* Blueprint Downtown Plan, currently under public review, recognizes the value of historic preservation, stating:

“Juneau’s unique history and heritage is an asset worthy of investment. These assets attract tourists, shoppers, businesses, and residents. Over the years, many historic buildings have been lost, making those that remain even more important if downtown is to keep a link to its past. Designated historic landmarks and the centrally located Downtown Historic District are invaluable cultural resources that can contribute substantially to downtown’s economic vitality and identity.”

LOCAL PRESERVATION ORDINANCES

CBJ’s Land Use Code provides direction for historic preservation activities as follows:

- Title 49.10.410 - Establishes the Historic Resources Advisory Committee
- Title 49.75.220 - Authorizes the Planning Commission to enact historic district design review standards.
- Chapter 04 CBJAC 080.080 - Sets forth the Downtown Historic District Design Standards and Guidelines.
- No new preservation ordinances were adopted in 2024.

HRAC 2024 GOALS

HRAC developed a list of goals to promote historic preservation of Juneau’s historic and cultural resources as listed here:

- Apply for CLG Grant projects to continue surveying historic neighborhoods.
- Promote Façade improvement grant program.
- Investigate loans for converting upper floors to residential in historic structures.
- Send liaison to Main Street training (networked with 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.
- Identify and interpret Juneau’s historic shoreline.
- Consider amending the historic district guidelines to recognize native Alaskan style in the downtown historic district.

THE STATE OF JUNEAU’S HISTORIC RESOURCES

Juneau possesses a wealth of historic resources. It is in the best interest of the community to identify and preserve these artifacts, structures, and sites, which contribute to the historic and cultural diversity of the community. Current documentation lists over 500 buildings that were built before or during the first quarter of the 20th century. Significant numbers of additional sites, structures, and landscapes, await documentation. These resources are part of the community’s heritage, and their identification and preservation are paramount in maintaining the community’s sense of place in the 21st century.

- HRAC continued to hear public testimony regarding the state of planning and historic property analysis of the Telephone Hill site. Those testifying at the meetings were in favor of preserving the historic buildings and landscape of Telephone Hill.
- The issue of on-going deterioration of historic cemeteries in Douglas was discussed by HRAC in 2024. The Assembly requested letters of interest from community groups to provide maintenance of Douglas cemeteries with the possibility of a monetary stipend to the group ultimately accepted by the Assembly. HRAC has not heard any update on this proposal to date.

SURVEY AND INVENTORY ACTIVITIES

No survey or inventory projects occurred in 2024.

PRESERVATION PROJECT REVIEWS

Downtown Historic District Project Reviews:

- 139 S. Franklin Street. The proposed activity was to install temporary and permanent buildings for a seasonal food court on a vacant parcel. The project was presented as a temporary use until funding is available for a permanent building or structure. HRAC determined that due to the nature of the project it did not meet the standards but was appropriate as a temporary use. HRAC stipulated that sign permits shall be obtained by the developer under the provisions of the sign ordinance.
- 123 Seward Street. The proposed activity was primarily interior work to convert office space to residential. HRAC reviewed the project and determined proposed work was appropriate for this non-contributing property in the Downtown Historic District.
- 455 S. Franklin Street. The proposed project was to revise the storefront of the building to accommodate new doorways and some changes to other storefront details. Due to the fact that considerable changes to the storefront had occurred in the past it was determined the building had lost much of its historic integrity. HRAC determined the proposed changes would improve on the past renovations and be consistent with the historic district standards and guidelines.

Section 106 of the National Historic Preservation Act Reviews:

- 230 S. Franklin Street. HRAC was asked to review a proposal to install G5 antennae on the roof of the Marine View Building. The antennae were in addition to or replacement of existing antennae. HRAC determined the project was appropriate and in compliance with Section 106 of the National Historic Preservation Act.

NATIONAL REGISTER OF HISTORIC PLACES

At the conclusion of the Juneau Townsite Survey and Inventory it was intended to apply for a Certified Local Government (CLG) matching grant to nominate the Juneau Townsite to the National Register of Historic Places. However, CDD Staff informed HRAC it would not be able to provide grant application or administration or other participation for the nomination process. Typically, CDD Staff time is used as part of CBJ’s match for such grants.

HRAC did not propose nor review any new nominations to the National Register of Historic Places in 2024.

MISCELLANEOUS PRESERVATION ACTIVITIES

- CBJ request for State funding: HRAC was asked by CBJ Engineering to review and comment on the annual funding request to the State. Two projects were deemed appropriate for HRAC’s review: New Waterfront Museum and Telephone Hill Redevelopment. The committee strongly recommended funding support for the New Waterfront Museum. The committee recommended removal of the provision to demolish the historic buildings on

Telephone Hill until such time that a full assessment of the buildings is undertaken, and a comprehensive redevelopment plan is completed.

- Marine Passenger Fees: HRAC responded to the Tourism Manager’s request for MPF funding for FY2026. The committee discussed several possible projects and forwarded a letter to the Tourism Manager recommending use of funds for wayfinding signage identifying indigenous places in the downtown area. The committee also recommended the design and construction of a gateway structure that directs locals and visitors to the Downtown Historic District.
- Sentinel Island Lighthouse: Gary Gillette, President of the Gastineau Channel Historical Society, presented to HRAC information about preservation work set to occur at the lighthouse. The preservation work is being funded through two 50/50 matching grants. One grant is from the National Park Service’s Maritime Heritage Preservation program and will perform repairs and paint the lighthouse building. The other grant is through the Alaska Office of History and Archaeology’s Historic Preservation Fund and will perform repairs to the Blacksmith Shop and Hoist House – two support buildings at Sentinel Island.
- The Juneau Douglas City Museum received an artifact donation from Paul Sargent Jr. who worked for PTI on telephone upgrades at the Alaskan Hotel in the 1970s. The object is a WE 555 PBX Cord Switchboard. JDCM Curator, Dara Lohnes-Davies, spent time cleaning it by removing dirt, dust, and cobwebs from the interior and exterior. The object is now part of the museum’s collection.

PRESERVATION EDUCATION AND OUTREACH

In 2024, the Juneau Douglas City Museum offered historical presentations, walking tours, lectures, and exhibits as contained in the following table.

Program Type	Total # Of Programs	Total # of Attendees	NOTES
Education Tours	17	399	UAS & JSD students Juneau Christian School Theater Students from Philadelphia Statewide Middle & high school students Travel Juneau staff & Volunteers Students from Whitehorse Girl Scout Troupe SHI Teacher Training Program Rainforest Recovery
Events & Workshops	21	2,081	First Friday Artist Workshops Travel Fair Tour Guide Orientation Volunteer Appreciation
Walking Tours	194	1,772	Alaska Capitol Building Tours (197) Historic Downtown Juneau Tours (40) Treadwell Tours (2) True Crime Tours (3)

			Evergreen Cemetery Tour (3) Geology Tour (4) Capitol Tour for New Legislators (2)
Other Programs	5	351	Walter Soboleff Day Elizabeth Peratrovich Day Patsy Ann Memorial Birthday Event Poetry Reading Group Solo Artist Talks Month of Play
TOTALS	237	4,603	

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APPENDIX A

HRAC Meeting Attendance Record

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JUNEAU HISTORIC RESOURCES ADVISORY COMMITTEE - ATTENDANCE RECORD

January 2024 - December 2024

	Member Type	January 10	January 10 - Retreat	February 22	March 6	March 20 - Special	April 3	May 1	May 22	August 7	October 2	November 6	December 4	Total Possible Meetings	Total Meetings Attended	Percentage Attended	Notes
Zane Jones	Chair	X	X	X	X		X	X	NA	NA	NA	NA	NA	7	6	86%	Term Ended 5/30/24
Shannon Crossley	Vice Chair			X	X	X		X	X	X	X	X	X	12	9	75%	
Eric Moots	Recorder	X	X	X			X			X	NA	NA	NA	9	5	56%	Term Ended 8/31/24
Steve Winker	Member			X	X	X	X	X	X	X	X	X	X	12	10	83%	
Don Harris	Member			X	X		X				NA	NA	NA	9	3	33%	Term Ended 8/31/24
Gary Gillette	Member	X	X	X	X	X	X	X	X	X	X		X	12	11	92%	
Jerick Hope-Lang	Member	X	X	X	X	X	X		X			X		12	8	67%	
Dorene Lorenz	Member	X	X	X	X	X	X	X		X	X	X	X	12	11	92%	
Chuck Smythe	Member	X	X	X	X	X	X		X		NA	NA	NA	9	7	78%	Term Ended 9/30/24
Cheryl Jebe	Member	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	3	3	100%	Term Began 10/1/24
Robyn Brenner	Member	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X		3	2	67%	Term Began 10/1/24

X = Present at Meeting

CXL = Meeting Cancelled

NA = Not a Member

Note: Per HRAC bylaws the committee typically does not meet during the month of July.

Note: In June and September the committee did not meet due to extra meetings in other months.

APPENDIX B

HRAC Meeting Agendas and Minutes

DRAFT



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda

January 10, 2024 at 5:00pm

City Hall Conference Room 224

MEETING MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:01 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K̄waan and T'aaku' K̄waan 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: Zane Jones, Eric Moots, Chuck Smythe, Gary Gillette, and Dorene Lorenz.

Committee members present via zoom: Jerrick Hope-Lang.

Committee members absent: Shannon Crossley, Don Harris, and Steve Winker

Staff present: Forrest Courtney, CDD Planner

Members of the public present: Skip Gray, Tony Tengs, and Joshua Adams.

D. APPROVAL OF AGENDA

Chair Jones motioned that the agenda be approved with no additions, Ms. Lorenz seconded the motion. Motion approved. 6-0 .

E. APPROVAL OF MINUTES

1. 12.06.2023 HRAC draft minutes

Mr. Gillette motioned to approve the minutes with the corrected spelling of Ms. Lorenz's name from the December 6, 2023, HRAC meeting; Ms. Lorenz seconded the motion. Motion approved. 6-0.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Gray, Mr. Tengs, and Mr. Adams provided public testimony.

G. AGENDA TOPICS

2. Old Business:

1. DIA Invitation – Chair Zane updated the committee on his progress in communicating with a representative of DIA. No action taken.

2. Douglas Cemeteries Letter – The committee continued to discuss their support of CBJ assuming responsibility for cemetery maintenance. No action taken.



COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
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H. STAFF REPORT – Mr. Courtney introduced the two new voting members of the advisory committee, Mr. Hope-Lang and Mr. Winker.

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

J. NEXT MEETING DATE – February 7, 2024

K. ADJOURNMENT

Mr. Moots motioned that the committee at 5:44 PM adjourn the January 10, 2023, HRAC meeting, Ms. Lorenz seconded the motion. Motion approved. 6-0.

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.



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www.juneau.org/community-development
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Historic Resources Advisory Committee Agenda ANNUAL RETREAT

January 10, 2024, Immediately Following the Regular January Meeting
City Hall Conference Room 224 / Zoom Webinar

MEETING MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:06 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K̄waan and T'aaku' K̄waan 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 – Zane, Eric, Jerrick, Chuck, Gary, Dorene

Committee members present in person: Zane Jones, Eric Moots, Chuck Smythe, Gary Gillette, and Dorene Lorenz.

Committee members present via zoom: Jerrick Hope-Lang.

Committee members absent: Shannon Crossley, Don Harris, and Steve Winker

Staff present: Forrest Courtney, CDD Planner

Members of the public present: Skip Gray and Joshua Adams.

D. APPROVAL OF AGENDA

Mr. Moots motioned to change the order of the agenda to address elections first, Mr. Smythe seconded the motion. Motion approved. 6-0.

E. APPROVAL OF MINUTES

None.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

G. AGENDA TOPICS

2. New Business:

1. Officer Elections – Mr. Courtney read the role of the officers. Ms. Lorenz motioned to approve 2024-2025 officers as slated, Mr. Smythe seconded the motion. Motion approved. 6-0.

a. Recorder – Eric Moots

b. Vice-Chair – Shannon Crossley

c. Chair – Zane Jones

Mr. Smythe left the meeting at 5:58PM.



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www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

2. 2024 Goals – The committee worked to set HRAC’s 2024 goals, a draft work plan is set to be adopted at the February 7, 2024, meeting. No action.
3. Annual Report to the Assembly - Mr. Jones, Ms. Crossley, and Mr. Moots will work to provide a draft report to CDD staff by the February 7, 2024 meeting. No action.

H. STAFF REPORT

None.

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

None.

J. NEXT MEETING DATE – February 7, 2024

K. ADJOURNMENT

Ms. Lorenz motioned to adjourn the 2024 Annual Retreat at 7:02 PM, Mr. Gillette seconded the motion. Motion approved. 5-0.

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.



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Historic Resources Advisory Committee Agenda

February 22, 2024 at 5:00pm City Hall Conference

MEETING MINUTES

A. CALL TO ORDER

- a. The meeting was called to order at 5:06pm by Vice Chair Shannon Crossley.

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

- a. Members present: Shannon Crossley, Zane Jones (recused), Eric Moots, Dorene Lorenz, Don Harris, Jerrick Hope-Lang, Chuck Smythe, Gary Gillette, Steve Winker
- b. Staff Present: Forrest Courtney, CCD Staff Liaison; Nick Druvystein, Engineering Associate; Dan Bleidorn, Lands and Resources Manager.

D. APPROVAL OF AGENDA

- a. Vice Chair Crossley requested that the committee take public comment on Agenda item Telephone Hill before we have our discussion on the topic. Ms. Lorenz also requested an addition of Introduction of New Members before we approved minutes. Mr. Moots motioned to approve the agenda with these additions. The agenda was unanimously approved.

E. INTRODUCTION OF NEW MEMBERS

- a. Mr. Winker and Mr. Hope-Lang introduced themselves to the committee.

F. APPROVAL OF MINUTES

a. 01.10.2024 HRAC draft minutes

b. 01.10.2024 HRAC Annual Retreat draft minutes

- i. Mr. Moots motioned to unanimously approve both draft minutes presented. Ms. Lorenz seconded the motion. The minutes were approved unanimously.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- a. There was no public participation on non-agenda items.

H. AGENDA TOPICS

a. New Business

i. Telephone Hill

1. PUBLIC PARTICIPATION ON ALL SUBTOPICS

- a. Josh Adams, downtown resident, expressed his discontent with the City Assembly approving Option C of the Telephone Hill survey without public support. He is worried the city will demolish historic buildings on Telephone Hill. Mr. Adams stands behind HRAC writing a letter to the Assembly.

Fred Triem, downtown resident, would like to see Telephone Hill designated as a historic district as exists in Sitka and Seattle.

Page Bridges, Gastineau Avenue resident, knows the heartache of losing a historic home in Juneau and does not want to see it happen again to Telephone

Hill. She believes it might be illegal for the city to use the land privately. Ms. Bridges also believes that building on Telephone Hill will disturb all of downtown Juneau.

Skip Gray, Twin Lakes resident, thanked HRAC for sending a letter to the Assembly. He does not respect the decision of the Assembly to pursue option C of the Telephone Hill Survey and believes HRAC should make its opinion known by writing another letter requesting a full Section 106 to the Assembly.

Shoshana Segilman, Telephone Hill resident, expressed concern over the number of new housing options that are not affordable in Juneau. She believes if the city would like to build dense housing on Telephone Hill, there should be a survey of housing options already available in Juneau. Ms. Segilman would like the city to pump the breaks on any potential demolition of Telephone Hill.

2. **STAFF REPORT ON TELEPHONE HILL**

a. Nick Druvystein and Dan Bleidorn came to the board to answer any questions the committee had for the Engineering or Lands Department.

Ms. Lorenz asked Mr. Druvystein if the intention of CBJ was to demolish all buildings currently on Telephone Hill to construct high-density housing, without any of the homes remaining in place. Mr. Druvystein said yes, Option C, which the city had instructed him to begin preparing for did not include any of the buildings currently there. Mr. Winker asked Mr. Druvystein if the city is intending to complete the Section 106 report they had started. Mr. Druvystein said the city does not intend to continue with the Section 106.

Vice Chair Crossley gave clarification on what exactly a Section 106 would accomplish, which is only documentation of the building that is there. She also noted that if CBJ were to receive federal funds for any project on Telephone Hill, they must do a Section 106. Mr. Winker noted that the city did not fully comply with the 106 and truncated the process.

Mr. Hope-Lang asked Mr. Druvystein if the city would be managing the housing if built on Telephone Hill. Nick said it was too early to know.

Vice Chair Crossley expressed interest in going through each building on Telephone Hill to determine the historical value of each one.

Ms. Lorenz asked Mr. Druvystein if his department sees any historical value in Telephone Hill. Mr. Druvystein stated his department was aware of some value but did not find a substantial or significant amount to include in the report. Mr. Harris mentioned other buildings that were protected by Historical Townsite protections.

Mr. Hope-Lang asked Mr. Druvystein if the city had a timeline for eviction and demolition of the buildings on Telephone Hill. Mr. Druvystein answered that he was not aware of a timeline at that moment.

Chair Jones (recused) commented that his company, in their report, did acknowledge and make comments towards the historical value of each individual home on Telephone Hill. Chair Jones also stated that it was his company's understanding that this report would be put out for public comment. Vice Chair Crossley asked Mr. Druvystein if the public comment period is still open. Mr. Druvystein said that the public comment period was still open, and the Assembly has chosen to move forward with Option C.

Ms. Lorenz asked Mr. Druvystein if there were any discussions or concerns about the city needing to backtrack to complete a Section 106, later in the process. Mr. Druvystein said there was not. Ms. Lorenz then asked Mr. Druvystein about how the city came to acquire the land. Mr. Druvystein deferred to Mr. Bleidorn. Mr. Bleidorn stated the city acquired the land through legislative action via a quitclaim deed. Ms. Lorenz asked Mr. Bleidorn if the city had purchased the land Telephone Hill was on before public comment or survey. Mr. Bleidorn stated it was, and the city had gained information from building the parking garage that is partially on that land. Ms. Lorenz asked Mr. Bleidorn if the city intends to demolish the buildings on Telephone Hill. He stated it was too early to know.

Mr. Hope-Lang asked if local dense and regional housing companies/organizations had been contacted by the city about the prospect of building on Telephone Hill. Mr. Druvystein stated there has not been to his knowledge.

Ms. Lorenz asked Mr. Bleidorn if the work of MRV Architects was complete. Mr. Bleidorn stated it is his belief that the company will finalize the reports they are currently working on and then their work will be complete.

3. Structural Report

a. Mr. Gillette expressed concern that the structural report as presented focused too much on the structural value alone and not at all on the historical value. Vice Chair Crossley, Ms. Lorenz, Mr. Winker, and Mr. Smythe all expressed they also believed that statement to be true. Mr. Winker stated that many of the things listed in the structural report would be easily fixable if given the chance.

4. Section 106

5. Historic Buildings Survey Update

a. Ms. Lorenz made a motion that HRAC write a letter to the assembly encouraging them to complete the Section 106 that they do not intend to complete. Mr. Smythe asked to add a request to include a historical review of the homes as well. With the amendment added to the motion, the motion passed unanimously. Vice Chair Crossley will craft this letter with a review from Ms. Lorenz, Mr. Smythe, and Mr. Gillette.

I. STAFF REPORT

a. There were no staff reports.

J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

- a. Ms. Lorenz put forth the idea of doing a charrette for future planning of Telephone Hill. She believes the idea would let the public offer opinions or solutions meaningfully. Ms. Lorenz would like the city to return to discussions about Telephone Hill with that in mind.

Mr. Winker expressed that he did not believe the survey the city did on Telephone Hill did enough. The options presented to the public were very limited, and not many people responded to the survey outside of Telephone Hill.

K. NEXT MEETING DATE – March 6, 2024

L. ADJOURNMENT

- a. Mr. Moots motioned to adjourn. Ms. Lorenz seconded the motion. The meeting was adjourned at 6:50 p.m.



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda

March 6, 2024 at 5:00pm
City Hall Conference Room 224
MEETING MINUTES

A. CALL TO ORDER

Chair Jones called the meeting to order at 5:01 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w K̄waan and T'aaku' K̄waan 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: Zane Jones, Don Harris, Chuck Smythe, Shannon Crossley, Steve Winker and Dorene Lorenz.

Committee members present via zoom: Jerrick Hope-Lang, Gary Gillette

Committee members absent: Erik Moots

Staff present: Forrest Courtney, CDD Planner

Members of the public present: Skip Gray

Members of the public present via zoom: Joshua Adams

D. APPROVAL OF AGENDA

Chair Jones motioned that the agenda be approved with no additions, Ms. Lorenz seconded the motion. Motion approved. 6-0 .

E. APPROVAL OF MINUTES

1. 02.22.2024 HRAC draft minutes

Mr. Gillette motioned to approve the minutes with the corrected spelling of Mr. Winker's name and striking Mr. Gillette's comments about the National Registry from the December 6, 2023, HRAC meeting; Ms. Lorenz seconded the motion. Motion approved. 6-0.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Mr. Gray and Mr. Adams provided public testimony.

G. AGENDA TOPICS

2. Old Business:

1. Annual Report – Chair Zane commented he needed to get something to Mr. Courtney as his report is due April 1st. No action taken.
2. Telephone Hill – The committee continued to discuss the three (3) reports written for the Assembly on Telephone Hill. No action taken. Another special meeting has been called for March 20th to further discuss the reports.



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3. **Section 106 Letter** – The committee continued to discuss the two draft letters submitted for review from HRAC to the CBJ Assembly on the importance of finishing the Section 106 review. Mrs. Crossley will continue to work on the draft and send to Mr. Smythe, Mr. Gillette and Ms. Lorenz for approval before sending to Mr. Courtney. No action taken.

3. **New Business:**

1. HDDR 455 S. Franklin Street – Nycole Gizinski from R&M in Ketchikan came to HRAC with two design options for 455 S. Franklin Street with discussions on how the proposed design fits the design standards for the historic district. Committee members gave advice on the design. Mrs. Gizinski will incorporate comments into storefront design.

2. Letter to CBJ Tourism Manager – Vice-Chair Crossley updated the committee on her meeting with Alex Pierce, CBJ Tourism Manager, about historic preservation opportunities and projects to use the CBJ head tax toward. It's too late to write a letter of recommendation on the 2024-2025 list of projects, however Vice-Chair Crossley brought an idea for next year of head tax money to be used toward research for a walking tour for tourists to scan QR codes throughout the community and take themselves on a walking tour of the historic downtown neighborhoods.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE – April 3, 2024

J. ADJOURNMENT

Mr. Smythe motioned that the committee at 7:27 PM adjourn the January 10, 2023, HRAC meeting, Mrs. Crossley seconded the motion. Motion approved. 6-0.

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.



HISTORIC RESOURCES ADVISORY COMMITTEE - SPECIAL MEETING MINUTES

March 20, 2024 at 12:00 PM

City Hall Conf. Room 224/Zoom Webinar

<https://juneau.zoom.us/j/89661475855?pwd=xluomaMmfFgcoltM6l8wiqvt3arp2.1>

or 1-719-359-4580 Meeting ID: 896 6147 5855 Passcode: 506100

I. CALL TO ORDER

- a. Vice Chair Crossley called the meeting to order at 12:02PM

II. ROLL CALL

- a. Present: Vice Chair Shannon Crossley, Dorene Lorenz, Steve Winker, Gary Gillette, Chuck Smythe, and Jerrick Hope-Lang
- b. Absent: Zane Jones, Eric Moots and Donald Harris

III. APPROVAL OF AGENDA

- a. Mr. Gillette made a motion to approve the agenda as is. Ms. Lorenz seconded that motion. The motion passed unanimously.

IV. APPROVAL OF MINUTES

- a. March 6, 2024 Minutes
 - i. Mr. Gillette made a motion to approve the minutes as presented. Mr. Winker seconded that motion. The motion passed unanimously.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- a. There was no public participation on non-agenda items.

VI. AGENDA TOPICS

- a. New Business
 - i. Telephone Hill Existing Structures Condition Report
 1. Mr. Gillette stated that he doesn't believe this was an actual inspection and shouldn't be labeled as such. He appreciates that RESPEC noted they didn't perform inspections for any hazardous materials.

Ms. Lorenz and Ms. Crossley both noted that on the summary of the report, RESPEC states that the buildings in the survey do not benefit from any modern building requirements. Both board members agreed that this does not apply because modern building requirements relate to modern building materials, and since these houses were built with older building materials and therefore, they did not need to meet modern building codes. Mr. Gillette shared similar sentiment. Ms. Lorenz stated she was confused where this phrasing even came from, as it's not typically put on a Structural Report for Historical Structures.

Ms. Crossley commented that several times throughout this report it is stated that due to suspected mold and other factors, it is not economically feasible for CBJ to own these buildings. She stated that this is not inherently true since after treatment they may be able to sell the building for more. Mr. Gillette added that environmentally, the best place to keep these hazards is in the building it's currently in and entrap it there.

Mr. Gillette made a motion to submit comments of HRAC's review to staff and the assembly and recommend the contractors to revise their reports, this agenda item and the other agenda items for this meeting included, with these comments in consideration. Ms. Lorenz seconded that motion. The motion passed unanimously.

Ms. Crossley stated she felt the report didn't give any specific information and had a lack of information to make the statements it made.

HRAC went through the structures and brought up specific comments on the report's statements on each. The report stated that many of the structures had poor attic insulation which HRAC noted was not a fair assessment, as many historical homes had this as a feature to increase the building's longevity.

Mr. Winker stated that more research must be done on the Webster home to make the comments that the report makes. The historical timeline of events presented in the report does not necessarily match the believed history of the structure.

ii. Cultural Resource Desktop Assessment

1. HRAC discussed with staff what were the actual determinations made by SHPO for the different properties and what that means for each. Mr. Hope-Lang stated that for HRAC to make any determination a real Section 106 report would have to be done. Ms. Crossley and Ms. Lorenz expressed confusion on why the report was released at this stage of the process, as it does not meet a Section 106.

The general consensus of HRAC for this report was that it was lacking in

iii. Updated Site & Structure Survey

1. Ms. Lorenz suggested striking the second last name from the building names for the purpose of discussion. Ms. Crossley agreed. Ms. Crossley expressed confusion over who wrote the report, because the architectural aspects are grossly lacking. Mr. Smythe stated that the report should have evaluated the level of historic significance and the report did

not do that. In addition, he states that the report is not sufficient argument for historical significance by going off of the 1984 survey of Telephone Hill.

Ms. Crossley stated this report was an updated of a report that was never finalized, and now this report is being decided as finalized by the consultants with incorrect information.

Mr. Hope-Lang asked about the feasibility of the Friends of Telephone Hill or residents of Telephone Hill applying for the CLG grant on their own, if the city does not want to finish that review. There was some discussion that it likely would not be feasible unless there was a industry professional living on Telephone Hill.

Mr. Gillette made a comment about the table on page 34 of the report that it made a comment on the Webster house that it was altered beyond architectural significance, especially if that comment is based on a report done 50 years ago. Ms. Crossley added that if the report is going off of the 1984 report, those alterations would now be historically significant.

Mr. Winker commented that the report frequently showcases photographs that seem to be biased against the homes of Telephone Hill and that it does not actually provide evidence to substantiate those claims.

Ms. Lorenz expressed concern that this report sets a dangerous precedent for, since the state many of these buildings are in match other buildings in Juneau.

Ms. Crossley will write a letter of our comments to send to staff.

VII. STAFF REPORTS

- a. There were no staff reports.

VIII. COMMITTEE MEMBER COMMENTS AND QUESTIONS

- a. There were no. committee member comments or questions.

IX. ADJOURNMENT

- a. Ms. Lorenz motioned to adjourn at 1:38 PM.

Respectfully submitted by Eric Moots.



HISTORIC RESOURCES ADVISORY COMMITTEE MEETING MINUTES

April 03, 2024 at 5:00 PM

City Hall Conf. Room 224/Zoom Webinar

<https://juneau.zoom.us/j/81883104370> or 1-346-248-7799 Webinar ID: 818 8310 4370

I. CALL TO ORDER

- a. Chairman Jones called the meeting to order at 5:03 pm.

II. ROLL CALL

- a. Present: Chairman Zane Jones, Dorene Lorenz, Eric Moots, Gary Gillette, Steve Winker, Chuck Smythe, Jerrick Hope-Lang, and Donald Harris
- b. Absent: Shannon Crossley
- c. Staff Present: Forrest Courtney, Staff Liaison; Irene Gallion, Planner

III. APPROVAL OF AGENDA

- a. Ms. Lorenz motioned to remove the Marine View Community Mural Project from the agenda, as it was not within the downtown Historic District. With that amendment, the Agenda was unanimously approved.

IV. APPROVAL OF MINUTES

- a. There were no minutes to approve.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- a. There was no public participation on non-agenda items

VI. AGENDA TOPICS

- a. HDDR: USE20240003
 - i. Mr. Courtney gave a brief introduction to the use case permit. Dave McCasland was present and gave an introduction to the entire project, including the work that had already been done for the expansion of the food court.

Mr. Gillette expressed concerns about the use case's adherence to the Downtown Historic District's guidelines, specifically the sidewalk feel. Ms. Lorenz pointed out that there would be murals painted by local artists on the retaining wall in the future.

Mr. Gillette also expressed concern about the location's street feel during winter. Mr. McCasland stated he would like to have the area open as a park during the winter, but due to logistical concerns that was not likely. Mr. Gillette said that this is a very unique project that doesn't really fall into the guidelines of the historic district, but that the situation was created due to unique circumstances of losing the two historic buildings on the property and the park that was previously on the property. He also brought up signage that could fit within our standards if we were to enforce that standard.

Mr. Winker expressed concerns that by approving this, the Historic Resources Advisory Committee would be giving leeway for others to do something similar.

Ms. Lorenz brought up that pioneers would build temporary structures when they first moved to southeast Alaska and operate businesses from them until they could afford to

build permanent structures. She sees similarities here, with how Mr. McCasland intends to continue developing the food court.

Mr. Hope-Lang asked about the liquor board requirements for fencing. Mr. McCasland stated he has to have a fence per the liquor board and he must be in sole control of the area of people exiting their establishment.

Mr. Moots stated that it is difficult to judge the project based on the guidelines we have, since the only permanent structure in the permits is intended to be changed in the near future.

The committee discussed the wall that will be on the sidewalk of Franklin Street, and how there will be a gradient as you walk up the slope of the hill.

Ms. Lorenz made a motion to write a letter of recommendation to the Planning Commission with the following notes: HRAC encourages use of the brick and plaques from the historic buildings previously on the property and wish to have them incorporated in the design; HRAC recognizes that the reason we got into this situation is due to unique circumstances with the buildings that were condemned on this property; HRAC does not want to make temporary structures allowed if a permanent structure is possible; HRAC would like to inform the Planning Commission that we have concerns about the winter use of the property; and HRAC recommends that this project get a sign permit. Mr. Moots seconds that motion. The motion passed unanimously.

b. HDDR: BLD20240085

- i. Mr. Courtney reviewed the letter sent to the Planning Commission as part of this application. Mr. McCasland gave an overview of the only permanent structure that would be on the property, a wooden gazebo with a hip roof. After this review, Mr. Gillette stated that he felt the structure, by our standards, did not meet the guidelines for a permanent structure in the historic district. Furthermore, he would not recommend this application. Ms. Lorenz asked if putting a false front on the roof of the gazebo, and/or making the roof a gable roof, would change Mr. Gillette's mind.

Mr. Jones brought up Chapter 7 of the Historic District's guidelines, pointing out that it is new construction and should be viewed as such. With this in mind, Mr. Jones stated that there is no precedent for a gazebo in the Historic District.

Mr. Gillette motioned that to write a letter to the Planning Commission stating HRAC does not believe the structure fits the guidelines for a permanent structure in the Downtown Historic District. Ms. Lorenz seconded the motion. Mr. Moots made a motion to add an amendment that while HRAC does not approve it as a permanent structure, HRAC would allow it as a temporary structure with a sunset of 10 years. Ms. Lorenz seconded the amendment. The motion passed unanimously, with the amendment.

VII. STAFF REPORTS

VIII. COMMITTEE MEMBER COMMENTS AND QUESTIONS

- a. Chairman Jones asked if the CBJ Downtown Blueprint could be discussed at the next meeting.

Mr. Gillette made a comment about tying sustainability and history together. He has reached out to the Sustainability Commission about the topic of making historic buildings a focal point for sustainability.

IX. ADJOURNMENT

- a. Mr. Moots motioned to adjourn the meeting at 6:51pm

Minutes respectfully submitted by Eric Moots



HISTORIC RESOURCES ADVISORY COMMITTEE MINUTES

May 01, 2024 at 5:00 PM

City Hall Conf. Room 224/Zoom Webinar

I. CALL TO ORDER

- a. Chairman Jones called the meeting to order at 5:05 pm.

II. ROLL CALL

- a. Present: Chair Zane Jones, Vice Chair Shannon Crossley, Dorene Lorenz, Gary Gillette, Steve Winker
- b. Absent: Eric Moots, Chuck Smythe, Jerrick Hope-Lang, and Donald Harris
- c. Staff Present: Forrest Courtney, Staff Liaison

III. APPROVAL OF AGENDA

- a. Ms. Lorenz motioned to approve the agenda. The motion passed unanimously.

IV. APPROVAL OF MINUTES

- a. 2024.03.20
 - i. Ms. Lorenz corrected the spelling of her name in these minutes. With that correction, Ms. Lorenz motioned to approve the minutes. These minutes were unanimously approved.
- b. 2024.04.03
 - i. Ms. Lorenz motioned to approve the minutes. These minutes were unanimously approved.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- a. There was no public participation on non-agenda items

VI. AGENDA TOPICS

a. Section 106 Review – 230 S. Franklin St.

- i. Mr. Courtney introduced a Facility Permit request submitted by AT&T to add seven additional antennae units on to the building at 230 S. Franklin St. Mr. Courtney noted that the reason a Section 106 review is necessary is due to AT&T working with the FCC.

After discussing the project, Chair Jones stated he would write up that HRAC sees no impact to the Downtown Historic district based on this project.

b. Blueprint Downtown Review

- i. The members of HRAC discussed general thoughts on the Downtown Blueprint, including the appreciation of Historic Preservation being listed in the top five priorities for the blueprint. Mr. Courtney gave instruction on how comments should be given to the Committee of the Whole and also suggested adding a HRAC meeting at the end of the month to give members more time to thoroughly read through the packet and vote on that list at a later meeting. Ms. Crossley motioned to table the discussion of the Downtown Blueprint. Ms. Lorenz seconded that motion. The motion passed unanimously.

VII. STAFF REPORTS

- a. Mr. Courtney thanked Mr. Gillette for putting together the Annual Report. He also stated that HRAC members should email any comments on the Annual Report to Mr. Gillette by the time of our next meeting so HRAC can vote on it then.

VIII. COMMITTEE MEMBER COMMENTS AND QUESTIONS

- a. Ms. Crossley discussed a phone call she had with SHPO recently where it was mentioned that if a proper historic review of Telephone Hill was not done, federal money could not be used on anything that is demolished there, and lawsuits could be possible for the developers who would purchase that land. Some discussion was made about what HRAC could do to suggest that a more official review be done.
- b. Chairman Jones stated he would be stepping down as chair of HRAC and resigning from the committee. In the interim before HRAC has an election to appoint a new chair, Vice Chair Crossley will be the acting chair.

IX. ADJOURNMENT

- a. Ms. Lorenz motioned to adjourn the meeting at 6:19pm

Minutes respectfully submitted by Eric Moots



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

May 22, 2024 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

<https://juneau.zoom.us/j/89883463101> or 1-669-444-9171 Webinar ID: 898 8346 3101

A. CALL TO ORDER

Acting Chair Crossley called the meeting to order at 5:02PM.

B. LAND ACKNOWLEDGEMENT

Acting Chair Crossley read the Land Acknowledgment.

We would like to acknowledge that the City & Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Committee members present: Shannon Crossley, Gary Gillette, Jerrick Hope-Lang, Chuck Smythe, Steve Winker.

Committee members absent: Don Harris, Dorene Lorenz, Eric Moots.

CDD Staff present: Forrest Courtney, Planner II.

D. APPROVAL OF AGENDA

Smythe motions to approve agenda, Winker seconds motion. No objections heard thus motion is adopted.

E. APPROVAL OF MINUTES

No minutes presented for approval.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No members of the public present.

G. OLD BUSINESS

1. Blueprint Downtown

Committee members discussed numerous comments regarding issues relating to historic resources throughout the Blueprint document. Gillette motions to send Assembly the comments of the HRAC for consideration in their upcoming reviews of the Blueprint Plan. Smythe seconds the motion. No objection heard thus motion is adopted. Crossley to prepare a summary of comments discussed to be forwarded to Assembly.

2. Douglas Cemeteries

The committee discussed issues of ownership and maintenance of the historic cemeteries in Douglas. It was reported that the Pioneers of Alaska has commissioned a title search to clarify ownership status of the cemetery property. At a recent Committee of the Whole (COW) meeting, the Assembly determined that the resolution of cemetery ownership and on-going maintenance would be cost prohibitive within the CBJ budget. The Assembly directed that a Request for Interest be issued to seek a community group that would commit to maintenance of the Douglas cemeteries. A stipend

would be provided to such a selected group but the Assembly did not specify an amount at this time.

Winker motions to send a message to Assembly regarding the historical importance of the Douglas cemeteries, and that appropriate Tribal and fraternal entities should be consulted in the efforts to resolve ownership issues and an on-going maintenance program. Smythe seconds the motion. No objection heard thus motion is adopted. Crossley will prepare letter to Assembly.

H. NEW BUSINESS

3. HDDR - 230 S. Franklin St.

Committee reviewed the proposal to install an array of 5G antenna atop of the Marine View building within the Downtown Historic District. This proposal was reviewed at a previous HRAC meeting as part of the Section 106 process. Gillette motions to approve the installation as it is not intrusive to the historic district. Smythe seconds the motion. No objection heard thus motion is adopted. Crossley will prepare approval form for the project.

4. 2023 Annual Report

Committee reviewed the draft 2023 Annual Report and had no suggested changes. Hope-Lang motions to approve report and submit to Assembly. Gillette seconds the motion. No objection heard thus motion is adopted. Crossley will present to Assembly at an upcoming Human Resources Committee meeting in June.

I. STAFF REPORTS

Planner Courtney thanked the Committee for its work over the past few months and indicated that no meetings will be held in June or July. The next regular meeting will be in August. In the meantime, Courtney will be attending the National Alliance of Preservation Commission's - FORUM 2024. He will report back on the Forum to share new trends in historic preservation programs.

J. COMMITTEE MEMBER COMMENTS AND QUESTIONS

There were no Committee member comments or questions.

K. NEXT MEETING DATE - 2024.08.07

L. SUPPLEMENTAL MATERIALS

There were no supplemental materials.

M. ADJOURNMENT

Gillette motions to adjourn meeting. Smythe seconds the motion. No objection heard thus motion is adopted.

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 DRAFT MINUTES

August 07, 2024 at 6:15 PM

Downtown Library Large Meeting Room/Zoom Webinar

A. CALL TO ORDER

1. Acting Chair Crossley called the meeting to order at 6:15pm

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

2. Present: Acting Chair Shannon Crossley, Recorder Eric Moots, Dorene Lorenz, Gary Gillette, Steve Winker
3. Absent: Chuck Smythe, Donald Harris, Jerrick Hope-Lang
4. Staff Present: Staff Liaison Forrest Courtney

D. APPROVAL OF AGENDA

5. Mr. Gillette motioned to approve the agenda with the addition of the Douglas Cemetery to the end of our Agenda Topics. Ms. Lorenz seconded the motion. The motion passed unanimously.

E. APPROVAL OF MINUTES

6. 2023.03.08
 - i Mr. Gillette noted that the land acknowledgement approved in those minutes was not the land acknowledgement HRAC has been using for our current meetings. Ms. Lorenz motioned to approve these minutes. These minutes were approved unanimously.
7. 2024.05.01
 - i Ms. Lorenz motioned to approve these minutes. These minutes were approved unanimously.
8. 2024.05.22
 - i Ms. Lorenz motioned to approve these minutes. These minutes were approved unanimously.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

9. Historic Douglas Fire Equipment
 - i Mary Kay Pusich and Dale Henkins, both residents of south Douglas, spoke to HRAC about a petition they are putting together to move the former Douglas Fire Department's Pump house from his residence at 820 Front Street on Douglas. After listening to the information provided, Ms. Lorenz motioned to sign the petition the Ms. Pusich and Mr. Henkins were asking HRAC to sign. The motion passed unanimously.
10. America 250
 - i Ms. Lorenz discussed with HRAC the America 250 initiative to connect projects commemorating America's 250th anniversary with funding. She outlined the guidelines projects generally would

have to follow and what projects the initiative is looking for. No action was taken at the time, but Ms. Lorenz told HRAC to consider projects that could be funded through this initiative.

11. Educational Opportunities

- i Ms. Crossley brought previously agreed upon goals set by HRAC about providing educational opportunities for youth of Juneau. Ms. Lorenz mentioned that there was a cultural resource project done recently for the State of Alaska that would be a good asset to use.

12. 2026 Passenger Fees

- i Ms. Crossley stated that HRAC could make suggestions to the tourism manager Alix Pierce on how to spend cruise ship passenger fees. Mr. Winker suggested we put forth a proposal for a historical walking tour app, either to revamp one already made or to advertise the ones we already have.

13. Juneau Townsite

- i Mr. Courtney told HRAC that the CDD would not be submitting a CLG grant for the Juneau Townsite project. Mr. Gillette motioned for HRAC to write a letter to the assembly advocating for a greater focus on CLG grants. Ms. Lorenz seconded the motion. The motion passed unanimously.

14. Douglas Cemetery Letter

- i Ms. Lorenz motioned to approve the letter written by Acting Chair Crossley to the assembly about the Douglas Cemetery. Mr. Gillette seconded the motion. The motion passed unanimously.

H. STAFF REPORTS

15. NAPC Forum 2024

- i Mr. Courtney discussed with HRAC the National Alliance of Preservation Commissions 2024 Forum. He brought up the difference in responsibilities and capabilities Juneau's Historical Resource Advisory Committee has with regards to other similar commissions around the United States. Most notably, most other committees have some regulatory authority whereas HRAC only has advisory abilities.

I. COMMITTEE MEMBER COMMENTS AND QUESTIONS

16. Mr. Moots announced that he will be resigning after the next meeting. Mr. Gillette asked if he would still be able to write minutes for the meeting, and neither Mr. Moots nor Mr. Courtney thought there would be any issue with that.

J. NEXT MEETING DATE - 2024.09.04

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT

17. Mr. Moots motioned to adjourn the meeting at 7:58pm. Mr. Winker seconded the motion and the meeting adjourned.



HISTORIC RESOURCES ADVISORY COMMITTEE MEETING MINUTES

October 2, 2024 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

A. CALL TO ORDER

Acting Chair Crossley called the meeting to order at 5:02PM.

B. LAND ACKNOWLEDGEMENT

Acting Chair Crossley read the Land Acknowledgment.

- C. 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.

D. ROLL CALL

Committee members present: Shannon Crossley, Gary Gillette, Steve Winker, Dorene Lorenz, Robyn Burner, Cheryl Jebe

Committee members absent: Jerrick Hope-Lang

CDD Staff present: Forrest Courtney, Planner II.

E. APPROVAL OF AGENDA

Smythe motions to approve agenda, Winker seconds motion. No objections heard thus motion is adopted.

F. APPROVAL OF MINUTES

No minutes presented for approval.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No members of the public present.

H. AGENDA TOPICS

1. Election:

- Recorder – Shannon Crossley
 - Nomination by Gary Gillette, seconded by Dorene Lorenz
- Vice-Chair – Dorene Lorenz
 - Nomination by Shannon Crossley, seconded by Cheryl Jebe
- Chair – Gary Gillette
 - Nomination by Shannon Crossley, seconded by Steve Winker

2. CIP Recommendations:

- ACTION: Write letter to assembly to support a new city museum and support the infill option for Telephone Hill

3. City Museum: Walking Tour Update

- City Museum has provided us a walking tour brochure to look over and give comments on at the next meeting, if desired.
4. Historic Preservation Grants
 - City Manager has determined that CBJ Planning Dept not staffed well enough to apply for a grant to complete the National Register nomination for the Juneau Townsite.
 5. Maritime Heritage Grant for Rehabilitation of Support Buildings at Sentinel Island Light Station
 - Presentation by Chair Gillette
 6. Historic Preservation Fund Grant for Rehabilitation of Lighthouse Building at Sentinel Light Station
 - Presentation by Chair Gillette

I. STAFF REPORTS

Planner Courtney gave HRAC an update on the DOT Douglas Highway Improvements and how an archeologist must be on site to supervise contractor that mishandled inadvertently discovered remains in 2024. Also, Department of Agriculture to ask if HRAC would like to comment on programmatic agreement they are developing to evaluate historic cabins and shelters against the National Register of Historic Places. HRAC hopes that one of the new assembly members will be assigned as a liaison to the committee. CBJ Clerks office has also requested a list of priorities and list of things we'd like to do, and send the list to the Human Resources Department for comments.

J. COMMITTEE MEMBER COMMENTS AND QUESTIONS

There were no Committee member comments or questions.

K. NEXT MEETING DATE - 2024.11.06

L. SUPPLEMENTAL MATERIALS

There were no supplemental materials.

M. ADJOURNMENT

Gillette motions to adjourn meeting. No objection heard thus motion is adopted.

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=JSIapIbLdkIb3BJoHpRyqIDtSHyYEO.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.

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.



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CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda

December 4, 2024 at 5:00pm

Downtown Library Conference Room/Zoom

MEETING MINUTES

A. CALL TO ORDER

Chair Gillette called the meeting to order at 5:08 PM.

B. LAND ACKNOWLEDGEMENT

We acknowledge the Áak'w Kwaan and T'aaku Kwaan 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: Gary Gillette, Cheryl Jebe

Committee members present via zoom: Shannon Crossley, Steve Winker and Dorene Lorenz.

Committee members absent: Jerrick Hope-Lang, Robin Brenner

Staff present: Scott Ciambor

Members of the public present: None

Members of the public present via zoom: None

D. APPROVAL OF AGENDA

Ms. Lorenz motioned that the agenda be approved with addition of Head Tax Suggestions to the agenda. Motion approved. 6-0 .

E. APPROVAL OF MINUTES

1. 11.06.2024 HRAC draft minutes

Ms. Lorenz motioned to approve the minutes from November 6, 2024, HRAC meeting; Ms.

Lorenz seconded the motion. Motion approved. 6-0.

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No public participation.

G. AGENDA TOPICS

2. New Business:

1. HDDR 455 S. Franklin Street – Nycole Gizinski from R&M in Ketchikan came to HRAC with two design options for 455 S. Franklin Street with discussions on how the proposed design fits the design standards for the historic district in March, 2024. Committee members gave advice on the design, steering the designer away from a NanaWall option. The board was presented with a final design that met Downtown Juneau design standards and an architect's choice with the Nanawall still represented. Mrs. Crossley commented that the Nanawall



(907) 586-0715
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does not fit the character of the historic district, and motioned to approve the design as shown on G100 with the two sets of double doors, but do not approve the owner preferred design with the Nanawall. Mr. Winker seconded the motion.

2. Letter to CBJ HRC – Chair Gillette presented a letter he drafted to HRC trying to frame the discussion with our primary concerns regarding HRAC’s role in the greater city government, the historic preservation budget that use to exist within CDD, and HRAC’s desire to continue National Register Nominations of neighborhoods. A lot of programs have been lost to aid preservation in Juneau, and all of these things combined are detrimental to the viability of our historic district. We are hoping to reinvigorate and recapture interest in historic preservation in Juneau from the City Government, many of which are called out in the Cultural Preservation Plan adopted by the Assembly. We hope to be included in the Assembly’s budget and for support for CDD and HRAC in the preservation goals outlined in the adopted plan.

2. Letter to CBJ Tourism Manager – Secretary Crossley and Chair Gillette proposed a letter to Alex Pierce, CBJ Tourism Manager, about historic preservation opportunities and projects to use the CBJ head tax toward. Secretary Crossley suggested a walking tour for tourists to scan QR codes throughout the community and take themselves on a walking tour of the historic downtown neighborhoods with a focus on Alaskan Native history. Suggestions included where the No Natives Allowed signage in Downtown Juneau that inspired Elizabeth Peratrovich to stand up for Civil Rights, the home of Richard Harris and his Tlingit wife on Telephone Hill, the rented home of William Paul on Main Street while he worked as the first Alaskan Native legislator, and the location of the second Village in Downtown Juneau after Rockwell “negotiated” the relocation of the 300+ Tlingit that camped on the beach of downtown Juneau while the prospectors waited for Spring. Chair Gillette proposed a gateway into Downtown Juneau to direct tourists into our downtown historic core, with signage and with a gateway of sorts built to direct visitors. A suggestion is by the Red Dog, another is Marine Way. Bringing people into our historic core is vital to a functioning historic district. Secretary Crossley motioned to include both suggestions in a letter to Mrs. Pierce, and Ms. Lorenz seconded.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Blueprint Downtown will be introduced to the assembly on December 18th.

I. NEXT MEETING DATE – January 8, 2025

J. 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.

APPENDIX C

HRAC Letters

- March 12, 2024, re: Historic Property Review – 455 S. Franklin Street
- May 6, 2024, re: Telephone Hill Anticipatory Demolition
- October 19, 2024, re: FY2026 CBJ Legislative Capital Priorities List
- December 9, 2024, re: Historic Property Review – 455 S. Franklin Street
- Dec 17, 2024, re: FY2026 CBJ Marine Passenger Fee Projects
- December 2024, re: Historic Resources Advisory Committee

Letters needed:

- * April - re: Deckhand Dave food court HDDR review
- * May - re: Section 106 review from AT&T at Marine View Building
- * May - re: comments on Blueprint plan
- * May - re: Douglas Cemeteries
- * March - re: Telephone Hill (draft attached)
- * March - re: HDDR for 455 S Franklin



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

March 12, 2024

Re: Historic Property Review - 455 S. 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



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

May 6, 2024

Subject: Telephone Hill Anticipatory Demolition

Honorable Mayor Weldon and Assembly:

The Historic Resources Advisory Committee has not contacted the Alaskan State Historic Preservation Office in regard to the Telephone Hill Project. As of last week, it was called to my attention that the City and Borough of Juneau's Engineering staff and project managers have also not contacted the SHPO office to ask about the potential issues surrounding demolition before documentation.

It is our experience that bringing SHPO into the conversation on Historic Preservation projects is the path to a successful project, so they can best guide the Federal, State or Local entity tasked with the responsibility of a historic asset.

The consequences of not performing the required Section 106 or similar process when Alaska State funding or Federal funding are used on a property could open the City and Borough of Juneau up to lawsuits by community members and potentially limit the types of funding used.

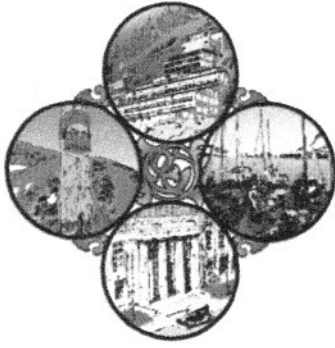
The term anticipatory demolition pertains to destroying historic properties prior to seeking Federal assistance in an effort to avoid the Section 106 process. For reference, Section 106 of the National Historic Preservation Act (NHPA), 36 CFR 800.9 and Section 110 (K) of the NHPA. State law is the Alaska Historic Preservation Act Sec 41.35.070.

We strongly recommend the City and Borough of Juneau's Assembly to direct CBJ staff to open a dialogue with the Alaskan SHPO officers, to best protect the municipality and future development on Telephone Hill.

We appreciate your consideration of our recommendation,

Sincerely;

Shannon Crossley, Acting Chair



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Chair, Gary Gillette, Architect
Vice Chair, Dorene Lorenz, At Large
Jerrick Hope-Lang, Knowledgeable of Tlingit and Haida Culture
Cheryl Jebe, At Large
Recorder, Shannon Crossley, Architectural Historian
Steve Winker, At Large
Robin Brenner, At Large

October 19, 2024

Subject: FY2026 CBJ Legislative Capital Priority List

Denise Koch, Engineering and Public Works Director,

The Juneau Historic Resources Advisory Committee (HRAC) has received your request for committee review of the FY2026 CBJ Legislative Capital Priority List. On October 2, 2024, HRAC held a public meeting at which time the Capital Priority List was reviewed and discussed. HRAC members determined there were two projects on the list that are pertinent to the committee's role to advise on historic resources in the community. HRAC offers the following comments and recommendations:

Waterfront Juneau-Douglas City Museum

HRAC strongly supports the pursuit of a new city museum. Preserving and protecting Juneau's history and historical objects is of vital importance for our community. The current facility was not designed as a museum and lacks critical components to adequately exhibit and store valuable and vulnerable artifacts and archival documents.

The basement level of the current museum building, which is used for storage of artifacts, artwork, and archival materials, experiences water intrusion seriously compromising the effort to protect historic materials. Proposed solutions to address this situation would not fully solve the issue and be extremely costly, reduce an already very limited storage area, and is subject to failure over time as there is inadequate drainage around the building. Further, the current HVAC system in the building was an add-on and does not meet recognized museum standards for protection of historical materials.

HRAC recommends pursuit of legislative funding assistance for a new city museum.

Telephone Hill Redevelopment

Numerous times in the past, HRAC has recommended saving the historic buildings on Telephone Hill. For over one hundred years these buildings have provided critical housing stock to our community. These houses are some of the oldest buildings in Juneau. Once they are lost, they cannot be replaced. The Assembly owes the community to make a serious effort to evaluate these buildings for rehabilitation.

A city commissioned Construction Conditions Survey executed a limited assessment of the buildings on Telephone Hill. The study concluded, "At a minimum, the homes need to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property (emphasis added)." The Assembly has not advocated owning or renting these housing

units. Historic buildings may find relief of some building code provisions thereby making them more feasible for rehabilitation in a comprehensive redevelopment plan.

Another city commissioned study analyzed the market and feasibility of new housing on Telephone Hill. The result concluded substantial financial assistance would be required from the city and that 24% of the housing units would need to be short term rentals for the project to “pencil out.” Rehabilitated historic houses have proven to be a very popular short-term rental option.

The study suggested increasing the height of new buildings to nine stories requiring a change in structural materials from wood to steel, thus adding cost to the project. Wood construction technology has improved over the years making mid to high rise structures more feasible. These alternate wood technologies, known as mass timber construction methods, should be investigated as they would allow taller buildings to reach the same number of units at the site. This option may allow the historic buildings to remain and be developed for short term rentals or other options.

The legislative request indicates the funds would be “used for removal of hazardous materials and environmental cleanup; demolition of existing structures; a redevelopment study; site preparation; utility and infrastructure upgrades; and re-subdivision.” It seems premature to demolish the buildings until a comprehensive redevelopment study is completed.

HRAC recommends that “demolition of the existing structures” be removed from the scope of work until such time a full assessment of the existing buildings is undertaken, and a comprehensive redevelopment study is completed. A comprehensive redevelopment study should include various property ownership scenarios, use of newer wood technology construction methods, and rehabilitation of historic properties for use as short term rentals, professional office space, or boutique restaurants as several private property owners have successively done in Juneau.

HRAC appreciates your thoughtful consideration of our recommendations.

Sincerely, for the Juneau Historic Resources Advisory Committee.



Gary Gillette, HRAC Chair

cc: Ashley Heimbigner, CBJ Engineering



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

December 9, 2024

Re: Historic Property Review - 455 S. Franklin Street

Dear Ms. Gizinski,

The Historic Resources Advisory Committee (HRAC) reviewed your proposed project at 455 S. Franklin Street for compliance with the Downtown Historic District Design Standards. This project was reviewed in March 2024 and a letter dated March 12, 2024, was sent by then Chair Zane Jones regarding HRAC's determination.

Upon review, HRAC determined that the updated design conforms with the March 2024 determination. Specifically, the design indicated on drawings G100, A200, and A400 (all dated 11-25-24) comply with the design standards.

Thank you for submitting these updated drawings. If you need further information or have questions, please do not hesitate to contact us.

Sincerely,

Gary Gillette
HRAC Chair



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Chair, Gary Gillette, Architect
Recorder, Shannon Crossley, Architectural Historian
Vice Chair, Dorene Lorenz, At Large
Jerrick Hope-Lang, Knowledgeable of Tlingit and Haida Culture
Steve Winker, At Large
Cheryl Jebe, At Large
Robin Brenner, At Large

December 17, 2024

To: Mayor Weldon and CBJ Assembly

Through: Alexandra Pierce, Tourism Manager

Subject: FY2026 CBJ Marine Passenger Fee Projects

Over the past several years Juneau has hosted over a million cruise ship visitors to the Capital City each season. Tourism surveys have long identified top attractions in Alaska and Juneau are its natural wonders and historical/cultural experiences. Upon arrival visitors are barraged by vendors enticing them to leave the downtown area seeking a variety of sightseeing adventures which are predominately oriented to natural beauty experiences. Some visitors become confused or lost as they explore our community for historical/cultural experiences.

The Juneau Historic Resources Advisory Committee (HRAC) is pleased to submit two projects for funding consideration through the Marine Passenger Fee Program. These projects would benefit cruise ship visitors by offering them clear direction to local indigenous places within areas of the city close to the ship docks and to the Downtown Historic District which is the historic core of the original townsite.

HRAC recommends the following projects in no order of preference:

- Indigenous Places Walking Tour Map
 - Description: Research and produce a walking tour of noteworthy Indigenous spaces and places in Downtown Juneau to include important moments in Native Alaskan history, homes of indigenous civil rights leaders, and properties linked to fight for civil rights. Places might include home of founding father Richard Harris and his native wife at Telephone Hill and home William Paul rented as the first Tlingit state representative. This project would include consulting with elders, community members, and Sealaska Heritage.

The project is proposed in two phases. Phase I would be for research, content development to include text and photos, and cost estimates. Phase II would include production of a walking tour map and other media.

- Estimated Cost: Phase I: \$50,000
- Downtown Historic District Gateways
 - Project Description: Development and installation of wayfinding gateways that direct locals and visitors to the Downtown Historic District. A gateway structure would span the

FY2026 CBJ Marine Passenger Fee Projects

1

roadway at two primary entries to the district: one at South Franklin Street near the Red Dog Saloon and one at Ferry Way across from Marine Park. The gateway structures might feature lights, symbols, and text identifying the historic downtown district. The project is proposed in two phases. Phase I would be for planning, design, and cost estimating. Phase II would be for construction.

- Estimated Cost: Phase I: \$50,000

HRAC appreciates your thoughtful consideration of our proposed projects.

Sincerely, for the Juneau Historic Resources Advisory Committee.

A handwritten signature in black ink, appearing to read 'Gary Gillette', with a long horizontal flourish extending to the right.

Gary Gillette, HRAC Chair



City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Chair, Gary Gillette, Architect
Vice Chair, Dorene Lorenz, At Large
Recorder, Shannon Crossley, Architectural Historian
Jerrick Hope-Lang, Knowledgeable of Tlingit and Haida Culture
Steve Winker, At Large
Cheryl Jebe, At Large
Robin Brenner, At Large

XXXXX 00, 2024

CBJ Human Resources Committee

Ella Adkison, Chair; Wade Bryson; Maureen Hall; Neil Steininger

Subject: Historic Resources Advisory Committee

The Juneau Historic Resources Advisory Committee (HRAC) has an identity crisis. In 1987 HRAC¹ was established to advise the city on preserving Juneau's unique and rich history. Unfortunately, over the years support and commitment of the assembly has waned. In the early 1990s Juneau developed a historic downtown improvement plan. Implementation included updates and improvements to downtown utilities, streets, and amenities such as period reflective lighting fixtures, flower baskets, and decorative banners. The city's improvements sparked a revitalization by private property owners who restored the luster of their historic buildings giving downtown a new lease on life.

Along with establishing HRAC, the city adopted historic district standards that would preserve visual aesthetics of the downtown area. The community development department budget featured a line item for historic preservation activities and public education of the importance of preserving historic buildings to keep downtown a vital area. A design review board was established to review all improvements in the downtown historic district. Contemporary designs are not restricted if they retain the pedestrian scale and harmony of the original district.

Ultimately the design review board was eliminated, the required historic district development permit was eliminated, the preservation budget was eliminated, enforcement was eliminated, and now application of the standards often falls through the cracks. Unfortunately, the loss of these important preservation tools has, in part, put the viability of the downtown historic district in peril. Currently there are approximately eighteen vacant storefronts in the district.

Other pressures have or will affect the viability of the historic district including the expansion of tourist related businesses on South Franklin Street, the proposed new cruise ship complex west of the district, moving City Hall out of the district area, and the Gold Belt proposal for a cruise ship complex on West Douglas Island.

¹ (Title 49.10.410) Historic Resources Advisory Committee:

- Reviewing and making recommendations about local projects that might affect properties identified in the local Historic Preservation Plan.
- Reviewing and developing nominations to the National Register of Historic Places for properties within CBJ.
- Cooperating and consulting with the Assembly, the Historic District Commission, the Community Development Department, and the State Historic Commission on matters concerning historical districts and historic, prehistoric, and archaeological preservation in the City and Borough.
- Reviewing and making recommendations about the collections, exhibitions, education programs, long-range plans, and other pertinent activities of the Juneau-Douglas City Museum.
- Performing other actions which are necessary and proper to carry out the above duties.

Historic preservation is an important element of a community's character, identity, and viability. Historic preservation goals and objectives are identified in the CBJ Comprehensive Plan (2013), Historic and Cultural Preservation Plan (2020), and the *Draft* Blueprint Downtown Plan which states:

"Juneau's unique history and heritage is an asset worthy of investment. These assets attract tourists, shoppers, businesses, and residents. Over the years, many historic buildings have been lost, making those that remain even more important if downtown is to keep a link to its past. Designated historic landmarks and the centrally located Downtown Historic District are invaluable cultural resources that can contribute substantially to downtown's economic vitality and identity."

For many years, Juneau has been a leader, throughout Alaska, in its historic preservation efforts. As the State Capital, it is appropriate to be a model for the rest of the state regarding responsible preservation of historic and cultural resources. Juneau became the first community to meet the requirements of the Certified Local Government (CLG) program established by the federal National Historic Preservation Act. This program offers resources and funding opportunities to assist communities with historic preservation activities. Juneau's grants are listed on page three of this letter. For the last three grant cycles Juneau has not applied for any grants due to no budget available for staff to support historic preservation.

HRAC promotes the reinvigoration of historic preservation efforts. The recommendations below are not seen as all-inclusive but would "get the ball rolling" back to the level of preservation activities seen in the past. The Committee recommends the following:

- A. Re-establish budget for ½ FTE staff position at the Community Development Department for historic preservation activities that support the goals and objectives identified in the adopted Historic and Cultural Preservation Plan. The highest priority activities would be:
 - a. Submitting applications for CLG grant assistance and providing in-kind staff match to nominate the Juneau Townsite district to the National Register of Historic Places.
 - b. Allow staff and HRAC to work with "Juneau Main Street" program and its efforts to revitalize the Downtown Historic District.
 - c. Reinstate the required permit process for development in the historic district to alleviate projects from falling through the cracks. This was begun about three years ago but has not proceeded due to staffing limitations.
 - d. Provide outreach to property and business owners about the importance of preserving the downtown historic district and enforcement through the development and sign standards.

HRAC appreciates the value of the Human Resource Committee's (HRC) time thus this letter has tried to capture the most timely and relevant issues at this point. HRAC is more than willing to further discuss historic preservation issues with HRC at its convenience.

Thank you for your thoughtful consideration of our recommendations.

Sincerely, for the Juneau Historic Resources Advisory Committee.

Gary Gillette, HRAC Chair

CBJ Human Resources Committee

Page 2 of 3

Juneau CLG Grant Awards

Historic Preservation Planning Grants

Historic Preservation Plan, Phase I. 2015; Phase II, 2017.
Juneau Memorial Building Use and Preservation Plan. 2012.
Juneau Downtown Historic District Design Standards Evaluation. 2005, 2006, 2007.
Historic/Cultural Preservation Plan. 1995, 1996.

Survey and Inventory Grants

Treadwell Mining Complex Historic Properties Study. 2009.
Historic Preservation Database. 2008, 2010.
Merchant's Wharf Historical Survey: Historic Property Evaluation of Alaska Coastal Airlines Hangar
Perseverance Trail Survey, Last Chance Basin to Silver Bow Basin. 2003.
Historic Building Survey of the Casey-Shattuck Neighborhood. 2000, 2003.
Historic Cemeteries in Douglas, Alaska. 1994.
Inventory and Survey of Historic Shipwrecks. (6) 1991.
Chicken Ridge Neighborhood Historic Building Survey. 1991
Report of the Treadwell Historic Resources Survey. 1990.
Report of the Juneau Dairy Farming Historic Resources Survey. 1990.
Historic Structures Report for Jualpa Mine Camp of the Alaska Juneau Gold Mining Company. 1989.
Douglas Townsite Historic Building Survey. 1988.
Juneau Townsite Historic Building Survey. 1987. Updated Survey. 2021, 2022

National Register of Historic Places Grants

Juneau Memorial Library Nomination. 2004
Historic Cemeteries of Juneau and Douglas, Alaska. 1996.
Chicken Ridge National Register Nomination. 1992.

Historic Preservation Development/Predevelopment Grants

Alaska-Juneau Gold Mine Power Towers. 2014.
Treadwell Saltwater Pump House Stabilization. 2013.
Stabilization of Historic Structures at Jualpa Mine Camp Historic District. 1994, 1995, 1996, 1997, 1999, 2001, 2002, 2006.

Historic Preservation Education Grants

Treadwell Mine Interpretive Panels, 2017.
Evergreen Cemetery Inventory and Interpretation. 2014.
Treadwell Mine Signs and Interpretive Shelter. 2012.
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