



HISTORIC RESOURCES ADVISORY COMMITTEE AGENDA

November 06, 2024 at 5:00 PM

Downtown Library Large Meeting Room/Zoom Webinar

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

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

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

[1.](#) 2024.10.02

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. AGENDA TOPICS

[2.](#) Design Consultation: 123 Seward St.

[3.](#) Letter to HRC

[4.](#) DMO: AJ Steam Plant

H. STAFF REPORTS

[5.](#) Legislative Capital Priorities

[6.](#) Proclamation of Apology

I. COMMITTEE MEMBER COMMENTS AND QUESTIONS

J. NEXT MEETING DATE

[7.](#) 2024.12.04

K. SUPPLEMENTAL MATERIALS

L. ADJOURNMENT

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



HISTORIC RESOURCES ADVISORY COMMITTEE MEETING MINUTES

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.



October 25, 2024

Forrest Courtney
155 Heritage Way
Juneau, Alaska 99801

RE: HRAC Review of Exterior Windows for 123 Seward Street

Mr. Courtney,

123 Seward Street has been purchased by Goldbelt Inc. and the intent for the property is to convert the second story office space into workforce housing. This conversion required us to review the existing windows, and it was determined they did not meet egress requirements for residential sleeping rooms.

It is our intent to replace all of the second story windows with a similar black metal window profile but with an operable sliding function to meet the egress requirements. Please see attached documents from the contractor, ACC.

I have also provided a floorplan diagram of the proposed renovation, for discussion purposes. Please see pages 2 and 3 of this cover letter for photographs.

We look forward to attending the November HRAC meeting to discuss the design.

Thank you,

Shannon Crossley

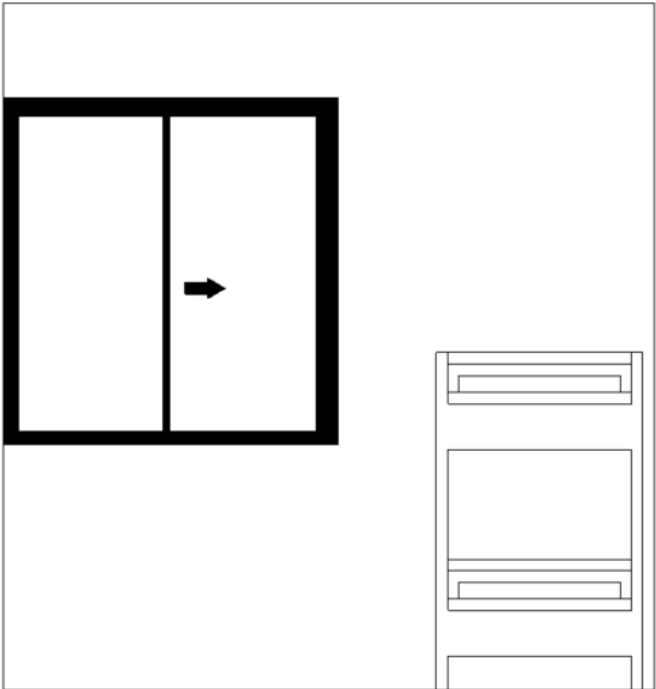
Sean M Boily AIA
Principal Architect

James Bibb AIA
Principal Architect

E. David Hurley AIA
Principal Architect

126 Seward Street
Juneau, AK 99801

p.907.586.6150
f.907.586.6181



Proposed Window Design

NorthWind
Architects, LLC



126 Seward Str.
Juneau, AK 99801
p.907.586.6150
f.907.586.6181

NorthWind
Architects, LLC



126 Seward Str.
Juneau, AK 99801
p.907.586.6150
f.907.586.6181

1 SECOND FLOOR PLAN
1/8" = 1'-0"



- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
 - DO NOT SCALE OFF OF DRAWINGS.
 - DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
 - STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY.
 - ALL PARTITIONS ARE TYPE P1-4, UNO.
 - WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
 - DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.

CODE REVIEW: IBC 2021	
CONSTRUCTION TYPE:	TYPE III-B*
*NON-COMBUSTABLE MATERIALS FOR EX WALLS	
OCCUPANCY TYPE:	R-2
FIRE RATING BETWEEN UNITS:	1/2 HOUR AS PER IBC 708.3.2
FIRE RATING BETWEEN UNITS AND COORIDOR:	1/2 HOUR AS PER IBC 1020.2
FIRE RATING BETWEEN FIRST AND SECOND FLOORS:	1 HOUR AS PER TABLE 508.4
MAX AREA OF EX WALL OPENINGS 5'-X<10':	25% IN SPRINKLERED BLD
GROSS SF OF 3RD FLR:	8084 SF
MAX OCCUPANT LOAD: (1 PER 200 SF GROSS)	40 OCCUPANTS PER TABLE 1004.5
# OF W.C/LAVS: (1 PER 10)	4 REQ PER TABLE 2902.1
# OF SHOWERS: (1 PER 8)	5 REQ PER TABLE 2902.1
EGRESS:	ALL SLEEPING ROOMS MUST MEET MIN EGRESS OPENING*

*AK STATE FIRE MARSHAL MODIFICATION TO 2021 IBC STATES ALL R OCCUPANCIES REQUIRE EMERGENCY ESCAPE AND RESCUE OPENING

- SHEET NOTES:**
- OPENINGS ARE LESS THAN 25% OF WALL, NO RATING REQUIRED
 - MODIFICATION TO EXISTING OPENING TYPE, EGRESS WINDOW REQUIRED, 4" HEIGHT, 11" WIDTH STEP IN FRONT OF EGRESS WINDOW
 - 1 HOUR FIRE RATING- 7" CONCRETE WALL TOWARD ALLEY

LEGEND:	
	UNIT A: 10 RESIDENTS
	UNIT B: 5-6 RESIDENTS
	UNIT C: 12 RESIDENTS
	UNIT D: 6 RESIDENTS
	UNIT E: 1 RESIDENT, CARETAKER
	1/2 HR FIRE RATED WALLS, FLR TO STRUC
	FIRST FLOOR EXTERIOR WALL
	CENTERLINE OF ALLEY

Section G, Item 2.

NOT FOR CONSTRUCTION

02/15/2020

W

N

NorthWind Architects, LLC

126 Seward St
Juneau, AK 99801
Ph #907.586.6150
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABEL SCALES.

123 SEWARD STREET

Goldbelt Inc 3025 Clinton Dr.
JUNEAU, ALASKA

SHEET TITLE:
FLOOR PLAN

CHECKED	SMB	
DRAWN	MH/SCC	
issue	date	description



SPECIFICATIONS

GENERAL

Sliding windows shall be Marlin Series 3500-HC thermally improved as manufactured by Marlin windows, and shall conform to ANSI/AAMA 101-88 HS-HC40. Series 3500 shall have an AAMA 1503 CRF of not less than 58.

MATERIALS

All frame and sash members shall be aluminum extrusions of 6063-T5 alloy & temper. Frame and sash members shall have a rigid polyurethane "thermal-barrier" as an integral part of the extrusion which eliminates all direct contact between interior and exterior aluminum sections.

FINISH

Standard architectural Class II anodic color conforming to Aluminum Association AA-M12-C22-A34 for dark bronze or AA-M12-C22-A31 for clear anodized. (Architectural Class I and Class II anodic finishes and organic coatings available - specify).

CONSTRUCTION

Frame members shall be 3 $\frac{3}{8}$ " in depth. Frame and vent corners shall be fabricated to form tight mitered joints. Fixed interlock members shall be fabricated to form tight butt-joints where joined to frame members. All joinery fastened securely with stainless steel self-tapping screws and sealed to prevent moisture and air infiltration. Sill members shall allow drainage of moisture to the exterior, but reduce direct inflow of wind, moisture and dirt. Sill tracks shall be extruded as an integral part of the sill member. Extruded aluminum glass stops shall be fabricated to form tight butt-joints.

HARDWARE

Sash shall incorporate adjustable steel ball bearing wheel assemblies at the bottom corners. Rigid vinyl guides shall be located on the top and bottom rails at each corner of the sash to assure smooth operation. A continuous pull handle shall be a part of the interlock stile. A thumb operated latch shall be attached to the interlock stile and shall engage a channel in the fixed interlock when the sash is fully closed. Optional secondary slide bolt available for partial vent opening. Optional stainless steel track recommended for intended heavy use.

WEATHERSTRIPPING

Ventilating sash shall have continuous weather-stripping of silicone treated wool pile incorporating a polypropylene fin to insure longer life with better resistance to wind and moisture infiltration. Weather-stripping shall extend around the entire perimeter of the vent.

GLAZING

Marlin system #3500 shall be glazed with 1" overall insulating glass. The ventilator shall be 'marine' type glazed with a continuous vinyl channel gasket. The fixed glass shall be set on blocks, back bedded in foam glazing tape and retained by an extruded aluminum stop.

OPTIONAL SCREEN

Screen frames shall be fabricated from roll-form aluminum, finish to match window. Screen cloth to be 18 x 16 fiberglass mesh held in the aluminum screen frame with a tight fitting continuous vinyl spline. Two leaf springs shall be attached to the top rail of the screen and two metal pull tabs shall be attached at the bottom rail and held in place by the screen spline.

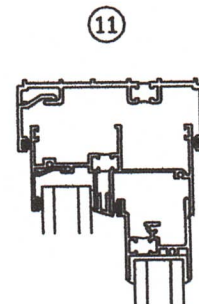
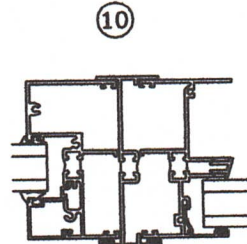
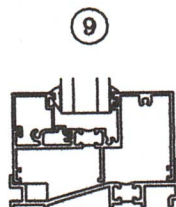
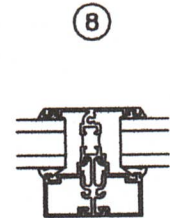
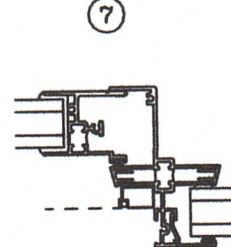
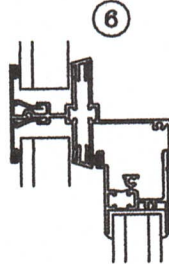
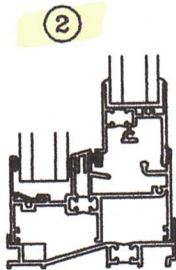
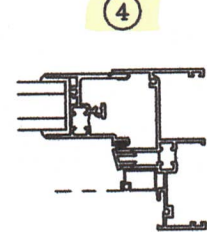
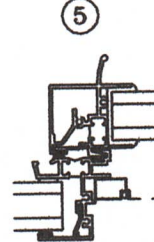
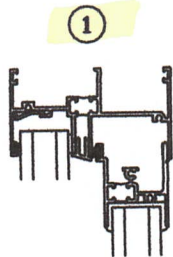
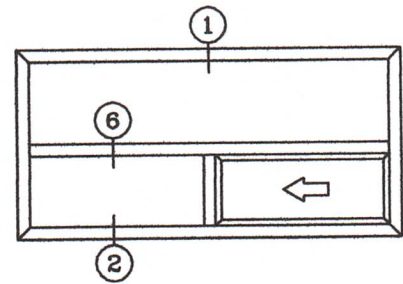
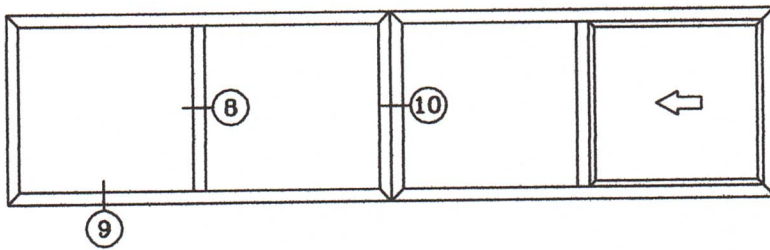
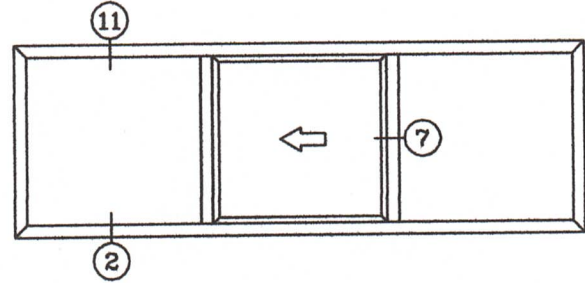
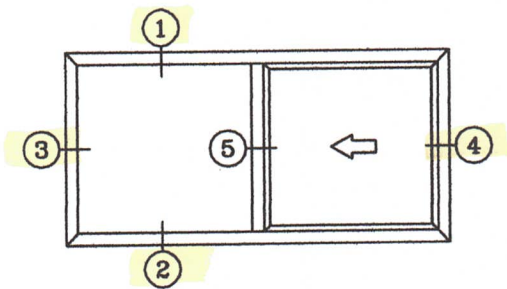
INSTALLATION

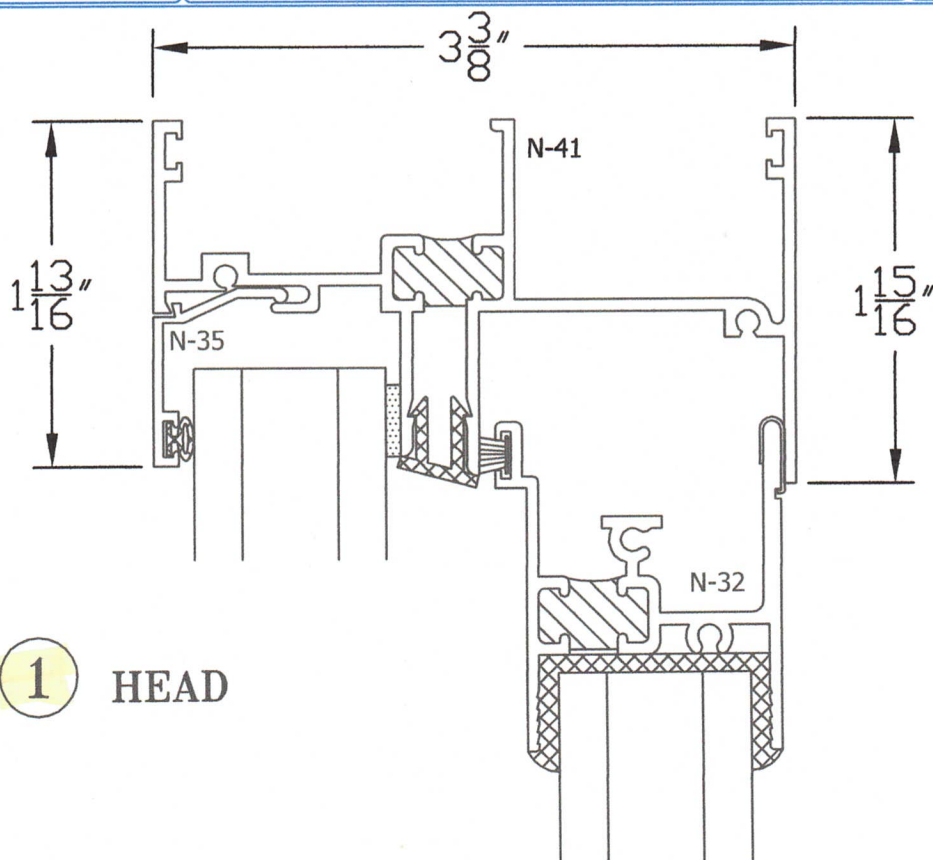
Windows shall be installed straight, plumb, and level without twisting and securely anchored in place. Openings shall be properly prepared to provide sufficient space at jambs, head and sill to compensate for normal construction movement without affecting intended use.

PROTECTION AND CLEANING

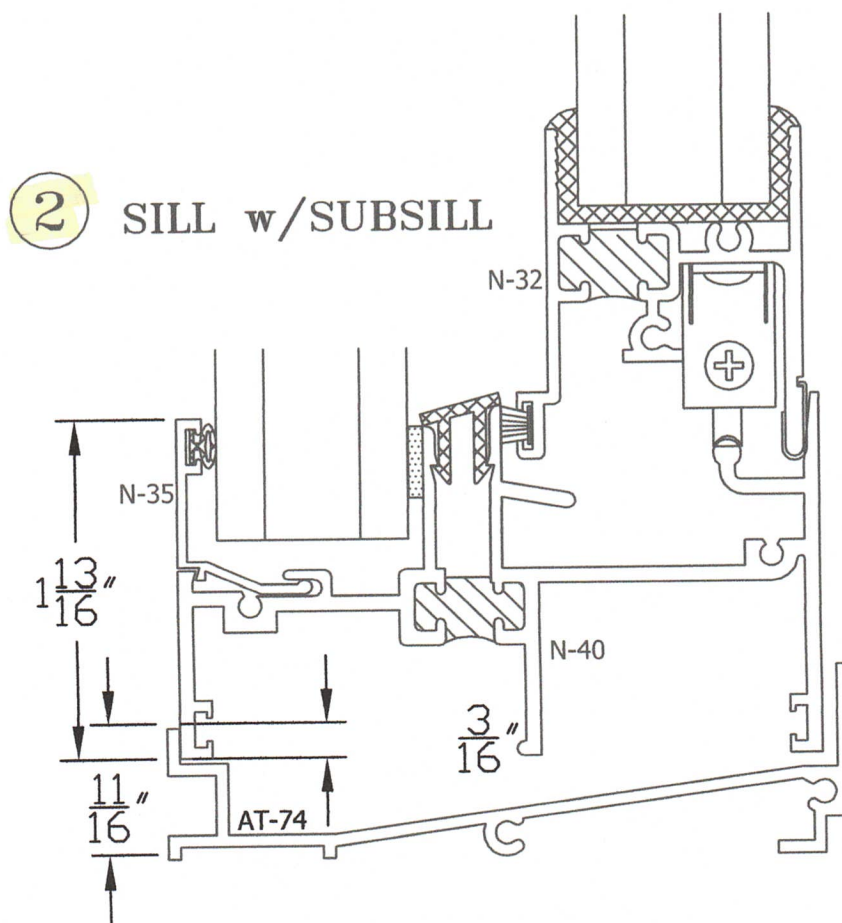
The General Contractor shall provide adequate protection of the aluminum and glass surfaces from damage by grinding compound, lime, acids, cement or other contaminants. The General Contractor shall be responsible for final cleaning.

1/4 SCALE

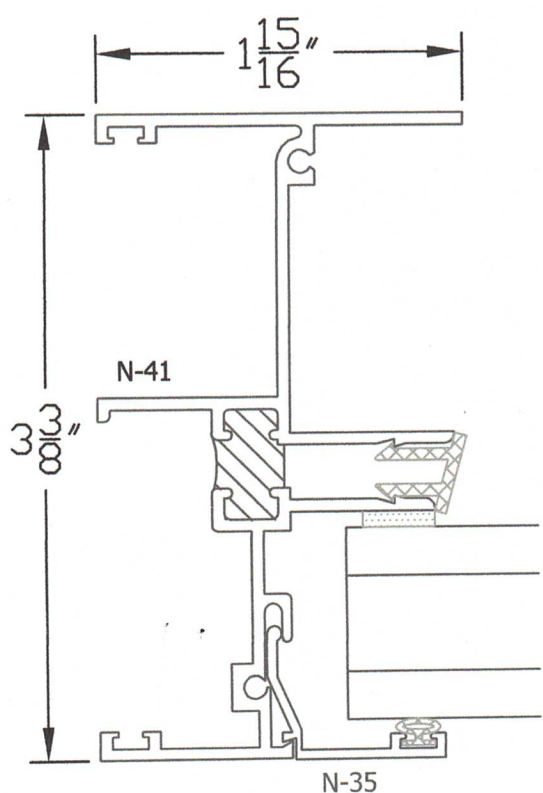




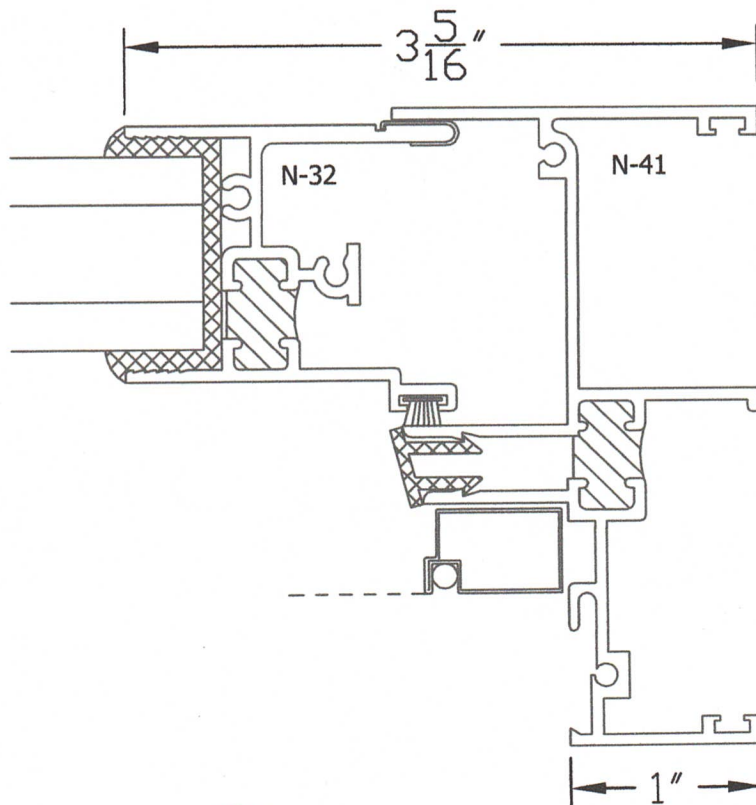
1 HEAD



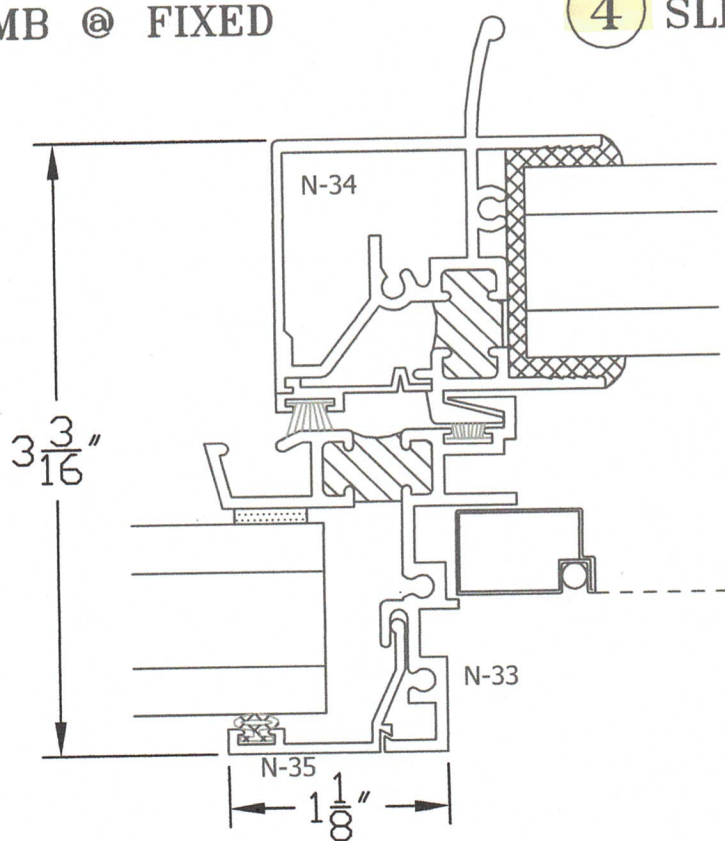
2 SILL w/SUBSILL



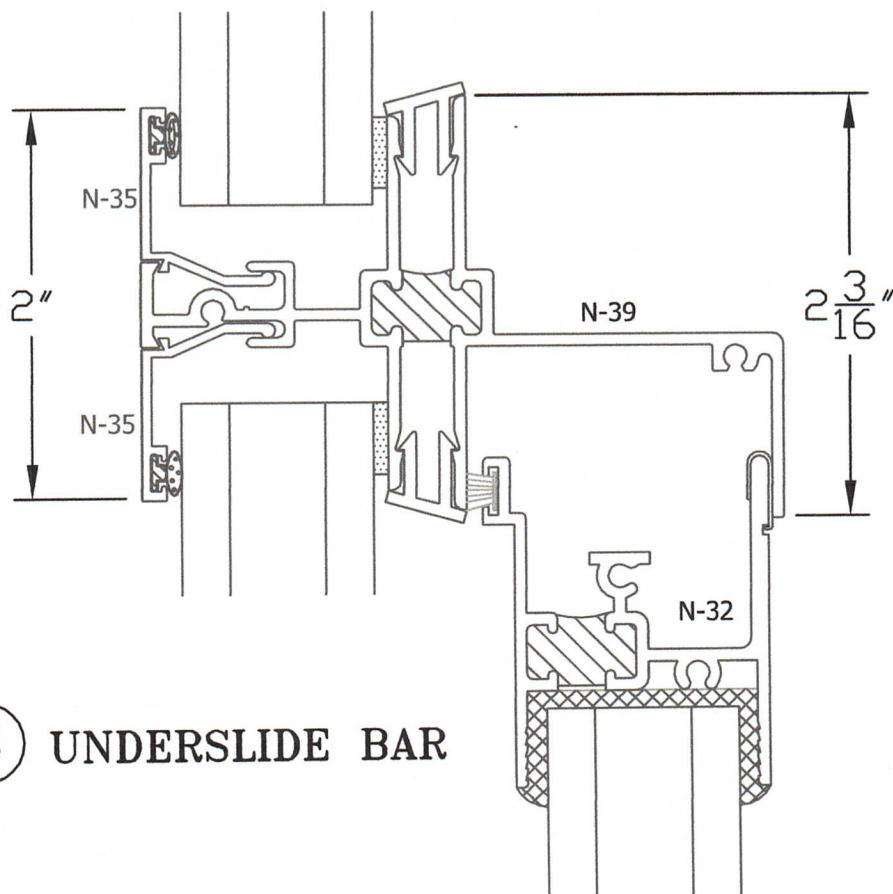
3 JAMB @ FIXED



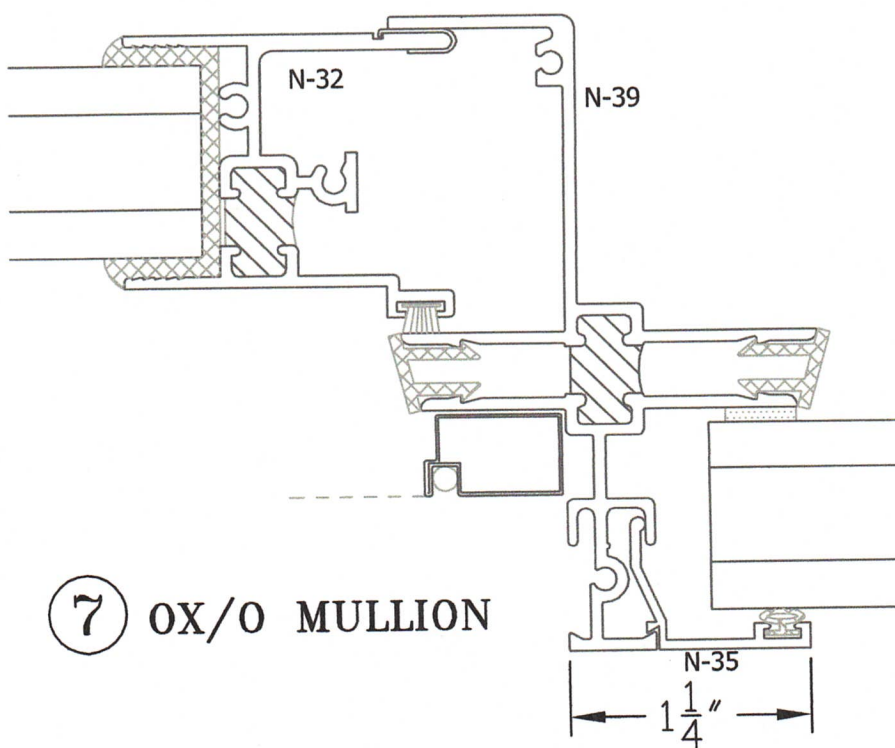
4 SLIDING PANEL JAMB



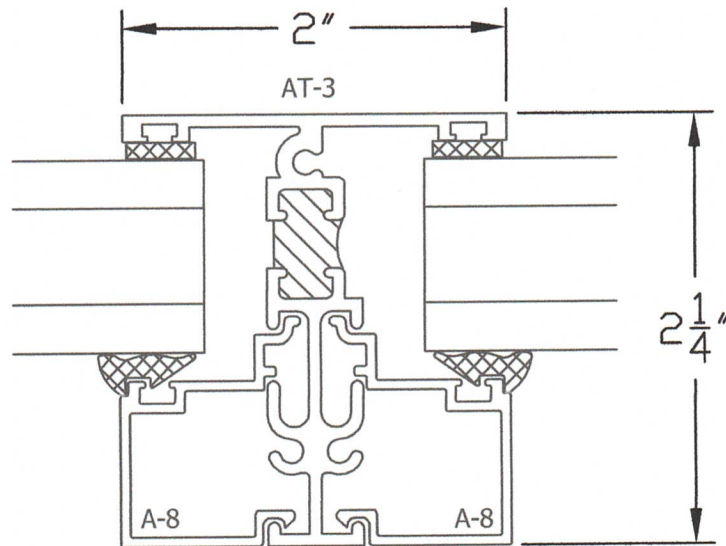
5 INTERLOCK



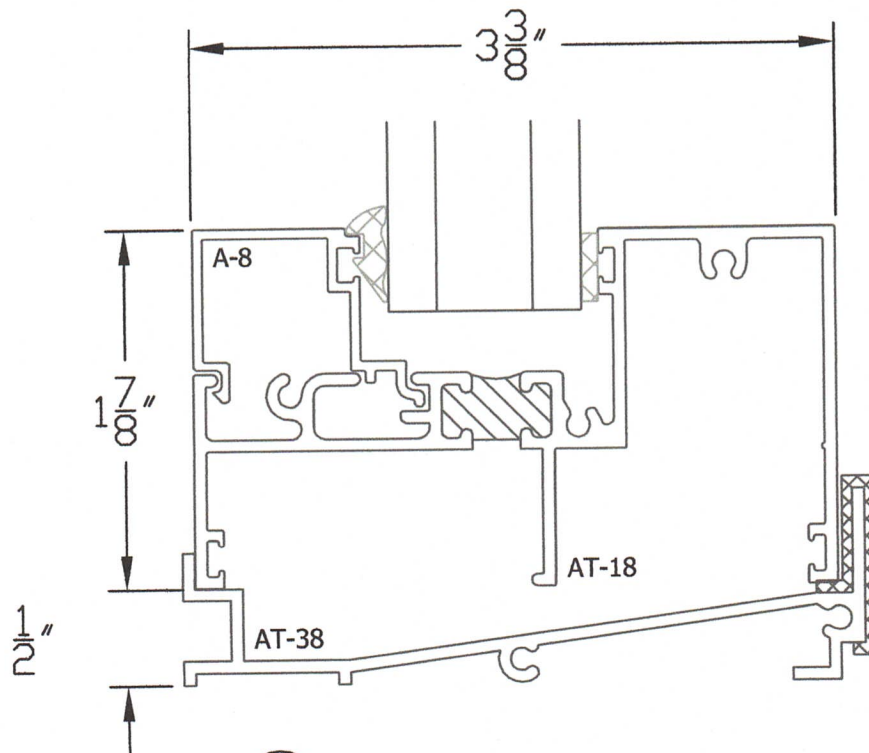
⑥ UNDERSLIDE BAR



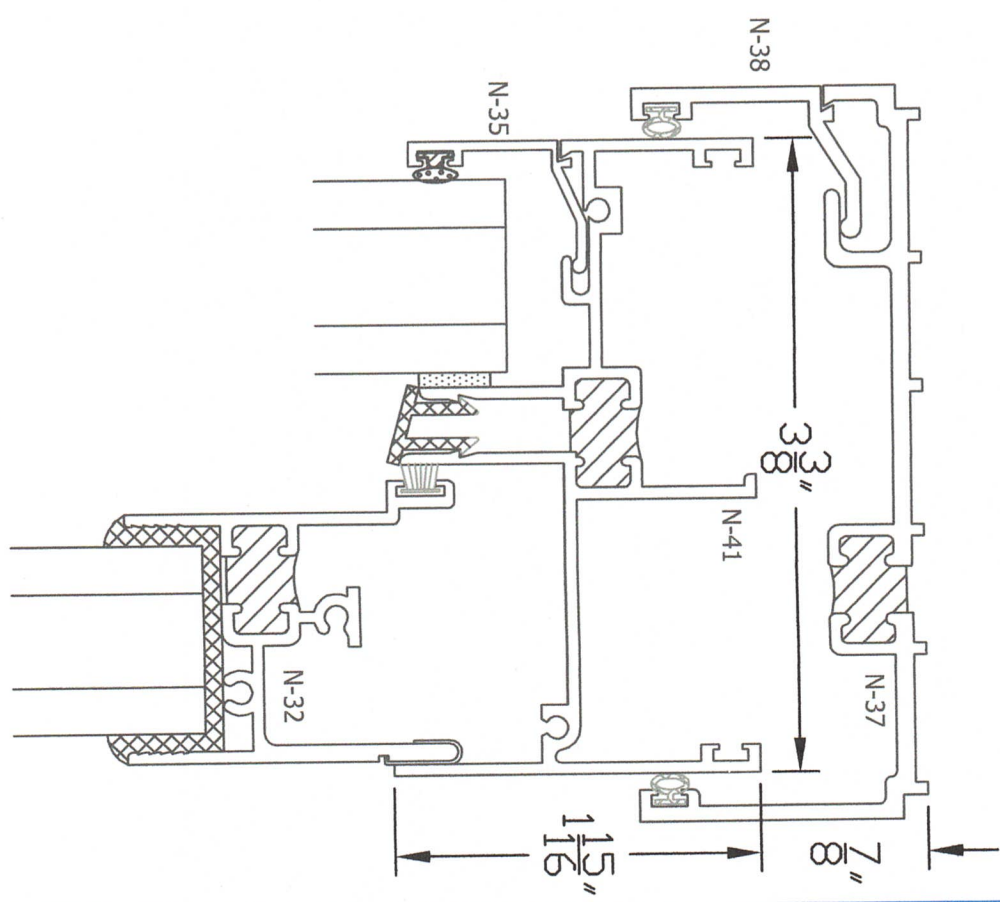
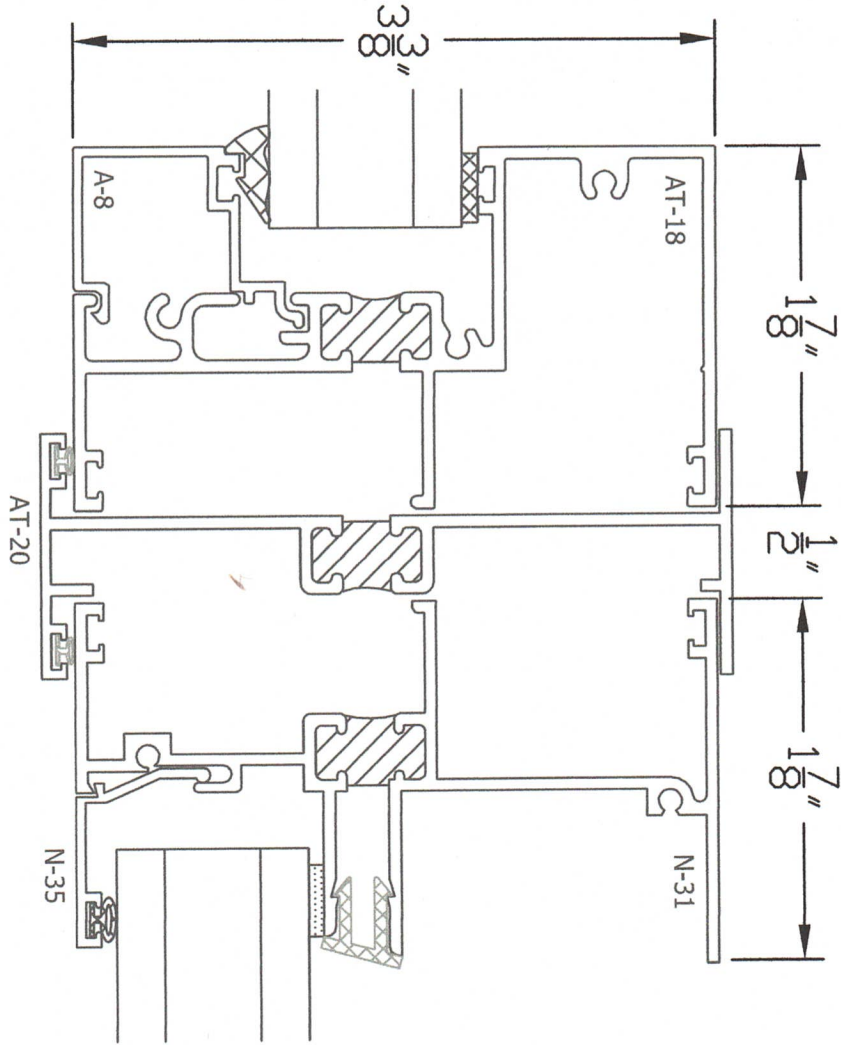
⑦ OX/O MULLION



8 FIXED WINDOW MULLION



9 FIXED WINDOW SILL



10 JAMBS WITH
STACK BAR

11 HEAD WITH
COMP CHANNEL



Marlin's projected windows are balanced with either one or two heavy duty four bar friction hinges. Friction hinges are stainless steel and include a positive stop and an adjustable friction shoe.



Allows for control of vent operation. Requires special key to lock or unlock.



For opening or closing clerestory or high-mounted windows.

Pole End Handle



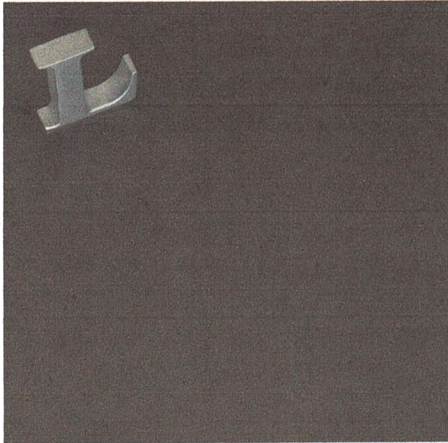
For clerestory or high-mounted project-in vents

Cam Lock



Standard on single hung's and horizontal sliders.

Positive thumb operated sweep cam lock provides maximum security



**COLORIN® DARK BRONZE
ARCHITECTURAL CLASS I IS
A FINISH DEVELOPED FOR
EXTERIOR APPLICATIONS
WHERE UV FADE RESISTANCE IS
CRITICAL TO THE DESIGNER.**

The ColorIn® Dark Bronze Architectural Class I finish utilizes a specialized anodizing process using a two-step electrolytic coloring system. The combination of an Architectural Class I film thickness with the inorganic coloring chemistry provides exceptional corrosion resistance and will maintain color consistency under harsh weathering conditions.

INDUSTRY DESIGNATIONS

Aluminum Association
AA-M12-C22-A34
Mil A-8625F Classification
Type II Sulfuric Anodize

INDUSTRY STANDARDS

AAMA 611-12
Voluntary specification for anodized architectural aluminum
Mil A-8625F Anodizing Standard
Anodic coatings for aluminum and aluminum alloys

ALUMINUM PROPERTIES

Alloy 5005
Temper Half Hard
Finish..... Mill Finish

MECHANICAL PROPERTIES

UTS 20-26 ksi [138-179 MPa]
YTS 15 min [103 MPa]
Elongation 4% - 5% min

CHEMICAL PROPERTIES

Si 0.30 %
Fe 0.7 %
Cu 0.20 %
Mn 0.20 %
Mg 0.50 - 1.1 %
Cr 0.10 %
Zn 0.25 %
Other 0.15 %
Al Remainder

ANODIZE FILM THICKNESS

Architectural Class I:

ANODIZE FINISH PROPERTIES

Optical N/A
Gloss Coarse Matte
Color Dark Bronze
Color Target < Delta E of 5.0
UV Stable Yes
Environment Exterior
Quality Grade 2
Other None

Panel-to-Panel match quality can be custom ordered.

WIDTH AVAILABILITY

48.0" (1219 mm)

Other widths can be custom ordered.

GAUGE AVAILABILITY

0.032" (0.8 mm)
0.040" (1.0 mm)
0.050" (1.3 mm)
0.063" (1.6 mm)
0.080" (2.0 mm)

ANODIZED FINISH TEST DATA

CHARACTERISTIC	TEST METHOD	STANDARD	TEST RESULTS
Oxide Layer, Weight	ASTM B137 - Coating Dissolution	AAMA 611-12, 4.18 mg/cm ² (27.0 mg/in ²)	> 4.2mg/cm ² (27 mg/in ²)
Color Uniformity	ASTM B2244 - Calculation Δ in Delta E	AAMA 611-12, Color must meet agreed upon specification	Lorin Color D043, Δ in Delta E ≤ 2.7
Gloss Uniformity	ASTM D523 - 60° Gloss Reflectance	AAMA 611-12, Gloss must meet agreed upon specification	Lorin Gloss E1D, Nominal Target 30
Abrasion Resistance	ASTM D4060 - Taber abrasive wheel	Based on a anodic film thickness, 18 μm (0.700 mils)	10,000 cycles; 40.6 mg / wgt loss; 4.1wear index
Film Hardness	ASTM D3363 - Pencil Hardness	Based on a anodic film thickness, 10 μm (0.400 mils)	9H Hardness
Corrosion Resistance	ASTM B117 - Neutral Salt Spray	AAMA 611-12, 3,000 hours ≤ 15 pits < 1mm, 381 cm ² (150in ²)	Pass, No visible pits
Weathering	SAE J1960 - ATLAS Accelerated testing using an Xenon Arc light source	AAMA 611-12, 10 year Florida Exposure with max Δ Delta E of 5.0	<i>In Test Chamber</i>
Craze Resistance	AAMA 611-12 - Thermal Crazing of the oxide layer	AAMA 611-12, oxide layer shall not craze less than 82°C (120°F)	No visible evidence of Thermal Crazing
Seal Quality	ASTM B680 - Acid Dissolution	AAMA 611-12, max weight loss shall be 40mg/dm ² (2.6mg/in ²)	< 20mg/dm ² (1.3mg/in ²)
Solar Reflectance Index	ASTM E1980 - Calculation of Solar Reflectance and Thermal Emissivity	Testing based on 6 μm (0.250 mil) film thickness	SRI 6.0

SECONDARY SERVICES
Shearing, Width Capabilities:

7" (178mm) - 62" (1575 mm)

Shearing, Length Capabilities:

Up to 192" (4876 mm)

Shearing, Loading Gauge:

Up to 0.080" (2.0 mm)

Slitting, Width Capabilities:

0.75" (19 mm) min

Slitting, Loading Gauge:

Up to 0.100" (2.5 mm)

Other Secondary Services:

Protective peel-able films

International packaging

Perforating and embossing

MAINTENANCE AND CLEANING

The anodized aluminum finish can be washed with mild soap and water followed by a clean water rinse. For more information on cleaning anodized aluminum, please refer to the Aluminum Association Publication 92, Care of Aluminum or AAMA 609 & 610-09, Cleaning and maintenance guide for architecturally finished aluminum.

SUSTAINABILITY AND LEED
Recycled Content, 5005 alloy:

100% recyclable

Recycled Content, 6.6%

Reclaimed-Virgin Material, 93.4%

2012.04.30 Mill6

Volatile Organic Compounds:

The aluminum oxide layer does not contain any VOC's

AVAILABILITY

The standard lead time for stocked gauges and widths is two weeks for anodizing and one week for any secondary services such as slitting, shearing and applying transparent protective films or paper.

Please check availability of Non-Stocked materials by contacting our sales staff using our toll free number 800.654.1159 or email your request to info@lorin.com. Some raw materials may have extended lead times.

TECHNICAL SUPPORT

A staff of factory trained personnel are available to offer technical assistance.

Please call our toll free number

800.654.1159 or email your question to

info@lorin.com.

PRODUCT SUPPORT PARTNERS

Lorin Industries works very closely with many manufacturers' in multiple markets who specialize in anodized aluminum fabrication. Our support staff can assist you if you are looking for finished components.

Please call our toll free number

800.654.1159 or email your request for

product and application support to

info@lorin.com.

WARRANTY

A limited warranty is available upon request. The warranty is issued on a per project basis and can be applied for on line by completing an application for warranty at Lorin.com.

M
541
Windows, Inc.

Spokane, WA 99212-0908

(509) 535-3015 Phone

(509) 536-3240 Fax



NFRC SIZE AA U-VALUES - DUAL GLAZE

MODEL	FRAME BAR	1/8"										3/16"										1/4"									
		SB60 #2 + CLEAR										SB60 #2 + CLEAR										SB60 #2 + CLEAR									
		AIR					ARGON					AIR					ARGON					AIR					ARGON				
		U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT		U-Val	SHGC	VT		U-Val	SHGC	VT				U-Val	SHGC	VT	U-Val	SHGC	VT		U-Val	SHGC	VT
1505 FIXED	AT-1 / AT-2	0.37	0.36	0.65	0.33	0.36	0.65					0.37	0.36	0.64	0.33	0.36	0.64					0.36	0.36	0.64	0.32	0.35	0.64		0.36	0.36	0.64
1505 FIXED	AT-17	0.39	0.35	0.62	0.35	0.34	0.62					0.38	0.34	0.61	0.34	0.34	0.61					0.37	0.34	0.60	0.34	0.34	0.60		0.46	0.28	0.48
1505 CASEMENT	AT-17	0.47	0.29	0.50	0.44	0.29	0.50					0.47	0.28	0.49	0.44	0.28	0.49					0.46	0.28	0.48	0.43	0.28	0.48		0.46	0.28	0.48
1505 AWNING	AT-17	0.47	0.29	0.50	0.44	0.29	0.50					0.47	0.28	0.49	0.44	0.28	0.49					0.46	0.28	0.48	0.43	0.28	0.48		0.45	0.33	0.57
3500 HORIZ. SLIDER	N-30	0.46	0.33	0.59	0.42	0.33	0.59					0.46	0.33	0.58	0.42	0.33	0.58					0.45	0.33	0.57	0.41	0.32	0.57		0.45	0.33	0.57
3502 SINGLE HUNG	N-30	0.46	0.33	0.59	0.42	0.33	0.59					0.45	0.33	0.58	0.42	0.33	0.58					0.45	0.33	0.57	0.41	0.32	0.57		0.45	0.33	0.57
7505 FIXED	AT-30	0.40	0.33	0.60	0.36	0.32	0.60					0.39	0.34	0.59	0.35	0.33	0.59					0.38	0.34	0.58	0.35	0.33	0.58		0.38	0.34	0.58
7505 CASEMENT/AWNING	AT-30	0.51	0.25	0.43	0.48	0.25	0.43					0.51	0.25	0.42	0.48	0.24	0.42					0.50	0.25	0.42	0.48	0.24	0.42		0.50	0.25	0.42

MODEL	FRAME BAR	1/8"										1/8"										3/16"									
		SB70XL #2 + CLEAR										SB70 #2 + 189 #4										SB70XL #2 + CLEAR									
		AIR					ARGON					AIR					ARGON					AIR					ARGON				
		U-Val	SHGC	VT	U-Val	SHGC	VT	U-Val	SHGC	VT		U-Val	SHGC	VT		U-Val	SHGC	VT				U-Val	SHGC	VT	U-Val	SHGC	VT		U-Val	SHGC	VT
1505 FIXED	AT-1 / AT-2	0.37	0.25	0.58	0.33	0.25	0.58	0.27	0.25	0.57		0.36	0.25	0.57	0.32	0.25	0.57	0.27	0.24	0.56		0.36	0.25	0.58	0.32	0.25	0.58		0.36	0.25	0.58
1505 FIXED	AT-17	0.38	0.24	0.55	0.34	0.24	0.55	0.29	0.23	0.54		0.38	0.24	0.54	0.34	0.24	0.54	0.29	0.23	0.53		0.37	0.24	0.55	0.33	0.24	0.55		0.37	0.24	0.55
1505 CASEMENT	AT-17	0.47	0.20	0.44	0.44	0.20	0.44	0.39	0.20	0.43		0.47	0.20	0.43	0.44	0.20	0.43	0.39	0.20	0.42		0.46	0.20	0.44	0.43	0.20	0.44		0.46	0.20	0.44
1505 AWNING	AT-17	0.47	0.20	0.44	0.44	0.20	0.44	0.39	0.20	0.43		0.47	0.20	0.43	0.44	0.20	0.43	0.39	0.20	0.42		0.46	0.20	0.44	0.43	0.20	0.44		0.46	0.20	0.44
3500 HORIZ. SLIDER	N-30	0.46	0.23	0.52	0.42	0.23	0.52	0.37	0.23	0.51		0.45	0.23	0.51	0.42	0.23	0.51	0.37	0.23	0.51		0.44	0.23	0.52	0.41	0.23	0.52		0.44	0.23	0.52
3502 SINGLE HUNG	N-30	0.45	0.23	0.52	0.42	0.23	0.52	0.37	0.23	0.51		0.45	0.23	0.51	0.41	0.23	0.51	0.37	0.23	0.51		0.44	0.23	0.52	0.41	0.23	0.52		0.44	0.23	0.52
7505 FIXED	AT-30	0.40	0.23	0.53	0.36	0.23	0.53					0.39	0.24	0.52	0.35	0.24	0.52					0.38	0.24	0.53	0.34	0.24	0.53		0.38	0.24	0.53
7505 CASEMENT/AWNING	AT-30	0.51	0.18	0.38	0.48	0.18	0.38					0.50	0.18	0.38	0.48	0.18	0.38					0.50	0.18	0.38	0.47	0.18	0.38		0.50	0.18	0.38

2024 HRAC Goals:

Apply for CLG Grant projects

Promote Façade improvement grant program

Upper floor loans for historic structures

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

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

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

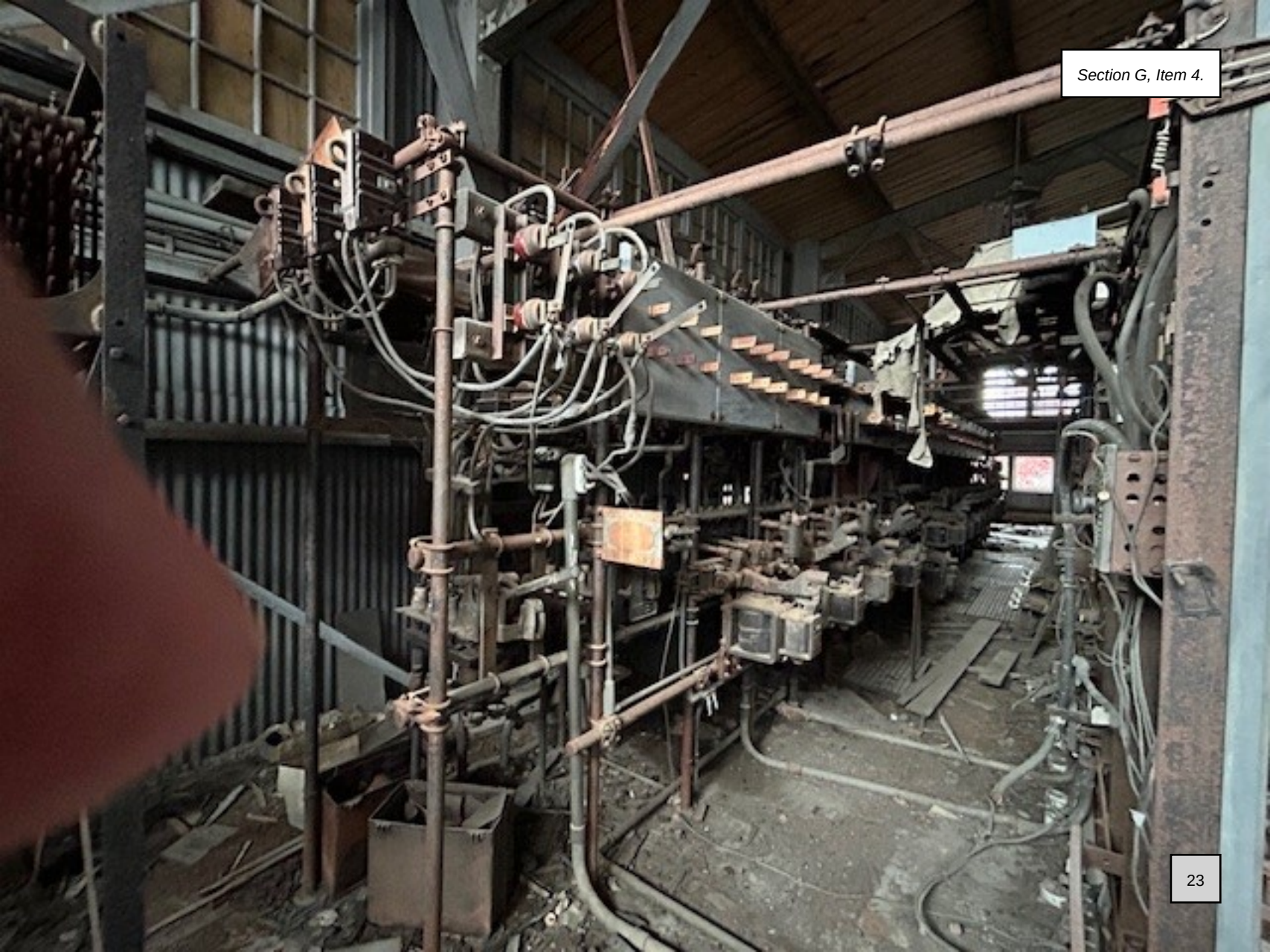
Historic shoreline

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







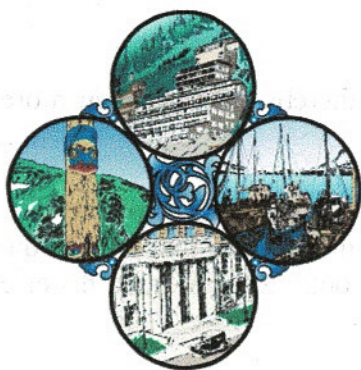












City and Borough of Juneau, Alaska Historic Resources Advisory Committee

Chair, Gary Gillette, Architect
 Vice Chair, Dorene Lorenz, At Large
 Jerriek 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

**Office of the Mayor
City and Borough of Juneau**

Section U, Item 6.

Section H, Item 6.

PROCLAMATION OF APOLOGY FROM THE CITY AND BOROUGH OF JUNEAU

WHEREAS, the City and Borough of Juneau acknowledges the historical events surrounding the tragic burning of the Douglas Indian Village in 1962, which caused irreparable harm to the Tlingit people, their heritage, and their community; and

WHEREAS, the Douglas Indian Village, home to many Tlingit families, was a vibrant and culturally significant community with deep historical ties to the land, where the Tlingit people lived, practiced their traditions, and thrived for thousands of years; and

WHEREAS, the Tlingit people have made and continue to make substantial contributions to the cultural, social, and economic fabric of Juneau. Their rich heritage, language, and customs are integral to the identity and history of this place, and they have been exemplary stewards of the land and its resources since time immemorial; and

WHEREAS, the decision to burn the Douglas Indian Village in 1962 involved multiple parties, including the Bureau of Indian Affairs, the State of Alaska, the City and Borough of Juneau predecessor bodies consisting of the City of Douglas, the City of Juneau, and the Greater Juneau Borough, as well as local businesses. The burning was carried out without proper consultation with the Tlingit residents or consideration for their rights and interests. The coordinated action led to the loss of homes, cultural sites, and the displacement of the Tlingit community, exacerbating historical injustices faced by Indigenous peoples in the region; and

WHEREAS, the City and Borough of Juneau recognizes that this event is a painful chapter in our shared history, and it deeply regrets the role it played in this tragic event. The city acknowledges the lasting impact this has had on the Tlingit people and the ongoing challenges they face as a result of this action; and

WHEREAS, it is the duty of the City and Borough of Juneau to acknowledge past wrongs, foster reconciliation, and commit to a future of mutual respect and partnership with the Indigenous peoples of this region; and

WHEREAS, the City and Borough of Juneau commits to continue to work collaboratively with the Tlingit people to preserve and promote their cultural heritage, support the revitalization of their language and traditions, and ensure that the mistakes of the past are not repeated;

NOW, THEREFORE, the City and Borough of Juneau hereby issues this formal apology to the Tlingit people for its role in the burning of the Douglas Indian Village in 1962. We acknowledge the pain and suffering this event has caused and commit to a path of healing and reconciliation. We pledge to work alongside the Tlingit people to build a more inclusive and respectful community, where the rights, culture, and contributions of Indigenous peoples are recognized, honored, and celebrated.

IN WITNESS WHEREOF, this proclamation is signed by the Mayor on behalf of the Assembly of the City and Borough of Juneau on this 21st day of October 2024, reaffirming our commitment to justice, equity, and the shared stewardship of this land.



Beth A. Weldon, Mayor