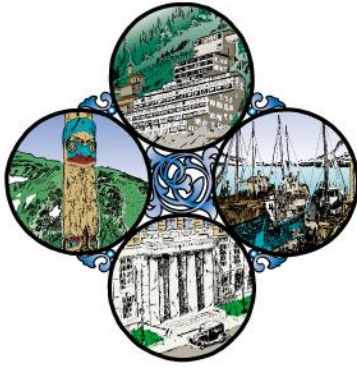




**City and Borough of Juneau, Alaska
Historic Resources Advisory Committee**

March 12, 2024

Re: Historic Property Review - 225 Franklin Street

Dear Ms. Gizinski,

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

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

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

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

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

Sincerely,

Zane Jones AIA,
HRAC Chair