



HISTORIC RESOURCES ADVISORY COMMITTEE **DRAFT** 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