



APPLICATION FOR DOWNTOWN HISTORIC DISTRICT DESIGN REVIEW

See reverse side for more information regarding the review process and the materials required.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

HISTORICAL STATUS OF STRUCTURE

- ☒ CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT ☐ NON-CONTRIBUTING PROPERTY WITHIN THE HISTORIC DISTRICT
☐ LANDMARK PROPERTY OUTSIDE THE HISTORIC DISTRICT

DOES THIS PROJECT REQUIRE A BUILDING PERMIT? ☒ YES ☐ NO

WHAT BEST DESCRIBES THIS PROJECT?

- ☐ **TYPE A** - MINOR ALTERATION NOT ALTERING BUILDING STRUCTURE OR FOOTPRINT (Ex: window replacement; canopy replacement)
☒ **TYPE B** - ALTERATION THAT WILL ALTER THE BUILDING STRUCTURE OR FOOTPRINT (Ex: removing recessed entryway; adding addition to existing building)
☐ **TYPE C** - NEW CONSTRUCTION

HAVE YOU SUBMITTED A NARRATIVE THAT EXPLAINS THE PROJECT? ☒ YES ☐ NO

TYPE A

The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project be a restoration or replacement?
- Will the project effect the placement of outdoor mechanical equipment?

TYPE B & C

The narrative should include the following information:

- How the project will meet the applicable design standards and guidelines.
- If the project is unable to meet the design standards and guidelines, please explain why.
- Will the project impact or alter any significant exterior features of the structure? If yes, please describe which features will be impacted or altered.
- Will the project effect the placement of outdoor mechanical equipment?

ADDITIONAL MATERIALS REQUIRED

TYPE A

- A list of materials that will be used
- Manufacturer's data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc.

TYPE B & C

- A list of materials that will be used
- Manufacturer's data on all visible fixtures that are part of the project showing size, form, color and method of installation.
- An elevation drawing drawn to scale showing architectural details such as doorways, windows, canopy, etc. The elevation drawing must be stamped by a licensed engineer or architect.
- A site plan of the property drawn to scale, clearly showing streets, existing structures and all proposed changes. The site plan must be stamped by a licensed engineer or architect.



Diamonds International – Juneau Retail Store Entry Remodel

455 South Franklin Street
Year Built: 1898

Project Objective:

To create a more inviting entry and improve site lines into the street level retail store that is now Tanzanite International (Owned and operated by Diamonds International). Most existing features of the building are to be preserved including all elements above the existing marquee, the marquee itself, and the building addition at the south side of the property.

The north corner of the street level has been recessed from the street significantly with a column “retaking” the building corner. A 5070 door pair in this recess serves as one of the two existing entries to the building. The second entry is within a moderate sized recess parallel to the street.

Option 1 Narrative:

The new entry design pushes the exterior wall back to the sidewalk, reintroducing that “solid wall” element seen throughout most of Juneau’s Historic District. The proposed recessed entry, however, is not small to the standards of the Late Victorian Style. Rather it is a large bi-folding door system with one panel having the swing style opening with panic hardware to meet egress. The door system would be made of wood and factory painted to match the existing green color of the trim elements. When the doors are in the closed position, they will create that sense of large display windows that span between the supporting structure. The recessed door is flanked by storefront display windows. The window at the South is existing and to remain as there is a steel column and bracing there supporting the structure and the marquee. The new wood window at the North will match the existing one at the south to give the recessed entry that flanked storefront look of the Late Victorian Style.

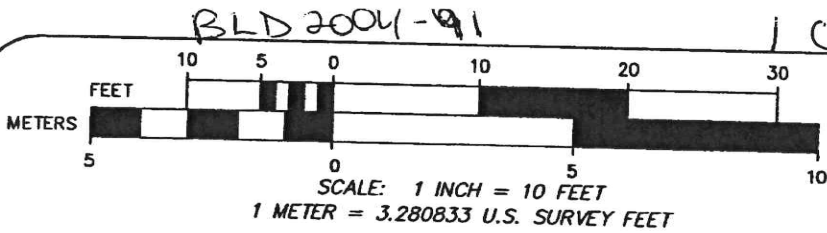
Option 2 Narrative:

This option further maintains existing building elements than in option 1. The north recessed entry, entry door, and column are maintained. The small flanking display window “bump out” has been removed allowing for a larger entry door. This entry door is proposed as a bi-folding door system like in Option 1. A swing door pair with sidelite could also be used in lieu of the bi-fold door system.

Materials:

All proposed building elements are to match existing in material, color and profile, including the 1x12 wood base trim, MDO plywood siding, and the wood window, door, and bulkhead trim. New doors are proposed to be made with wood and factory painted to match existing green accent color. New windows are to be wood. The continued use of wood siding, trim, doors and windows match that used in the Late Victorian Style.

*There is no existing outdoor mechanical equipment that would be effected in either design option.

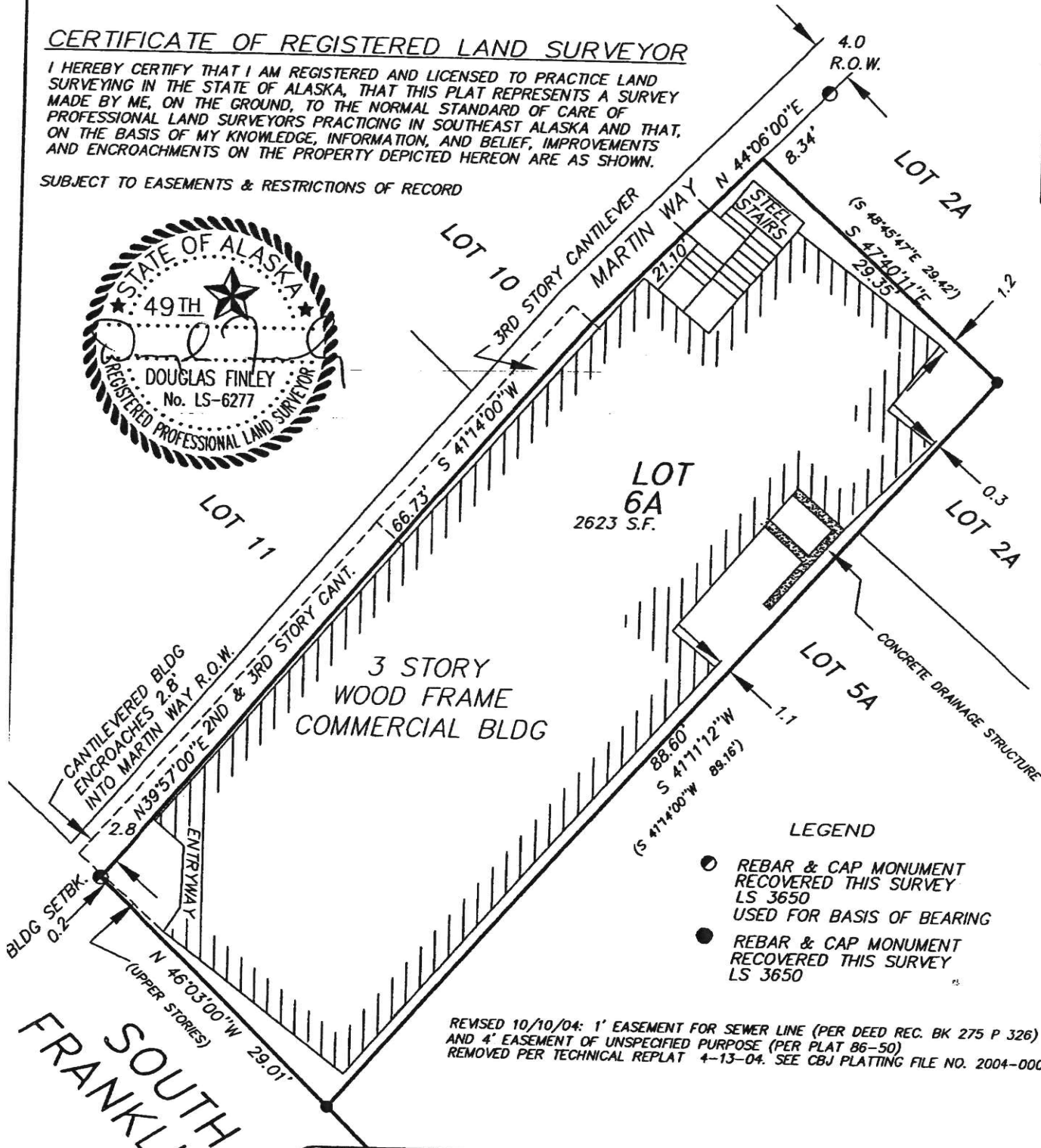


BASIS OF BEARINGS THIS SURVEY:
COMPUTED, N41°13'12"E 96.12"
FD. 96.05' (SEE LEGEND)

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, ON THE GROUND, TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT, ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IMPROVEMENTS AND ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON ARE AS SHOWN.

SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD



LEGEND

- REBAR & CAP MONUMENT RECOVERED THIS SURVEY LS 3650 USED FOR BASIS OF BEARING
- REBAR & CAP MONUMENT RECOVERED THIS SURVEY LS 3650

REVISED 10/10/04: 1' EASEMENT FOR SEWER LINE (PER DEED REC. BK 275 P 326) AND 4' EASEMENT OF UNSPECIFIED PURPOSE (PER PLAT 86-50) REMOVED PER TECHNICAL REPLAT 4-13-04. SEE CBJ PLATTING FILE NO. 2004-00013.

PLAT SHOWING "AS-BUILT" SURVEY LOT 6A
"PLAT OF LOT 6A, LOT 5A AND LOT 2A, A RESUBDIVISION OF LOTS 6,5,4, AND 2, BLOCK 3, ADDITION TO THE JUNEAU TOWNSITE WITHIN US SURVEY NO. 7A" JUNEAU, ALASKA RECORDING DISTRICT

DOUGLAS FINLEY LAND SURVEYING

820 6TH STREET - JUNEAU, ALASKA (907) 586-4253

DATE: 8/02/04

DRAWN BY: DF

PROJ. No.: 04-424-B1

SCALE: 1" = 10'

SOUTH
FRANKLIN ST.
RECEIVED
OCT 27 2004

PERMIT CENTER / CDD

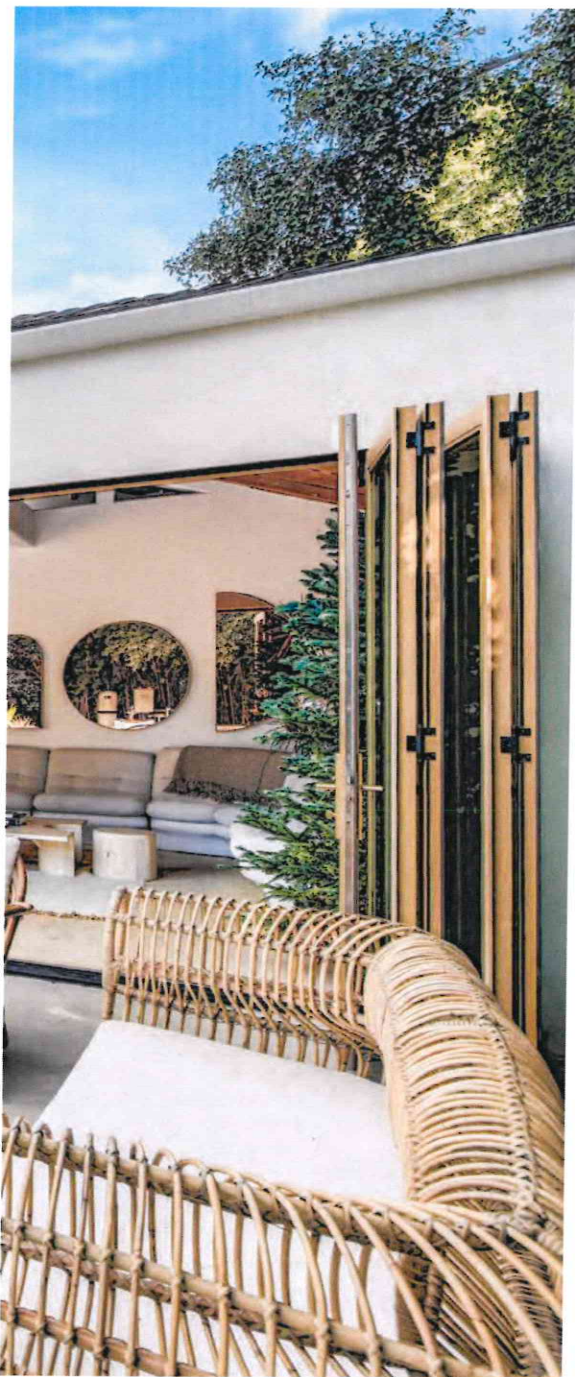


FOLDING DOOR SYSTEMS

AG MILLWORKS FOLDING SYSTEMS can dramatically expand your living space, opening entire walls to the outdoors as they fold completely out of the way. Our novel design options create amazing folding door systems that will compliment any space.

Custom-crafted with the highest quality materials, AG Millworks builds folding door systems with innovative functionality. By choosing to create a system that includes an odd number of doors in any direction, you can decide to have a convenient **"daily door"** that swings open easily without needing to open and fold the entire door system.

Our expansive and innovative design, luxury craftsmanship, energy performance, and unmatched customer support makes AG Millworks the natural choice for folding door systems.



FEATURES

- ALUMINUM CLAD/WOOD, ALL-WOOD, OR SOLID ACCOYA
- 19 DIFFERENT WOOD SPECIES
- CUSTOM SIZES AVAILABLE
- FACTORY INSTALLED SCREEN SYSTEM
- MULTIPLE CONFIGURATIONS UP TO 64'W
- BIG DAYLIGHT PANELS - UP TO 4'W AND 13'H
- AVAILABLE IN SLIMLINE | ultra-modern, EURO | contemporary OR TRADITIONAL | classic STILES AND RAILS
- TITLE 24 COMPLIANT ENERGY PERFORMANCE
- MULTIPLE HARDWARE OPTIONS AND FINISHES
- MULTI-POINT LOCKING SYSTEM
- RAISED, FLUSH, AND ADA SILL OPTIONS
- TOP HUNG FOR EFFORTLESS OPERATION
- OPTIONAL TRUE AND SIMULATED DIVIDED LITES
- VARIOUS GLASS OPTIONS
- COMMERCIAL OPTIONS AVAILABLE
- CONVENIENT "DAILY DOOR" SWINGS OPEN WITHOUT NEEDING TO OPEN AND FOLD THE ENTIRE DOOR SYSTEM.

HARDWARE

AG Millworks offers an array of hardware styles and finishes that are well-designed for ease of use with durable craftsmanship for long-lasting quality. Special order options are also available.



DALLAS
HANDLE

Available Finishes:

- Rustic Umber
- Matte Black
- Satin Nickel



VERONA
HANDLE

Available Finishes:

- Rustic Umber
- Matte Black
- Satin Nickel
- White



SHOOTBOLT
HANDLE

Available Finishes:

- Bronze
- Black
- Brushed Chrome

SILL OPTIONS

AG Millworks offers multiple sill styles to accommodate your design needs: Raised, flush, and ADA compliant sills in multiple finishes to match any space.



RAISED ALUMINUM SILL
(SQUARE)

Available Finishes:

- Bronze Anodized
- Clear Anodized



RAISED ALUMINUM SILL
(ROUND)

Available Finishes:

- Bronze Anodized
- Clear Anodized



ULTRA GUIDE TRACK

Available Finishes:

- Bronze Anodized
- Clear Anodized



ADA ULTRA GUIDE TRACK

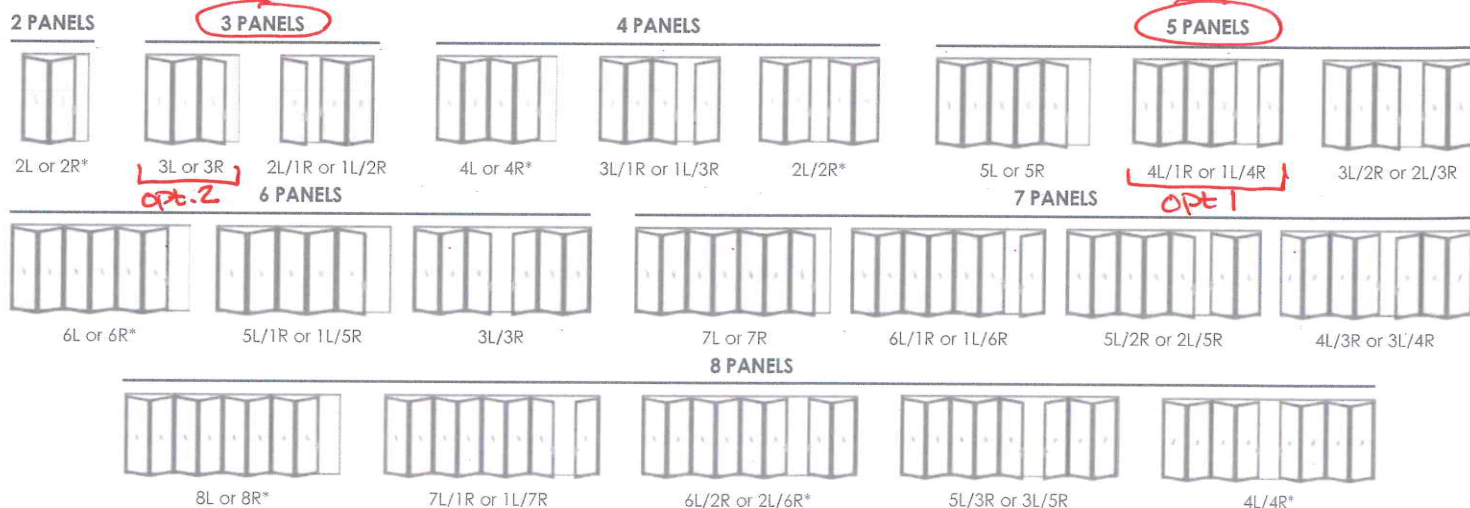
Available Finishes:

- Bronze Anodized
- Clear Anodized

SIZING & CONFIGURATIONS

Each AG Millworks folding system is custom and made-to-order. Folding systems are available up to 64' wide. Our big daylight system is the biggest in the industry: maximum panel sizes of 4' wide and 13' tall.

Folding systems are available in over 70 different configurations, up to 16 panels, 8 in each direction. Below are samples of popular configuration options.



*No access from exterior and "daily door" not available with these configurations.

FOLDING SYSTEM MATERIAL COMPARISON

MATERIAL	CLAD/WOOD	ALL-WOOD	SOLID ACCOYA WOOD
PANEL CONSTRUCTION	ALUMINUM CLAD EXTERIOR WITH LVL CORE AND WOOD INTERIOR	WOOD EXTERIOR WITH LVL CORE AND WOOD INTERIOR	SOLID ACCOYA WOOD
U-VALUE SLIMLINE STILES & RAILS LoE 366 WITH ARGON IG	.29	N/A	N/A
U-VALUE EURO STILES & RAILS LoE 366 WITH ARGON IG	.30	.28	.27
U-VALUE TRADITIONAL STILES & RAILS LoE 366 WITH ARGON IG	.31*	.28	.27
PANEL THICKNESS	2-1/4"	2-1/4"	2-1/4"
STILES & RAILS OPTIONS	SLIMLINE ultra-modern 2-1/2" Stiles & Rails with 3-7/16" Lock Stile	SLIMLINE ultra-modern 2-1/2" Stiles & Rails with 3-7/16" Lock Stile	SLIMLINE ultra-modern 2-1/2" Stiles & Rails with 3-7/16" Lock Stile
	EURO contemporary 3-7/16" Stiles & Rails	EURO contemporary 3-7/16" Stiles & Rails	EURO contemporary 3-7/16" Stiles & Rails
	TRADITIONAL classic 4-3/4" Top Rail/Stiles with 7" Bottom Rail option	TRADITIONAL classic 4-3/4" Top Rail/Stiles with 7" Bottom Rail option	TRADITIONAL classic 4-3/4" Top Rail/Stiles with 7" Bottom Rail option
DIVIDED LITES	SIMULATED DIVIDED LITES 5/8", 7/8", OR 1-1/8"	TRUE DIVIDED LITES 1-3/4" (Custom sizes available)	TRUE DIVIDED LITES 1-3/4" (Custom sizes available)
STICKING TYPE	SQUARE, BEVEL OR OVOLO	SQUARE, BEVEL OR OVOLO	SQUARE, BEVEL OR OVOLO
AVAILABLE WOOD SPECIES	19 WOOD SPECIES (See page 20)	19 WOOD SPECIES (See page 20)	ACCOYA
PREFINISH AVAILABLE (Prime, Paint or Stain)	YES	YES	YES
LOCKING MECHANISM	MULTI-POINT LOCK	MULTI-POINT LOCK	MULTI-POINT LOCK
WARRANTY	10-YEAR LIMITED WARRANTY	1-YEAR LIMITED WARRANTY	5-YEAR LIMITED WARRANTY

*Add i89 coating to meet CA Title 24 Compliant Energy Performance

INVENTORY OF HISTORIC SITES AND STRUCTURES
City and Borough of Juneau

AHRS#: JUN-183

CBJ #: A-19

HISTORIC NAME: Scandinavian Hotel/Summit Hotel

DATE(S): 1898

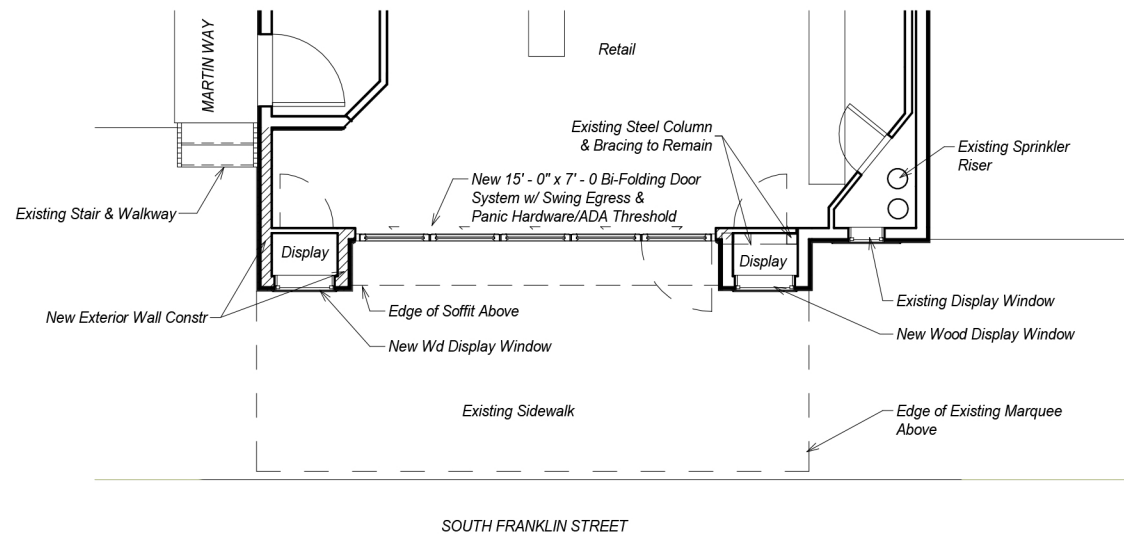
LOCATION: 455 S. Franklin Street

LOT/BLOCK #: Lot 3 Block G 7-A Addition

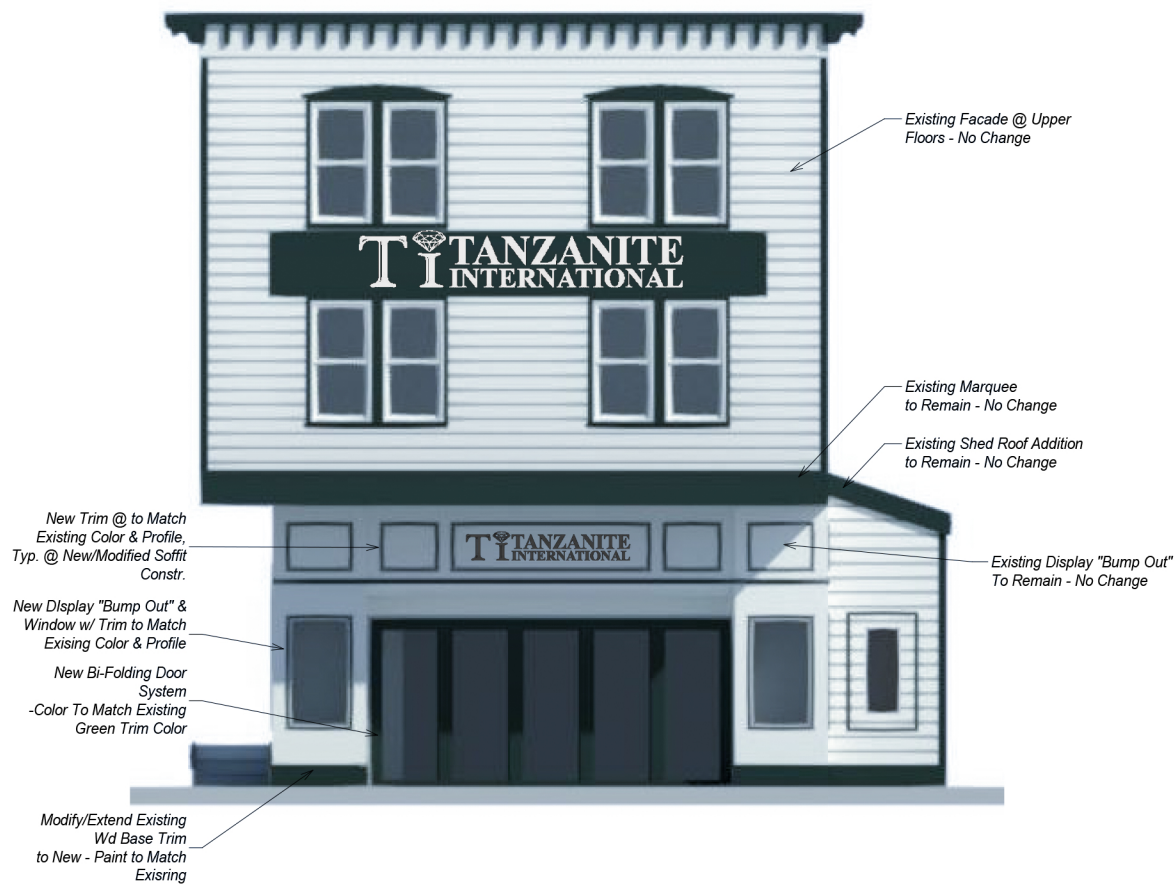
DESCRIPTION: 23'x67', flat roof, wood frame construction; cornice on front face below roof-line; front parapet, double-hung windows; original drop-siding covered with asphalt and metal siding and wood shingles.

SIGNIFICANCE: Originally constructed as a boarding house in 1898. The business primarily served the Scandinavian community with rooms for rent and "authentic Scandinavian steam baths." Later converted into a hotel and a cafe.

SOURCES: 7.



1 Floor Plan
1/8" = 1'-0"



2 Facade Elevation
1/2" = 1'-0"

OPTION 1 - Owner Preferred



Existing Conditions



Proposed Render

REVISIONS:

Diamonds International
Juneau Retail Store Entry Remodel

STATUS:

**SCHEMATIC
DESIGN**

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 2.23.24
PROJECT #: Project Number

R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7917
www.ketchikanengineer.com

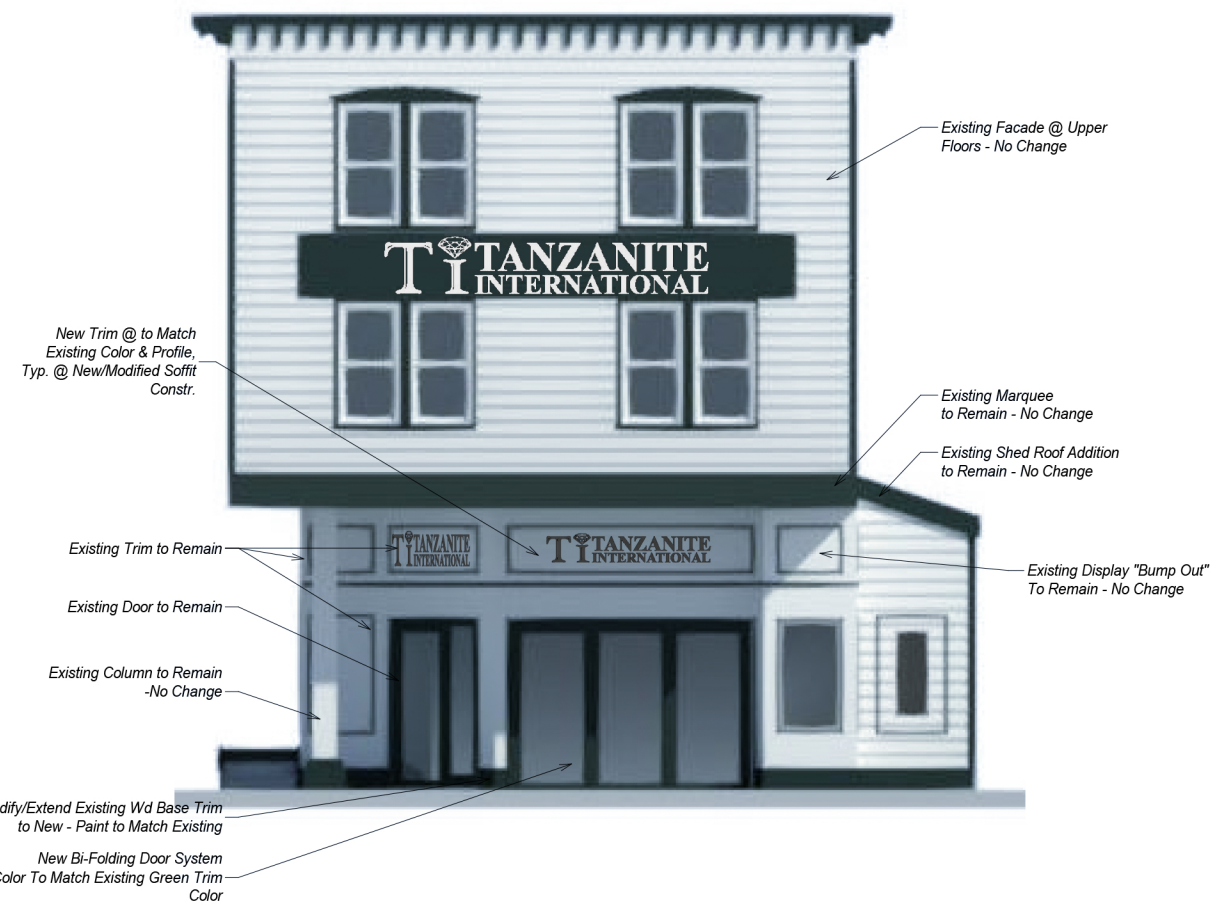
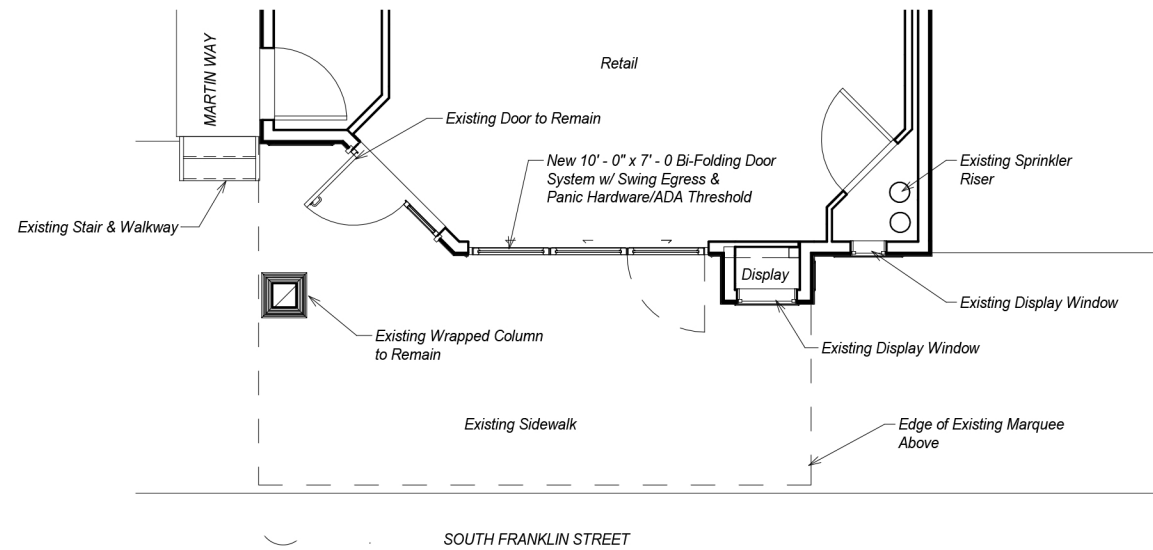
SHEET DESCRIPTION:

Main Floor Plan

A200

SHEET:

06 of xx



OPTION 2



Existing Conditions



Proposed Render

REVISIONS:

Diamonds International Juneau Retail Store Entry Remodel

STATUS:

Project Status

DRAWN BY: NMG
CHECKED BY: NMG
DATE: 2.23.24
PROJECT #: Project Number

R&M
R&M ENGINEERING-KETCHIKAN, INC.
7180 REVILLA ROAD, SUITE 300
KETCHIKAN, ALASKA 99901
PH: 907.225.7917
www.ketchikanengineer.com

SHEET DESCRIPTION:

Main Floor Plan

A200

SHEET:

06 of xx



Alaska State Library - Historical Collections

From: [Nycole Gizinski](#)
To: [Forrest Courtney](#)
Cc: maria.lewis@alaska.gov
Subject: RE: historic project in juneau
Date: Monday, February 26, 2024 9:09:47 AM
Attachments: [DI-Juneau Option 2 Flat.pdf](#)
[DI-Juneau Option 1 FLAT.pdf](#)

Hi Forrest/Maria!

Sorry I haven't had a chance to connect until now...I cannot seem to keep my head above water with my work load, and I am terribly behind. I attached two options I worked on and showed to the Client. They absolutely want to pursue Option 1 as the goal is to get the largest "opening" possible to grab to invite as many potential customers as possible.

I added an option 2 that doesn't change the façade too much in case we cannot get option 1 approved.

I think I missed the deadline for March's meeting, but hopefully this will get the ball rolling!

PS – I attached a historic photo that I found in the archives. It's the only photo that I found on the building (To be honest I am not even 100% sure it IS the building as there is no caption saying as such). If it is, the façade today looks like it has been through many changes. I have repeatedly asked the permits department (and filled out a public records request), but have received no reply on if there are old drawings/permits on the building that will give me more insight as to the structure hidden behind all the drywall. I'll be pestering them some more...

Nycole Gizinski, AIA
Architect



R&M ENGINEERING-KETCHIKAN, INC.
ENGINEERS ARCHITECTS SURVEYORS

R&M Engineering-Ketchikan, Inc.

7180 Revilla Rd, Suite 300
Ketchikan, AK 99900
907.225.7917

From: Forrest Courtney <Forrest.Courtney@juneau.gov>
Sent: Friday, February 9, 2024 11:05 AM
To: Nycole Gizinski <nycole@rmketchikan.com>
Subject: RE: historic project in juneau

Hey Nycole,

It was a pleasure sitting down with you this morning.

I spoke with Maria from the State Historic Preservation Office (SHPO), and because the project is privately owned and funded, our local guidelines/standards are the only standards your clients will need to meet. Maria noted that they could investigate the tax incentive or hold off to wait for another round of funding opportunities, which could alleviate some costs. If you want to speak with Maria, here is her email: maria.lewis@alaska.gov. She is incredibly helpful.

I've attached the 2004 As-Built, as well as a HDDR application. Feel free to let me know if there is anything else I can provide.

Looking forward to reviewing your submitted materials for the project!

Best,

Forrest Courtney | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4208



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Nycole Gizinski <nycole@rmketchikan.com>

Sent: Wednesday, February 7, 2024 11:52 AM

To: Forrest Courtney <Forrest.Courtney@juneau.gov>

Subject: RE: historic project in juneau

No worries...I will not be late and I think an hour of introductory meeting time should be sufficient. Just wanting to get my ducks in a row and show you the render that was generated from the owner to give a sense of the scope....

And I need to get to the airport around that time anyway to fly back to Ketchikan!

Nycole

From: Forrest Courtney <Forrest.Courtney@juneau.gov>
Sent: Wednesday, February 7, 2024 11:50 AM
To: Nycole Gizinski <nycole@rmketchikan.com>
Subject: RE: historic project in juneau

Absolutely, please know that 10 is a hard deadline as I have a meeting to attend then.

If you have no reservations about that, I'll send an invite.

Best,

Forrest Courtney | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 x4208



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How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Nycole Gizinski <nycole@rmketchikan.com>
Sent: Wednesday, February 7, 2024 11:48 AM
To: Forrest Courtney <Forrest.Courtney@juneau.gov>
Subject: RE: historic project in juneau

Oh this is just great news! Thank You! I could drop by from 9-10am Friday morning. Can we set it up for then?

Nycole

From: Forrest Courtney <Forrest.Courtney@juneau.gov>
Sent: Wednesday, February 7, 2024 11:46 AM
To: Nycole Gizinski <nycole@rmketchikan.com>
Subject: RE: historic project in juneau

Good morning Nycole,

More than happy to help, and I appreciate you setting something up in advance.

Thursday availability: 2:00 PM - 4:00 PM

Friday availability: 9:00 AM – 10:00 AM and 11:00 AM – 1:00 PM

Let me know what time you'd like to come by, and we'll get an appointment set up!

Best,

Forrest Courtney | Planner I

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0753 x4208



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Nycole Gizinski <nycole@rmketchikan.com>

Sent: Wednesday, February 7, 2024 9:48 AM

To: Forrest Courtney <Forrest.Courtney@juneau.gov>

Subject: historic project in juneau

Hi Forrest,

I have been hired to work on permit drawings based on a design concept by the owner. It is altering the façade/entry to the Tanzanite International building at 455 Franklin (Former Scandinavian Hotel/Summit Hotel CBJ# A-19). This would be my first project done on a building listed on the register. I know this is last minute, but I am traveling to Juneau tomorrow afternoon (leaving Friday at 1:30) to take a look at the building. I was wondering if it might be possible to meet with you and go over the project scope, introduce you to what the client is seeking in doing, process for submitting, etc. If not, that's fine, I can try to convene another time or through another method at a later date.

Hope all is well and thank you for your time.

Nycole Gizinski, AIA, NCARB
Architect



7180 Revilla Rd, Suite 300
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