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Historic Resources Advisory Committee Agenda

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

DRAFT 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, Jerriek 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. Smith 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. Gillette expressed interest in getting Telephone Hill on the National Historic Registry.

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.