



MUNICIPALITY OF SKAGWAY, ALASKA
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING MINUTES

April 11, 2024
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1. **Call to Order:**

Commissioner Wishon called the special meeting to order at 7:00 p.m.

2. **Roll Call:**

Present: Commissioners: Rosemary Libert, William Lockette, Marvin Wishon NPS Liaison: Annie Matsov Assembly Ex-Officio: Dan Henry

Absent: Commissioners: Steve Hites

[Clerk's Note: Per SMC 19.10.045(A)(2) each member may attend a maximum of two (2) consecutive commission meetings by teleconference. Commissioner Hites, while present via telephone, was prohibited from participating in the meeting due to attending the previous two meetings via teleconference.]

[Clerk's Note: there is one vacant seat.]

3. **Proof of Notice:**

Deputy Clerk Carr indicated that proof of notice is printed on the back of the agendas and was posted on the municipal bulletin boards.

4. **Communications:**

A. Statement of Contact

B. Correspondence

Deputy Clerk Carr indicated that one piece of correspondence was received from the applicant and is in the packet.

C. Hear Citizens Present

D. Permitting Official's Report

5. **First Reading of Permit for Development Application No. 2024011: Katia Aryeh, Lot 8A Block 22, Request to Construct a Small Building and Tall Screen Walls**

Motion/Second: Lockette/Libert for first reading of permit for development application no. 2024011.

Commissioner Wishon, Acting Chair indicated that per SMC 19.12.015 Review of Building Plans, the commission will conduct at least two meetings to review and discuss new construction or major work on historic structures. This will allow the applicant to prepare plans illustrating any changes the commission requires to the original plans. He invited the applicant representative to introduce the application.

Charles Doland, of Doland Construction, was provided with an opportunity to introduce the application. He indicated that the design of the building was inspired by a theater in Dawson City during the period of historical significance.

NPS Liaison Matsov indicated that it would be helpful to see photographs of the building referenced because Dawson City is different than Skagway. Without the context of a historical photograph, the proposed structure seems unique to the surrounding area. A single panel door design was not a common design element during the period of significance, and she would like to see one chosen from the suggested door designs in code. She would also note that commercial buildings historically had 80% glass windows on the first floor.

Commissioner Libert indicated that the commercial activity for this building is not for retail sales, but for a theater.

Charles Doland, of Doland Construction, indicated that the building will be used to allow customers to pass through to sign waivers and collect gear.

NPS Liaison Matsov indicated that the trim around the doors and windows is not clear in the drawing. Additionally, doors that open onto the boardwalk are typically recessed so as not to impede foot traffic.

Charles Doland, of Doland Construction, indicated that because the occupancy is low enough, the doors would be permitted to open inward and that would be indicated on the plans before the next meeting.

The Commission discussed the screen walls, the distance between buildings, and the distance from the boardwalk.

Charles Doland, of Doland Construction, indicated that the owner requested that the screen walls be set back 10 feet from the boardwalk to allow benches for pedestrians to rest.

Permitting Official Fairbanks indicated that SMC 19.12.120(A)(3) states that buildings should have no more than a two-foot setback between the front façade and the boardwalk property line.

Charles Doland, of Doland Construction, indicated that they will make that update.

The Motion passed by roll call vote, 3 yes, 0 no, 1 absent, 1 vacancy.

6. Adjournment:

With no more business on the agenda, Acting Chair Wishon adjourned the meeting at 8:15 p.m.

ATTEST:

Steve Hites, Chair

Steve Burnham Jr., Borough Clerk
(SEAL)