

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
HISTORIC PRESERVATION COMMISSION
AGENDA/PUBLIC NOTICE
CITY HALL COUNCIL CHAMBERS
NOVEMBER 20, 2014
7:00 P.M.**

PLANNING COMMISSION & PLATTING BOARD

1. CALL TO ORDER AND ROLL CALL
2. REVISIONS TO THE AGENDA
3. APPEARANCE REQUESTS
4. ANNOUNCEMENTS
 - Title 8 Updates
 - Infill Development Analysis Update
5. MINUTES:
 - Planning Commission & Platting Board, October 16, 2014

PUBLIC HEARING ACTION ITEMS

6. Consideration of a zoning map amendment to rezone Lot 1, Parkside Estates Subdivision, located at 1398-1400 East Broadway Ave, from Single-Family Residential to Moderate Density Residential (*Owner/Applicant: SDIRA Services; Property ID: 06-04-281*)
7. Consideration of a variance to allow for a 20-foot lot width to accommodate a subdivision of Lot 14, Block 8, Haystack Hill Subdivision, located at 201 Trapper Drive (*Owner/Applicant: Roger Deffendall; Property ID: 04-09-211*)

REGULAR MEETING

8. Receipt of Platting Authority approval of Resolution 2014-21 for the Nettleton Subdivision, a resubdivision of Lots 5 and 6 of A.R.C. Subdivision Add. No. 1.

WORKSESSION

9. Consideration of Nominations to the FY16-20 CMMP.

OTHER BUSINESS

No Items

10. ADJOURNMENT

HISTORIC PRESERVATION COMMISSION

1. CALL TO ORDER AND ROLL CALL
2. MINUTES:
 - Historic Preservation Commission, October 16, 2014

BUSINESS ITEMS

3. Review and discussion of the Unalaska Inventory of Historic Sites and Resources.
4. Consideration of Nominations to the FY16-20 CMMP.
5. ADJOURNMENT

Principles of the Unalaska Planning Commission

1. The Position: In any community, the position of Planning Commissioner is a highly respected and honored one.
2. The Job: The job of Planning Commissioner is to serve the public, as representatives of the City Council and to the best of their ability, in ensuring sound planning and growth management in Unalaska. All decisions of the Planning Commission should be based on sound planning principles and practices, and not on the personal opinion of individual Planning Commissioners. Once the Planning Commission makes a recommendation to the City Council, the job of the Planning Commissioners and Planning Commission is over, in terms of that particular action.
3. Integrity: Planning Commissioners are appointed by City Council. The actions, behavior, and comportment of each Planning Commissioner reflect not only on that Planning Commissioner's integrity – but also on the integrity of the City Council and of the entire City government.
4. Collaboration: An individual Planning Commissioner is not a “lone wolf,” but is part of a collective body. As such, each Planning Commissioner is expected to act in a collaborative manner with his and her fellow Planning Commissioners.
5. Respect Each Other: While it is understandable to sometimes disagree with your fellow Planning Commissioners on issues brought before the body, and appropriate to publically vocalize that disagreement during Planning Commission meetings, a Planning Commissioner should always respect the opinion of their fellow Commissioners and treat each other with respect.
6. Majority Rules: It is important to remember that, at the end of the day, the majority rules. So, after each action is brought before the body, discussed, and voted upon, Planning Commissioners must accept and respect the rule of the majority – even if the ruling was counter to an individual Commissioner's position.
7. Respect Staff: A Planning Commissioner should respect the opinion of City Planning Staff, whether the Planning Commissioner agrees with staff or not. Planning Staff Members are professionals who are employed to serve not only the Planning Commission and general public, but the City Council.
8. The Las Vegas Rule: What comes before the Planning Commission must stay before the Planning Commission. This means there can be no outside negotiating with petitioners or with the public regarding applications brought before the Commission. And, all discussions – pro or con – concerning a petition before the Planning Commission, must take place solely within Planning Commission meetings.
9. Respect Applicants and Public: Each Planning Commissioner must always show professionalism and respect for applicants and the general public – regardless of the position held by that Planning Commissioner or by the Planning Commission.
10. Upholding the Principles: Any member of the Planning Commission who finds that he or she cannot uphold and abide by the above principles should resign from the Commission.

CONDUCTING A PUBLIC HEARING

The following is the sequence of events that is followed by the City of Unalaska Planning Commission and Platting Board in conducting a Public Hearing before the body.

1. The Public Hearing is opened by the Chair of the Planning Commission/Platting Board who reads from the agenda.
2. Any Ex-Parte questions or Commission member involvement are raised. If a Commission member(s) is excused, this is the proper time.
3. Presentation by the staff. This is a short summary of the application, explanation of any maps, plats, exhibits, and code standards that might apply to the application. New written information not in the board packet is provided at this time.
4. Presentation by the applicant. The applicant bears the responsibility for making the case or argument before the Commission. This is the time for Board members to ask questions of the applicant. Attempts to “negotiate” with the applicant should be conducted at this step (Step 4), while the public hearing is still open.
5. Public Testimony. This includes those who are opposed to the application, and also the public in general.
6. Rebuttal by the applicant. Final questions of all parties by the Commission.
7. The Chair closes the Public Hearing and Commission deliberations begin. Once the hearing is closed, DO NOT REOPEN unless absolutely necessary. Questions of staff, the applicant, and the public are acceptable but uninitiated testimony is not. Attempts to “negotiate” with the applicant should be conducted at Step 4, not after the public hearing is closed.
8. Commission discusses or debates the application. A motion must be made, with a second, and then final discussion. If a motion falls, an amendment(s) could be made to further or facilitate Commission final action. After “final action” is taken, reconsideration is possible per 8.04.060(G).

**DON'T BEND THE RULES FOR ONE, UNLESS YOU CHANGE THE RULES
FOR ALL.**

Chair Help Sheet

Approval of Minutes Steps:

1. Open the Commission discussion by calling for a motion to approve.
2. Call for a second to the motion.
3. Commission discussion.
4. Close the Commission discussion.
5. Vote.

Public Hearing Steps:

1. Open the Public Hearing.
2. Chair calls for potential Ex Parte Communications and potential Conflicts of Interest from Commissioners.
3. Staff Presentation.
4. Ask if Commissioners have any questions of staff.
5. Applicant Presentation.
6. Ask if Commissioners have any questions for the applicant.
7. Public Testimony. (Ask person to state name for the record.)
8. Ask if Commissioners have any questions of the public.
9. Close the Public Hearing.
10. Open the Commission discussion by calling for a motion to approve Resolution 2014-xx.
11. Call for a second to the motion.
12. Commission discussion.
13. Close the Commission discussion.
14. Vote.

**CITY OF UNALASKA
UNALASKA, ALASKA
PLANNING COMMISSION MINUTES
Thursday, October 16, 2014
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

CALL TO ORDER: Chair Steven Gregory called the meeting to order at 7:00 PM.

ROLL CALL:

Commissioners present:

Steven Gregory
Vicki Williams
Doanh Tran
Jessica Earnshaw
James Santana

Staff Present:

Chris Hladick, City Manager
Erin Reinders, Planning Director
Anthony Grande, Planning Administrator

REVISIONS TO THE AGENDA: *None*

APPEARANCE REQUESTS: *None*

ANNOUNCEMENTS: Erin Reinders announced that Title 8 changes will appear before City Council for their second and final reading on Tuesday, October 28, 2014.

James Santana was introduced as the newest member of the Planning Commission.

Mrs. Reinders gave a brief update on the Box City Project with PCR and thanked Commissioner Tran for her participation. Steven Gregory asked when the project would be available for the public to view. Staff will check with PCR to see when the Box City will be available for public viewing.

MINUTES: *Planning Commission & Platting Board, September 25, 2014.* Chair Gregory called for a motion to approve the minutes from the September 25, 2014 meeting. Jessica Earnshaw made a motion, Vicki Williams seconded the motion. Chair Gregory asked if there were any further discussions on the minutes. There being no comments, Chair Gregory called for a vote, which was unanimous (5-0). The minutes for the September 25, 2014 meeting were adopted.

PUBLIC HEARING ACTION ITEMS: *None*

REGULAR MEETING: *None*

WORK SESSION: *Presentation of 2014 Land Use Inventory.* Anthony Grande introduced the Land Use Inventory that the Planning Department has been compiling over the past several

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months. One of the Department goals is to complete an inventory every year. This being the first one done for Unalaska, it lays the groundwork for any future inventories. Planning Staff visually reviewed every parcel and determined how the approximately 1,000 properties were being used. This inventory includes the developed areas of land within the city limits, including vacant lots surrounded by developed lots. There are two primary reasons for conducting this type of inventory. The first is to help with land use planning and the second is to track land use changes over time.

Both the Comprehensive Plan and the Housing Plan call for discovering where there is existing opportunity for development in our city. The next step is to expand on what was found in the vacant land category. Planning Staff has been working on putting together a vacant lot study (Infill Development Analysis) to determine realistic development potential. That report should be ready to present in the next few months.

Mr. Grande asked if there were any questions or comments regarding the Land Use Inventory. Doanh Tran was very impressed with how the data was collected and organized. She hopes the public will take an interest in the inventory. Both Ms. Tran and Chair Gregory had questions regarding what role the Commissioners needed to take with this new information. Mrs. Reinders explained that this would be an ongoing discussion and suggested waiting until the Infill Analysis is completed and presented before determining additional activities.

Mrs. Reinders thanked Mr. Grande for his work and diligence on this important project.

OTHER BUSINESS: *Selection of new Vice Chair.* Chair Gregory opened the floor for Vice Chair nominations. Ms. Earnshaw made a motion to nominate Ms. Tran as Vice Chair. Mr. Santana seconded the nomination. Ms. Tran made a motion to nominate Ms. Earnshaw as Vice Chair. Ms. Williams seconded the nomination. Chair Gregory opened the floor for discussion. Ms. Earnshaw urged Ms. Tran to consider the Vice Chair Position since Ms. Earnshaw's work schedule requires her to miss more meetings. Chair Gregory call for a vote by roll call. Earnshaw – Tran, Gregory – Tran, Santana – Tran, Tran – Tran, Williams – Tran. With 5 votes for Tran, Doanh Tran was elected as Vice Chair.

ADJOURNMENT: Chair Gregory adjourned the meeting at 7:26 PM.

PASSED AND APPROVED THIS _____ DAY OF _____ 2014 BY THE CITY OF UNALASKA, ALASKA PLANNING COMMISSION.

Steven Gregory, Chair

Date

Erin Reinders, Recording Secretary

Date

Prepared by Kelly Tompkins and Erin Reinders, Planning Department

**City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report**

**A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF
THE ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 1, PARKSIDE
ESTATES SUBDIVISION, P-2011-07, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 1398-1400 EAST BROADWAY AVE**

Project Information	
Land Owner	SDIRA Services
Applicant	SDIRA Services
Location	1398-1400 East Broadway Ave
Property Identification	06-04-281
Application Type	Zoning map amendment
Project Description	Rezone to a higher residential density to allow for two additional dwelling units on the lot.
Zoning	Existing: Single-Family Residential -- Proposed: Moderate Density Residential
Exhibits	Draft Resolution 2014-23, Rezone Application and Supplemental Materials, Location Map
Staff Recommendation	Approval of Resolution 2014-23

PLAN GUIDANCE

1. Housing was identified as a community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process.
2. The Unalaska Comprehensive Plan 2020 – Housing Plan identifies several goals including:
 - Increase affordable home-ownership opportunities for current and future City residents.
 - Increase the supply of affordable rental housing.
 - Amend the zoning code to provide more flexibility in redeveloping in-fill lots and new subdivisions for new housing development.

CODE REQUIREMENTS

1. According to UCO §8.12.040(A), the Single-Family/Duplex Residential District is intended to stabilize and protect the one- and two-family dwelling residential character of the district and to promote and encourage a safe and suitable environment for family life.
2. According to UCO §8.12.050(A), the Moderate-Density Residential District is intended to serve as an intermediate density multi-family residential district where up to four residential dwelling units per lot may be permitted.
3. UCO Section 8.12.190 outlines the zoning amendments process including the following:
 - Boundaries of zoning districts established by this chapter and as shown on the Zoning Map, text in this chapter may be amended, reclassified, or altered whenever required by public necessity and convenience and general welfare.
 - The Planning Commission shall hold at least one public hearing on the application. At the public hearing, the Planning Commission shall determine if any application for a zone change is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan, and make recommendations to the City Council.

- Upon receipt of the recommendation, the City Council shall set the date for a public hearing. At that public hearing, the City Council may accept the recommendation of the Planning Commission, reject the recommendation of the Planning Commission, or approve a modification to the recommendation of the Planning Commission.

BACKGROUND

1. SDIRA Services, represented by Billie Jo Gehring, owner of the property in question, has submitted an application to rezone the property from Single-Family/Duplex to Moderate Density, which would increase the allowed number of units from two to four.
2. This application is intended to allow future units to be built on the lot, although the department has not received any specific plans for future construction.
3. The property is in an area that is only developed for a commercial use and a dense residential use. A single-family character does not exist in the surrounding area.
4. Moderate-density residential uses are appropriate for major streets, such as East Broadway.
5. A portion of this property is shown to be restricted from development on the most recent plat and on the application site plan. However, the 200-foot radius restriction is now known to only apply to community sewer systems. The property owner will not be able to install a city sewer line within that radius, but it should not restrict another duplex from being built on the lot. Department of Public Utilities has determined that fuel tanks should be located outside of this 200 foot radius and suggest double wall fuel tank for additional assurance. These issues can be discussed in detail at the building permit stage.

FINDINGS

The purpose of the zoning map amendment is to allow for zoning of certain properties to be amended in order to accommodate the needs of the community. The Planning Commission is to approve the request when it finds that the request is 1) reasonable; 2) in the public interest; and 3) in conformance with the goals and objectives of the Comprehensive Plan. Staff finds that the rezoning meets this standard, as follows:

1. The proposed rezoning is reasonable because it promotes a land use that does not conflict with the character of its surroundings and would not cause any particular burdens on the neighborhood.
2. The proposed rezoning is in the public interest because it allows for additional housing to be created at an infill site at a location that can support a higher intensity of use. It is in the public interest maximize the use of land for housing wherever it is not expected to cause negative impact.
3. The proposed rezoning does not conflict with the Comprehensive Plan; rather it supports it by providing more housing for the community, especially at in-fill sites within existing neighborhoods.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.12 (Zoning), the City of Unalaska Department of Planning, in concert with the City's Developmental Review team, recommends that the Planning Commission recommend approval to the City Council of this zoning map amendment by approving Resolution 2014-23.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-23**

**A RESOLUTION TO THE UNALASKA CITY COUNCIL RECOMMENDING APPROVAL OF
THE ZONING MAP AMENDMENT TO REZONE THE PROPERTY AT LOT 1, PARKSIDE
ESTATES SUBDIVISION, P-2011-07, ALEUTIAN ISLANDS RECORDING DISTRICT,
LOCATED AT 1398-1400 EAST BROADWAY AVE**

WHEREAS, UCO §8.12.190 sets forth the procedures for the taking action on a zoning map amendment application; and

WHEREAS, SDIRA Services FBO Billie Jo Gehring is the owner of Lot 1, Parkside Estates Subdivision (06-04-281); and

WHEREAS, Billie Jo Gehring has submitted a zoning map amendment application to rezone this property from Single-Family/Duplex Residential to Moderate-Density Residential; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, the creation of additional housing is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, the property in question is in an area that does not currently have a single-family character, as the nearest properties on East Broadway are dense residential uses and commercial uses; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on November 20, 2014 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that the zoning map amendment request is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

THEREFORE BE IT RESOLVED, the Planning Commission recommends to the City Council approval of the rezone of Lot 1, Parkside Estates Subdivision at 1398-1400 East Broadway Ave from Single-Family/Duplex Residential to Moderate-Density Residential.

BE IT FURTHER RESOLVED, the secretary of the Planning Commission is to certify a copy of this Resolution and to file it with the Unalaska City Clerk no later than fifteen (15) working days from the date shown below.

APPROVED AND ADOPTED THIS _____ DAY OF _____, 2014, BY THE
PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Steven Gregory, Chair

Erin Reinders, AICP, Secretary

1398/1400 East Broadway Ave.



177 ft



The City of Unalaska uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Unalaska reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Unalaska cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Unalaska shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

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PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
Phone: (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR: ☐ VARIANCE ☒ ZONE AMENDMENT ☐ CONDITIONAL USE ☐ PLAT

Brief Description of Request: (attach additional information to communicate request)

Rezone medium density to build one more duplex on existing lot for a total of 4 houses.

Current Zone Designation: Single Fam Duplex Proposed Zone Designation(s) (if applicable): medium density

Current Land Use(s): rental property Proposed Land Use(s) (if changing): —

Property Owner: SDIRA Services, FBO Billie Jo Gehring
SELF DIRECTED IRA SERVICES PO Box 23149 WACO, TX 76702

Property Owner Address: 1916 Raven Way (PO Box 226) Unalaska, AK 99685

Street Address of Property: 1398/1400 East Broadway Unalaska, AK 99685

Applicant's Name: SDIRA Services, FBO Billie Jo Gehring

Mailing Address: PO Box 23149 Waco TX 76702

Email: billie.jo.gehring@gmail.com Day Time Phone: 907-359-2246 Message Phone: →

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Parcel
Tax Lot ID No.: 06-04281 Lot: 1 Block: 6 Tract: B
Subdivision: Parkside Estates USS: 778
Section(s): 1.3 Township: 73 South Range: 118 West

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION

Block(s) _____ Lot (s) _____ Tract (s) _____ USS _____

Containing: _____ Acre(s) _____ Lot(s) _____ Tract(s) _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Conditional Use:

- Furthers the goals and objectives of the Comprehensive Development Plan;
- Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of "financial hardship" when defined as causing a developer to spend more than he is willing to in order to conform, is not an overriding factor in the granting of a variance;
- Is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- Will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- Will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance, which would alleviate the hardship.

***SITE PLAN (TO SCALE):** Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

PLEASE NOTE: All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for*) the owner of the property described above and that I desire a planning action for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.

Signature

Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner's Agent**

ParkSide Estates
Subdivision

ADMINISTRATION OF BLOCK C, TRACT 2, SEC. 31 OF
SUPPLEMENTAL MAP NO. 100, DIVISION OF TRACT C,
BLOCK C, SEC. 31, T. 10 N., R. 10 W., 14TH
LOCATED WITHIN

SECTION 13, T. 10 N., R. 10 W., ASSESSOR'S DISTRICT
CONTAINING 11.418 ACRES
ALERTON TOWNSHIP, ALBERTA, CANADA

ALASKA SURVITECH
10000 Highway 102, #200
Anchorage, Alaska 99515
Tel: (907) 561-2521

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TRACT D

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THE UNIVERSITY OF CHICAGO

City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report

A RESOLUTION APPROVING A VARIANCE FOR A LOT WIDTH REDUCTION FROM 60 FEET TO 20 FEET TO ACCOMODATE A SUBDIVISION OF LOT 14, BLOCK 8, HAYSTACK HILL SUBDIVISION, LOCATED AT 201 TRAPPER DRIVE

Project Information	
Land Owner	Roger Deffendall
Applicant	Roger Deffendall
Location	201 Trapper Drive
Property Identification	04-09-211
Application Type	Variance for Plat
Project Description	A future platting action will require a narrow access to the rear portion of the lot, which will only be 20-feet wide where it meets the street.
Zoning	Single-Family Residential
Exhibits	Draft Resolution 2014-24, Variance Application and Supplemental Materials
Staff Recommendation	Approval of Resolution 2014-24

PLAN GUIDANCE

- Housing was identified as a community need in the 2009 Community Visions for the Future: Unalaska 2010-2020 visioning document as part of the Comprehensive Planning process.
- The Unalaska Comprehensive Plan 2020 – Housing Plan identifies several goals including:
 - Amend the zoning code to provide more flexibility in redeveloping in-fill lots and new subdivisions for new housing development.
- Goal #9 of the Unalaska Housing Plan is to ensure that zoning and all regulatory and permit processes support the redevelopment of in-fill lots and new subdivisions for new housing development.

CODE REQUIREMENTS

- UCO §8.08.020(A) outlines the purpose of the Planning and Subdivision chapter of code, and includes the following:
 - The purpose of this chapter is to promote and improve the health, safety, and general welfare of the citizens of the city.
 - This chapter is designed to encourage the orderly development and use of land; to prevent overcrowding; to prevent congestion on streets and highways; to provide adequate light and air; and to protect the public from fire, disease, and other dangers.
 - This chapter is designed to achieve the greatest economy to the city and its citizens while protecting the public interests involved in the subdivision of land within the city.
- UCO §8.08.090(D) outlines the Subdivision Design Standards for new lots and includes the following:
 - The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
 - Lot dimensions shall conform to the requirements of §8.12 (Zoning)
 - Lots shall be designed with a suitable proportion between width and depth. Long and narrow, or wide and shallow lots are undesirable. Normal depth shall not exceed 2 1/2 times width, or be less than 85 feet. Width of all lots shall not be less than 60 feet.
 - No lots, tracts, or parcels shall be created or designed which would create any non-conforming setbacks as they relate to any physical improvements which are subject to setback, building separation, or other dimensional provisions.
- UCO §8.08.110 outlines the variance request and process including the following:

- The Board may grant a variance from the provisions of this chapter on a finding that undue hardship may result from strict compliance with specific provisions or requirements of this chapter. The Board shall only grant variances that it deems necessary because of an undue hardship or that it finds desirable from the standpoint of public interest. In making its findings, as required below, the Board shall take into account the nature of the proposed use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effects of the proposed subdivision upon conditions in the vicinity. No variance shall be granted unless the Board finds that:
 - *There are such special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance. In such cases, the subdivider shall first state his/her reasons in writing for a variance from the specific provision or requirement involved and submit the statement to the Board;*
 - *The granting of a specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;*
 - *Such variance will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city; and*
 - *The Board shall note its findings and the specific reasons for its action on the request for a variance, and shall also record its action in the form of a resolution.*

BACKGROUND AND ANALYSIS

1. The property currently is 29,364 square feet, which is just about three times larger than the standard residential lot.
2. Although the property has a large amount of right-of-way frontage, the topography is such that only a small portion is realistic for access to the lot from the street. The rear of the lot is a large cliff, and most of the front of the lot is uneven with the road.
3. The property owner desires to split the lot into three lots to create two more development sites.
4. No formal plat has been drawn, but the preliminary concept (see supplemental materials) shows a 20-foot access to the rear lot. This is the only configuration that yields three functional lots with adequate access. Note that the area shown as “private access” on the supplement would actually be a part of Lot 3, giving Lot 3 a front width of 20 feet.
5. The minimum lot width of 60-feet is designed to keep all lots usable and appropriately sized. In this case, the lot would be usable, but it is simply the access that would be narrower, which is a necessity for this subdivision because of unique topographic circumstances.

FINDINGS

The purpose of a variance from platting and subdivision requirements is to grant relief to an applicant when a requirement causes an undue or unnecessary hardship or when such a relief from requirements is desirable from the standpoint of the public interest. In order to be granted, a variance request must meet the three tests of code identified in UCO §8.08.110(A) listed above.

1. Staff finds that the granting of this variance for a lot width reduction is in the public’s interest as it allows for additional housing to be provided in an existing residential area when such housing is a documented community need. Also, the need for the variance is due to the unique topographical features of the lot. Therefore, staff finds that the first test has been met.
2. Staff finds that the granting of this variance for a lot width reduction will not be detrimental to the public welfare or nearby properties, as the applicant has demonstrated that all other land use and subdivision requirements will be able to be addressed, and no known hardship will exist for neighboring properties. Therefore, staff finds that the second test has been met.
3. Staff finds that the granting of this variance for a lot width reduction is consistent with Chapter 8.08 of UCO as well as the Comprehensive Plan as it would allow for orderly residential development. Therefore, staff finds that the third test has been met.

RECOMMENDATION

In accordance with the standards outlined in Unalaska City Code of Ordinances Chapter 8.08 (Platting and Subdivision), the City of Unalaska Department of Planning, in concert with the City's Developmental Review Team, recommends approval of this variance and of Resolution 2014-24.

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2014-24**

A RESOLUTION APPROVING A VARIANCE FOR A LOT WIDTH REDUCTION FROM 60 FEET TO 20 FEET TO ACCOMODATE A SUBDIVISION OF LOT 14, BLOCK 8, HAYSTACK HILL SUBDIVISION, LOCATED AT 201 TRAPPER DRIVE

WHEREAS, UCO §8.08.110 sets forth the procedures and requirement for variances for subdivisions; and

WHEREAS, Roger Deffendall is the recorded owner of Lot 14, Block 8, Haystack Hill Subdivision, Aleutian Islands Recording District (04-09-211); and

WHEREAS, the subject property is zoned Single-Family Residential; and

WHEREAS, the current lot width requirement of 60 feet prevents the effective use of the property for future development, as the rear portion of the lot can only be accessed through a narrower driveway, due to the cliff near a portion of the right-of-way frontage of the lot; and

WHEREAS, the applicant, Roger Deffendall, has submitted a variance request to allow for a lot width reduction to 20 feet to accommodate a future platting action; and

WHEREAS, the City of Unalaska Departments of Planning, Public Works, Public Utilities and Public Safety have reviewed the request; and

WHEREAS, the creation of additional land for residential development is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020, and the reduced lot width will not be detrimental to the welfare of the surrounding area; and

WHEREAS, notices of the public hearing were posted and mailed; and

WHEREAS, the Planning Commission/Platting Board conducted a public hearing on November 20, 2014 in order to consider the testimony of the public; and

WHEREAS, the Planning Commission finds the Variance to be in accordance with the following tests of code:

1. There are special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
2. The granting of a specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located.
3. Such variance will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city; and

NOW THEREFORE BE IT RESOLVED, that in accordance with UCO §8.08.110, the Planning Commission grants a variance for a lot width reduction from 60 feet to 20 feet to accommodate a subdivision of Lot 14, Block 8, Haystack Hill Subdivision, at 201 Trapper Drive.

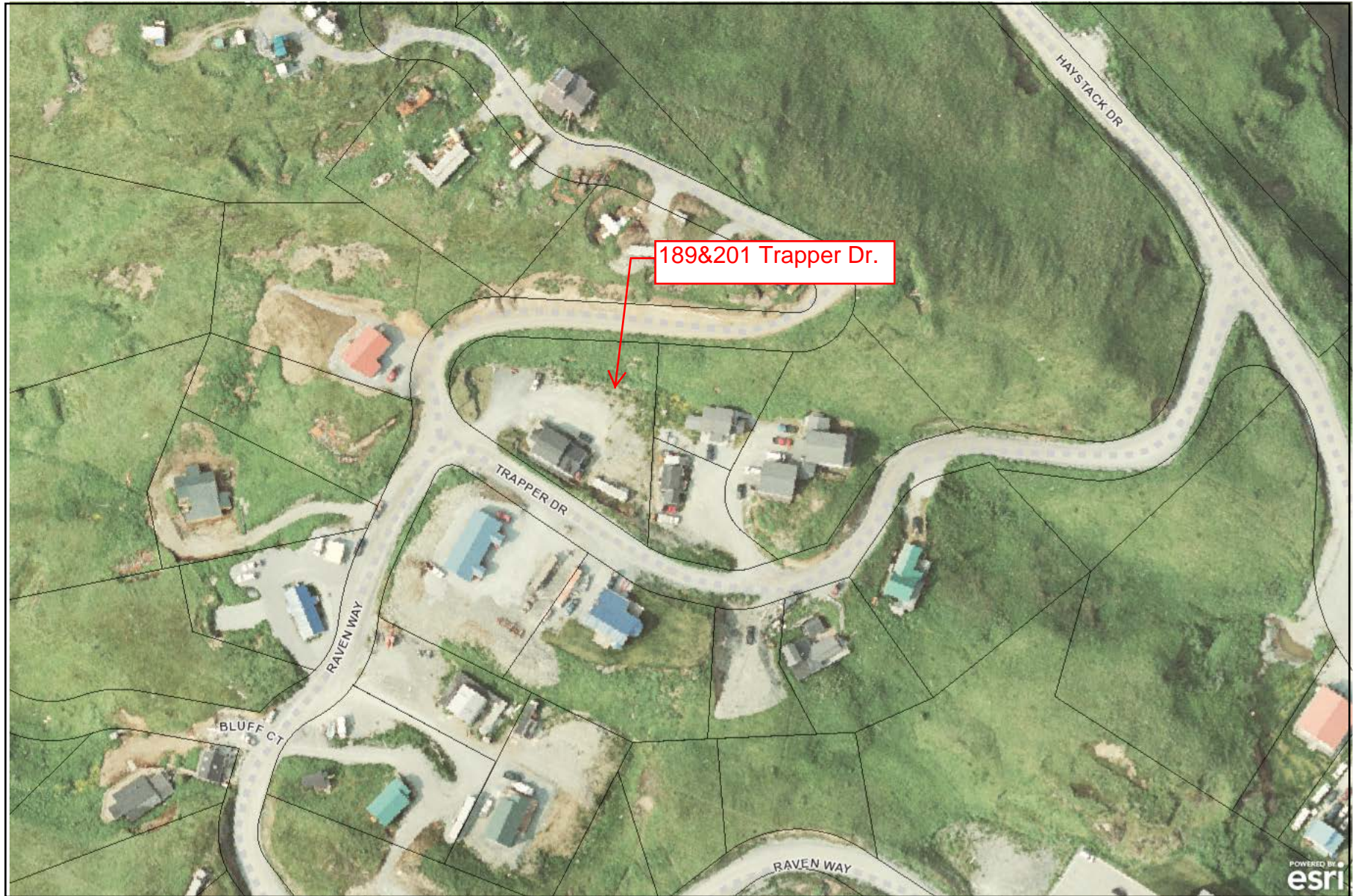
This resolution approves the variance from the zoning code only as it applies to the specific site plan submitted with the application, shown in Attachment A, and becomes effective if there are no appeals within ten (10) working days from the decision date, as outlined in UCO §8.12.210(F).

PASSED AND APPROVED THIS _____ DAY OF _____, 2014, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Steven Gregory, Chair

Erin Reinders, AICP, Secretary

189/201 Trapper Dr.



244 ft



The City of Unalaska uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Unalaska reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Unalaska cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Unalaska shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Powered by
VANTAGEPOINTS

received
10/27/14 3:00pm



PLANNING REQUEST APPLICATION FORM

CITY OF UNALASKA, ALASKA

Department of Planning
PO Box 610
Unalaska, Alaska 99685-0610
Phone: (907) 581 3100 FAX (907) 581 4181
Email: planning@ci.unalaska.ak.us
Website: www.ci.unalaska.ak.us

The undersigned hereby applies to the City of Unalaska for approval of the following as per Title 8: Planning and Land Use Development, UCO.

APPLICATION FOR: ☒ VARIANCE ☐ ZONE AMENDMENT ☐ CONDITIONAL USE ☐ PLAT

Brief Description of Request: (attach additional information to communicate request)

Lot split (see attached)

Current Zone Designation: Single Fam Duplex Proposed Zone Designation(s) (if applicable): _____

Current Land Use(s): _____ Proposed Land Use(s) (if changing): _____

Property Owner: Roger Deftendall

Property Owner Address: 189 Trapper Drive

Street Address of Property: 189 Trapper Drive

Applicant's Name: Roger Deftendall

Mailing Address: PO Box 226 Unalaska, AK 99685

Email: r-deftendall@yahoo.com Day Time Phone: 907-359-4848 Message Phone: -

FOR OFFICE USE ONLY		DATE	
Preliminary Plat Copies		Attachment A	
Applicant Letter		Site Plan	
Application Fee		Title Search/Certificate-to-Plat	

PROPERTY LEGAL DESCRIPTION: (Fill in applicable blanks)

Tax Lot ID No.: 04-09-211 Lot: 14 Block: 8 Tract: _____

Subdivision: Haystack Hill USS: _____

Section(s): _____ Township: _____ Range: _____

Plat: 91-14

PROPOSED FUTURE DESIGNATION OF PROPERTY: (For Plat Application Only)

Platting Procedures and Requirements are described in detail in Chapter 8.08: Platting and Subdivision. A certificate to plat as proof of ownership shall accompany the submittal of a plat.

SUBDIVISION _____

Block(s) _____ **Lot (s)** _____ **Tract (s)** _____ **USS** _____

Containing: _____ **Acre(s)** _____ **Lot(s)** _____ **Tract(s)** _____

SURVEYOR INFORMATION

Surveyor Name : _____

Firm Name : _____

Address : _____

Contact Details : Email _____ Phone Number _____

Registered in Alaska: Yes ☐ No ☐

REQUIRED SUPPLEMENTAL INFORMATION (For Variance, Zone Amendment and Conditional Use Application Only).

Subdivision Variance (8.08.110)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

- Is needed due to special circumstances or conditions affecting the proposed subdivision such that strict application of the provisions of this chapter would clearly be impractical or undesirable to the general public or that strict application would be unreasonable or cause undue hardship to the applicant requesting the variance.
- Will not be detrimental to the public welfare or injurious to other property in the area in which the proposed subdivision is located;
- Will be in accord with the intent and purpose of this chapter and of the Comprehensive Plan of the city.

Zone Amendment (8.12.190)

Applicant is encouraged to submit supporting documentation to demonstrate how the requested Zone Amendment is reasonable, in the public interest, and in conformance with the goals and objectives of the Comprehensive Plan.

Conditional Use (8.12.200)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Conditional Use:

- Furthers the goals and objectives of the Comprehensive Development Plan;
- Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district; and
- Will not have a permanent negative impact substantially greater than anticipated from permitted development within the district.

Zoning Variance (8.12.210)

Applicant is encouraged to submit supporting documentation and a site plan to demonstrate how the requested Variance:

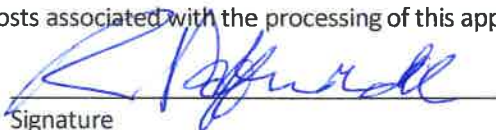
- Need is not caused by the person seeking the variance and that exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zoning district, and result from lot size, shape, topography, or other circumstances over which the applicant has no control. An argument of "financial hardship" when defined as causing a developer to spend more than he is willing to in order to conform, is not an overriding factor in the granting of a variance;
- Is necessary for the preservation of a property right of the applicant substantially the same as is possessed by other landowners in the same zoning district;
- Will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- Will not be materially detrimental to the intent of this chapter, or to properties in the same zoning district in which the property is located, or otherwise conflict with the objectives of the Comprehensive Plan and the variance requested is the minimum variance, which would alleviate the hardship.

***SITE PLAN (TO SCALE):** Please show all existing and proposed structures, access, dimensions, utilities and parking as appropriate.

PLEASE NOTE: All applications must be received fifteen (15) days prior to the next regular meeting of the Planning Commission as per Section 8.12.200(A)(2), Section 8.12.210(B)(2) UCO, and Section 8.12.190 UCO. The Department of Planning will provide an examination of the City of Unalaska Real Property Tax Roll indicating that the signature of the landowner on the application form is in fact the latest owner of record. The Department of Planning will mail a notice of the public hearing to all landowners of record within 300 feet of the proposed request as shown in the City of Unalaska Real Property Tax Rolls.

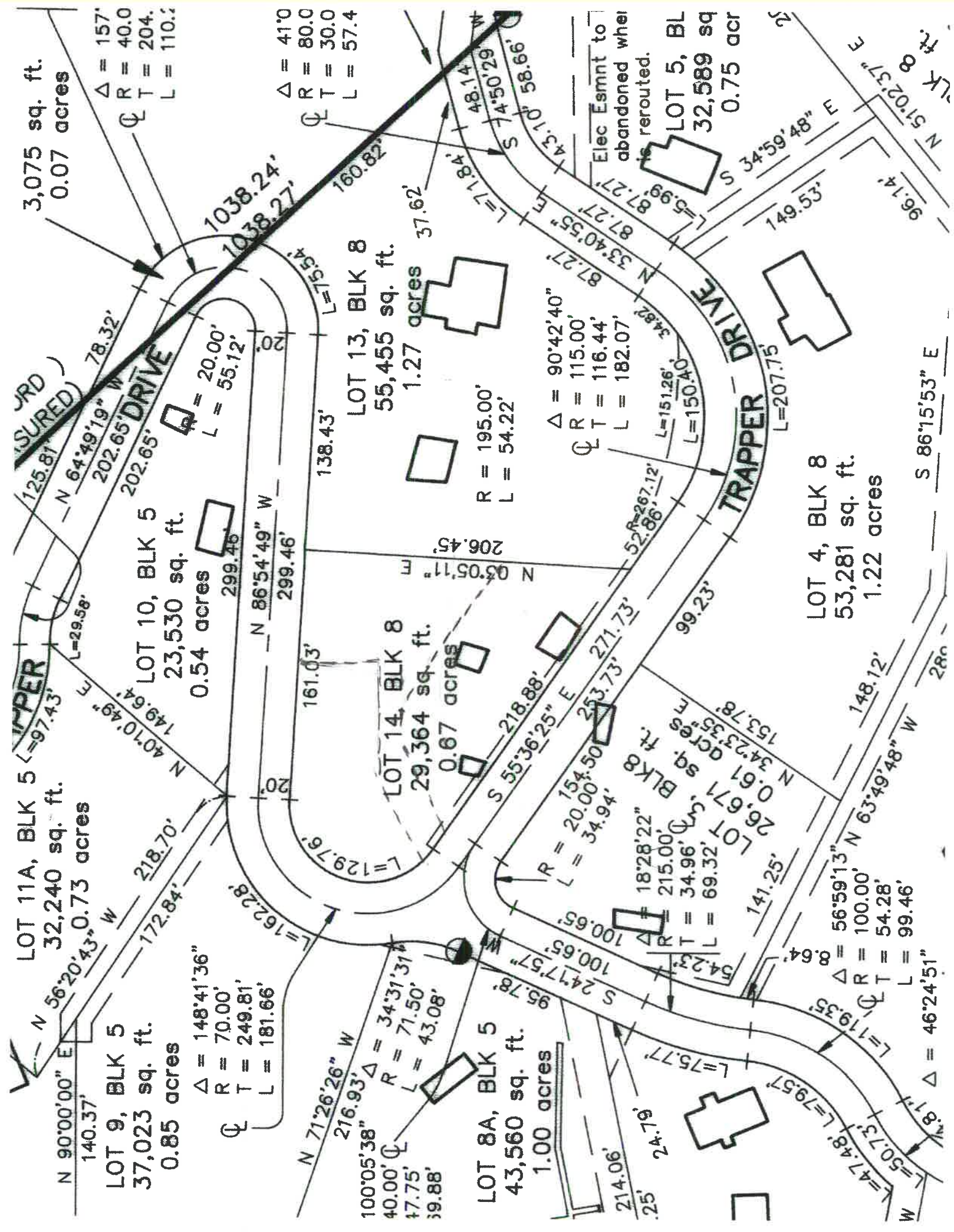
CERTIFICATION:

I hereby certify that (I Am) (I have been authorized to act for*) the owner of the property described above and that I desire a planning action for this property in conformance with the Title 8, UCO and hereby dispose and say that all of the above statements are true. I am familiar with the code requirements and certify, to the best of my knowledge, belief, and professional ability, that this application meets them. I understand that payment of the review fee is non-refundable and is to cover costs associated with the processing of this application and that it does not assure approval of the request.


Signature

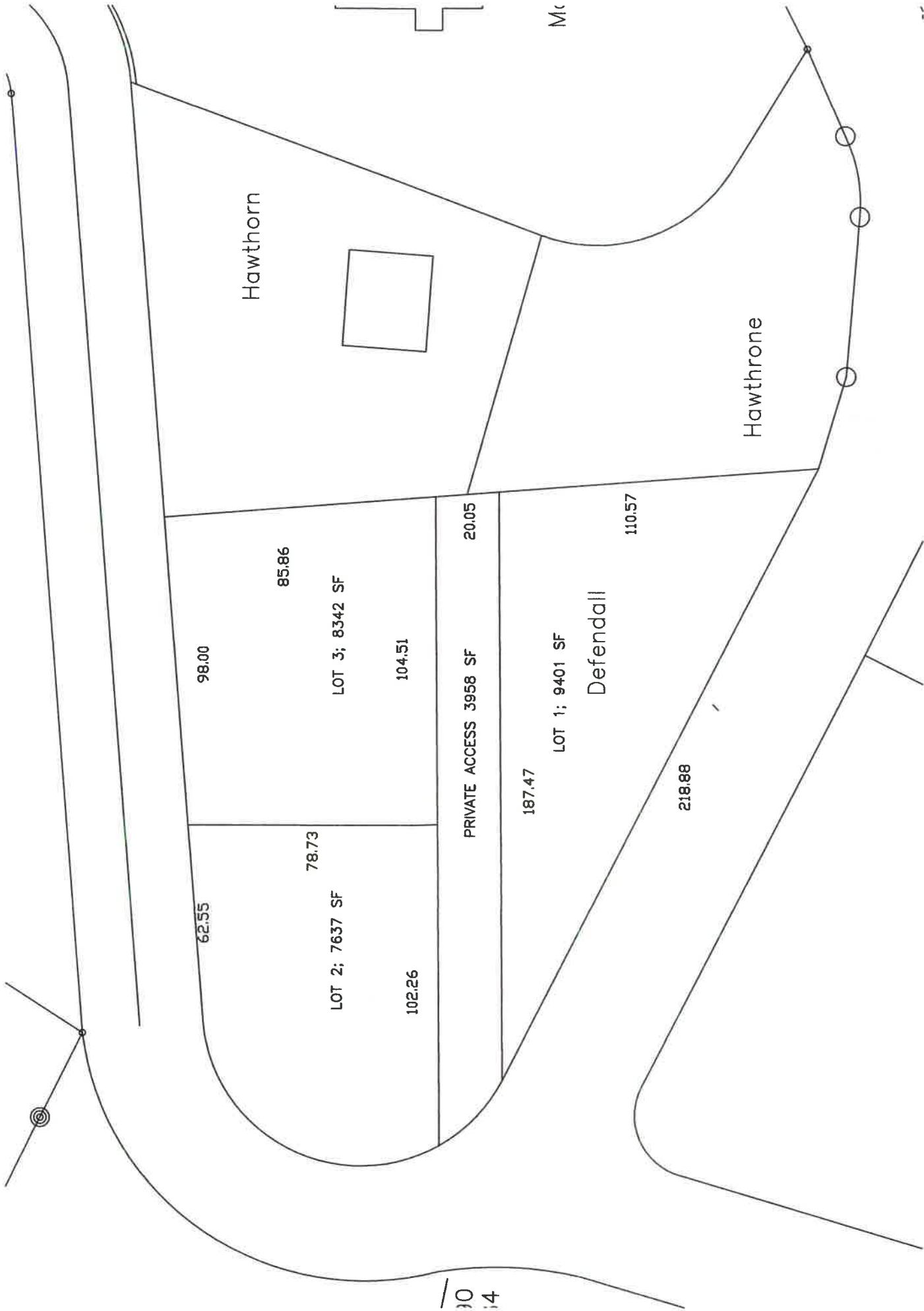
10/25/14
Date

***Please fill out and submit Authorization to Make Application by Agent form if acting as Owner's Agent**





LOT 14 BLOCK 8



1:40 LOT 14 BLOCK 8

**City of Unalaska, Alaska
Planning Commission/Platting Board
Staff Report**

OVERVIEW

The City Council reviews and approves the City of Unalaska's Capital and Major Maintenance Plan (CMMP) annually. The CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community. This planning document outlines anticipated or recommended projects and expenditures for the upcoming five years. Over the past few years, the Planning Department has strived to continually increase the usefulness and relevancy of the document. In order to increase public involvement, the process this year involves deliberately soliciting nominations from not only City Departments, but also City Committees, including the Planning Commission/Platting Board. This memo, and the attachments, suggests an idea for the Commission to consider. Based on the guidance provided, Staff will prepare a formal resolution for the Commission to act on in the December meeting.

RELATED RESPONSIBILITIES

Unalaska Code of Ordinances §8.04.050 identifies the duties and functions of the Planning Commission. Those potentially related to the CMMP are highlighted below.

- To perform duties which have a bearing on the preparation or accomplishment of the Comprehensive Plan;
- In connection with the duties of the Commission/Board and within the limits of its funds, the Department of Planning may make, cause to be made, or obtain maps, aerial photographs and surveys, and special studies on the location, condition, and adequacy of specific facilities of the city and as appropriate, its environs, including, but not limited to studies on: housing; commercial and industrial facilities; economic development; parks, playgrounds and other recreational facilities; schools; public and private utilities; transportation and parking; and other community facilities and services that lend support to or assist the Commission/Board in performing its functions.

PLAN GUIDANCE

As the Commission is well familiar with, the Unalaska Comprehensive Plan 2020 identifies the numerous action items, much of which are directly related to other departments or entities, and include items related to:

- Economic Development
- Health & Well Being
- Overall Quality of Life
- Physical Appeal
- Education, Art, Culture & Entertainment

ANALYSIS

Title 6 of the Unalaska City Code requires the City Manager to submit a five-year capital improvement plan and budget of the proposed projects each year in conjunction with the City's operating budget. Each year, the City Council adopts this plan, called the Capital and Major Maintenance Plan (CMMP), to help identify needs and set spending priorities for the coming five-year period. The first year of the plan supports the capital budget, and the following four years show proposed costs for capital improvement projects and projected infrastructure and equipment maintenance and replacement needs. Each component of the CMMP is designed to identify and prioritize various needs and expected expenditure levels. The capital asset threshold is typically \$50,000. In short, the CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community.

Nominations for this year's CMMP will be welcomed from not only City Departments but also City Committees (such as Library Advisory Committee, Historic Preservation Commission, Planning Commission, PCR Advisory Committee, and Teen Council), non-profits, and the general public. Nominations are due in early January of 2015 and will be evaluated by the CMMP Review Committee, in consultation with appropriate City Staff, for timeliness and completeness; consistency with other established plans, projects and priorities; and available resources. Submittal of a

nomination does not guarantee a spot on the CMMP, however, worthy proposals lacking resources or requiring more research may be considered in future CMMP cycles.

Planning Staff has previously and successfully nominated a new flyover for updated GIS Ortho-photography in 2016 for the CMMP. The summary sheet that was included in last year's CMMP has been included in your packet for informational purposes. GIS is a tool used city wide and updated increased efficiency for the departments and serves as a great resource when communicating with city committees and the public at large. Staff requests the support of the Planning Commission for this nomination to have it remain in the CMMP.

A general nomination form has been provided in the packet. Commissioners may have other specific ideas they feel the Commission as a whole should support, or may simply want to submit an idea as a member of the public. Based on the direction of the Commission, staff will develop CMMP Nominations and a Resolution for the Commission to take formal action on in December.

PROJECT DESCRIPTION: In 2013, GTG produced the City of Unalaska's GIS Strategic Implementation Plan Update for our GIS. Recommendation #1 is related to additional data layers. It states that, the City of Unalaska has created and/or acquired a host of GIS data layers. One of the layers recommend for updating is the Aerial Photography as updating this photography is highly utilized and critical layer of GIS. Furthermore, in the Three Year Tactical Plan included in the 2013 Plan, GTG recommends an aerial flyover to occur during Year 2 to create new orthophotography. This project is being proposed for FY2016, and will be proposed for updated approximately every 5 years. The last flyover was performed in FY2011.

PROJECT NEED: The City of Unalaska has prioritized the use of technology as a means for improving its business process, services, information dissemination and decision making. The resulting document "City of Unalaska Strategic GIS Plan" has served as a roadmap for the successful implementation of the City's GIS since 2008. In 2013, GTG has been asked again to appraise the City's GIS implementation, review the City's present needs, assess current GIS technologies, review local government best practices and provide this 2013 "City of Unalaska GIS Strategic Implementation Plan Update." Based on these recommendations, this project is being proposed for FY 2016.

PROJECT PLAN AND STATUS: The GIS Steering Committee, who helps to define the direction of the City's GIS and to identify areas that it can improve or expand, noted that aerial image from 2011 was getting out of date. The Committee decided that this layer should be updated every five years to continually improve our GIS and help to document changes over time. With the Committee's direction, the Planning Department has obtained cost proposals for aerial orthophotography of Unalaska for integration in to our GIS. City of Unalaska GIS Strategic Implementation Plan Update developed in 2013 then recommended this updated imagery in year two of the three year tactical plan. This project nomination proposes that the project be negotiated and designed in the fourth quarter of FY2015, and take place in the first quarter of FY16.

FY15-19 CMMP

GIS ORTHOPHOTOGRAPHY | GENERAL FUND

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: na

Feasibility/Pre Design: na

Engineering/Design: na

Construction: FY2016

FY2015	FY2016	FY2017	FY2018	FY2019



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY15	FY16	FY17	FY18	FY19	Total
General Fund (Planning)	\$ -		\$ 100,000				\$ 100,000
1% Sales Tax	\$ -						\$ -
Grant	\$ -						\$ -
Proprietary Fund	\$ -						\$ -
TOTALS	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000

Requested Funds: Other Professional Services , Contingency

City of Unalaska
Capital and Major Maintenance Plan
FY16-FY20
Public Nomination Form

Prepared by: _____ Organization (if applicable): _____

Contact Information: _____

Date: _____ **(Forms and Supporting Material due in by January 5, 2015)**

Thank you for taking the time to organize and share your idea! Please remember, submittal of a Nomination Form does not guarantee a spot on the CMMP. Nominations will be evaluated for timeliness and completeness; consistency with other established plans, projects and priorities; and available resources. Worthy proposals lacking resources or requiring more research may be considered in future CMMP cycles.

1. Project Name.
2. Project Location.
3. Description. Write a brief narrative describing the project or purchase you are proposing.
4. Need and Benefit. Write a narrative describing the need for the proposed project or purchase and the benefit it will bring to the community. This narrative should cover topics such as how the proposal improves the health and safety of the community, satisfies mandates, expands city facilities or services, improves the quality of life of community members, and how it supports the Comprehensive Plan or other community goals.

5. Plan and Timeline. Describe what work has been completed on the proposed project or purchase, if any, and a plan for completion. The plan should include a rough timeline for concept/inception, feasibility/pre-design, design/engineering, construction. Please keep in mind this CMMP is for five years and includes FY 16 (July 2015 - June 2016), FY 17 (July 2016-June 2017), FY18 (July 2017 – June 2018), FY 19 (July 2018 – June 2019), and FY20 (July 2019 – June 2020).

Phase	Month	Year
Inception/Concept:		
Feasibility/Pre Design:		
Engineering/Design:		
Construction or Purchase:		
Notes:		

6. Financial Impact. Write a narrative describing the anticipated overall costs, funding source(s), and how much of the overall cost might be paid by each source. If grant funding or partnerships are proposed, identify the source. Describe anticipated increase in revenue or overall savings. Provide as detailed estimates as possible and information on what these estimates are based on.

Supplemental Material. Applicants are encouraged to include applicable photos, drawings, and/or maps as part of the nomination. If this nomination is associated with an organization or committee, please provide documentation of such support (i.e. signed resolution).

Submit completed forms and supporting material to the Planning Department by **January 5, 2015**
Nominations will be accepted in person; or via email, fax, or mail.

Drop Off: City Hall – Planning Department | 43 Raven Way
Mail: City of Unalaska – Planning Department | P.O. Box 610 | Unalaska, AK 99685
Email: planning@ci.unalaska.ak.us
Fax: 907-581-4181

Thank you! Please call 581-3100 or contact the Planning Department with questions.

**CITY OF UNALASKA
UNALASKA, ALASKA
HISTORIC PRESERVATION COMMISSION MINUTES
Thursday, October 16, 2014
CITY COUNCIL CHAMBERS, CITY HALL
7:00 P.M.**

CALL TO ORDER: Chair Steven Gregory called the meeting to order at 7:27 PM.

ROLL CALL:

Commissioners present:

Steven Gregory

Vicki Williams

Doanh Tran

Jessica Earnshaw

James Santana

Chris Hladick, City Manager

Erin Reinders, Planning Director

REVISIONS TO THE AGENDA: *None*

MINUTES: Historic Preservation Commission, September 25, 2014. Chair Gregory called for a motion to approve the minutes from the September 25, 2014 meeting. Doanh Tran made a motion, Jessica Earnshaw seconded the motion. Chair Gregory asked if there were any further discussions on the minutes. There being no comments, Chair Gregory called for a vote, which was unanimous (7-0). The minutes for the September 25, 2014 meeting were adopted.

BUSINESS ITEM: Review and discussion of the City of Unalaska's Preservation Plan and Comprehensive Plan and identified Preservation Goals.

Erin Reinders distributed a copy of the 1994 Unalaska Preservation Plan as well as an excerpt of the 2011 Comprehensive Plan that specifically address preservation issues. State regulations and City Code require a Historic/Cultural Inventory to be conducted every 10 years. The last time an inventory was completed was in 2003. One of the first priorities of the commission should be a new, updated inventory. Staff is gathering the existing inventory and checking into what a new one entails.

Chair Gregory agreed with the scope of work and priorities laid out in the memo provided by Erin Reinders. He asked for any other comments and questions from the other commissioners. Chair Gregory wanted to know what the next step was for the commissioners. Mrs. Reinders pointed out that the materials handed out at this evening's meeting were provided as a resource tool for them and recommended focusing their reading on the Comprehensive Plan since it is more up to date.

Chair Gregory asked if there were any comments from the public. Cathy Jordan, Director of the Unalaska Convention and Visitor's Bureau, commented that she is very excited that we have a Preservation program up and running. She inquired about who was responsible for the maintenance of the seven information boards located around town and also for installing new boards. The CVB is identifying them on a map so that residents and visitors alike can locate them more easily. Mrs. Reinders informed her that the City's Comprehensive Plan specifically mentions the continued placement of interpretive markers and the need to work more closely with the CVB to highlight local historic sites.

ADJOURNMENT: Chair Gregory adjourned the meeting at 7:43 PM.

PASSED AND APPROVED THIS _____ DAY OF _____ 2014 BY THE CITY OF UNALASKA, ALASKA HISTORIC PRESERVATION COMMISSION.

Steven Gregory, Chair

Date

Erin Reinders, Recording Secretary

Date

Prepared by Kelly Tompkins and Erin Reinders, Planning Department

**City of Unalaska, Alaska
Historic Preservation Commission
Staff Report**

OVERVIEW

No action or guidance is requested with this item. This memo serves to reiterate the role of the inventory and provide an update Commissions on activities of Planning Staff since last month related to the inventory. The 2003 Inventory of Historic Sites and Resources has been located and is being provided to the Historic Preservation Commission for informational purposes only.

RELATED RESPONSIBILITIES

Unalaska Code of Ordinances §2.76.040 identifies the duties and responsibilities of the HPC. This is based on the requirements of local governments participating in the Alaska Certified Local Government Historic Preservation Program. The duties and responsibilities related to the inventory are as follows: *SURVEY AND INVENTORY COMMUNITY HISTORIC RESOURCES. The Commission shall conduct, or cause to be conducted, a survey of the historic, architectural, and archeological resources within the community. The survey shall be compatible with the Alaska Heritage Resources Survey and be capable of being readily integrated into statewide comprehensive historic preservation planning, and other planning processes. Survey and inventory documents shall be maintained by the City and released on a need-to-know basis to protect the site location from possible vandalism. The survey will be updated at least every ten (10) years.*

LOCAL PLAN GUIDANCE

Existing adopted plans serve as an informational resource and guide for the Historic Preservation Commission. Unalaska Historic Preservation Plan calls for the HPC to discover additional information, become more knowledgeable, and preservation data and artifacts about Unalaska's historic and cultural resources. One objective listed under that goal is to establish and maintain an inventory of cultural and historic resources while maintain confidentiality of archaeological sites. As discussed at the last HPC meeting, many of the action items in Unalaska's Comprehensive Plan related to Historic Preservation reference such an inventory.

ALALYSIS

Since the last meeting, staff has located the 2003 Inventory of Historic Sites and Resources and is providing to the Commissioners this evening. This provides a solid starting point and as staff continues coordinate with the SHPO for their direction on an update to this inventory and to ensure that new data is consistent with Alaska Heritage Resources Survey, SHPO inventory requirements, and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. Additionally, staff has located the Alaska Heritage Resource Survey sheets that have been completed for each of the site listed in the Inventory and specific sheets are available upon request. If you are interested in any of these, Planning Staff will gladly provide them to you. A table providing an overview of these historic sites has been included in your packet.

Alaska Heritage Resources Survey Log - City of Unalaska

AHRS #	Date Issued	Site Name	Address/Location	Assoc. Dates	Resource Nature	DOE Status	DOE Date	National Register Nominations
UNL-00005	6/6/1971	Holy Ascension Church (Church of the Holy Ascension)	265 Bayview Ave.	1894		None	None	Yes, listed as NHL on 4/15/1970
UNL-00006	6/30/1974	Bishop's House	321 Bayview Ave.	1882	Building: Religious, Residence, Russian Orthodox	None	None	Yes, listed as NXS on 7/17/1985
UNL-00074	12/15/1975	Sitka Spruce Plantation	Tract A-1, Sitka Spruce Plant.	1805	Site: Commemorative, Spruce forest	None	None	Yes, listed as NHL on 2/14/1978
UNL-00080	7/24/1974	Expedition Island Evergreens	BLM Tract 39	1835	Site	None	None	None
UNL-00113	5/31/1979	Dutch Harbor Naval Radio Station	East Point Rd.	1912	Site: Military, Communications, Radio station	None	None	None
UNL-00117	8/30/1984	Unalaska Cemetary Site	Memorial Dr.	-	Site	None	None	None
UNL-00119	11/6/1984	Fort Schwatka (Eagle's Nest)	Ulatka Head	1940	Site: Military, WWII, Coastal defense	None	None	Yes, Contributing property within a Listed property or landmark (NSX)
UNL-00120	11/6/1984	Dutch Harbor Naval Operating Base and Fort Mears	Amaknak Island	1940	Site: Military, WWII, Installation	None	None	Yes, listed as NHL on 2/4/1985
UNL-00121	11/6/1984	Fort Mears	Amaknak Island	1940	Site: Military, WWII, Defense	None	None	Yes, Contributing property within a Listed property or landmark (NSX) 2/4/85
UNL-00122	11/6/1984	Hill 400 (Bunker Hill)	Amaknak Island	1940	Site: Miliary, WWII, Coastal defense	None	None	Yes, Contributing property within a Listed property or landmark (NSX) 2/4/85
UNL-00194	1/5/1995	Henry Swanson Fox Farm	Morris Cove Area	1939-1941	Site: Fox farm	None	None	None
UNL-00195	5/10/1995	S.S. Northwestern Shipwreck Site	Head of Captain's Bay	1906-1942	Structure: Shipwreck	None	None	Yes, listed on NHR on 9/12/1994
UNL-00203	11/19/1993	Expedition Island Dock			Site	None	None	None
UNL-00204	11/19/1993	East Point Dock			Site	None	None	None
UNL-00205	11/19/1993	Delta Western Fuel Dock			Site	None	None	None
UNL-00291	7/17/2000	Herring Saltery and Dock	East Shore of Little South America	prior to 1940	Site: Saltery, Dock pilings	Not Eligible	9/29/2004	None
UNL-00294	8/23/2002	Dutch Harbor Townsite	Amaknak Island	1890-1942	Site: Settlement, Townsite, Company post, Gold, Fur	Eligible	2/7/2002	None
UNL-00332	10/10/2002	Bridge Across Outlet Stream from Summer Bay Lake	Summer Bay	1940-1947	Structure	Not Eligible	11/22/2011	None
UNL-00334	10/10/2003	Ernest Shaishnikoff House	494 Bayview Ave.	1950	Building: Domestic, Single dwelling	None	None	None
UNL-00335	10/10/2003	Larry Shaishnikoff House	484 Bayview Ave.	circa 1950	Building: Domestic, Single dwelling	None	None	None
UNL-00336	10/10/2003	Shaishnikoff Building	472 Bayview Ave.	circa 1942, 1955	Building: Storage, Domestic	None	None	None
UNL-00337	10/10/2003	Chagin Estate Building	452 Bayview Ave.	circa 1942, 1945	Building: Defense, Civilian residence	None	None	None
UNL-00338	10/10/2003	Blue Fox (Elbow Room)	28 N. 2nd St.	circa 1920, 1945, 1970	Building: Residence, Store, Bar	None	None	None
UNL-00339	10/10/2003	Dyakanoff House	243 W. Broadway Ave.	circa 1942, 1945	Building: Defense, Military, Civilian residence	None	None	None
UNL-00340	10/10/2003	Nellie Bereskin Property	215 W. Broadway Ave.	circa 1970	Building: Residence, Storage	None	None	None
UNL-00341	10/10/2003	Barron House	226 W. Broadway Ave.	circa 1942, 1970	Building: Defense, Civilian residence	None	None	None
UNL-00342	10/10/2003	UNL-00342 Building	85 Aleutian Ave.	circa 1942, 1950	Building: Domestic, Single dwelling	None	None	None
UNL-00343	10/10/2003	UNL-00343 Building	71 Aleutian Ave.	circa 1950's	Building: Single dwelling	Not Eligible	9/9/2013	None
UNL-00344	10/10/2003	Nicky's Place	426 Bayview Ave.	circa 1965	Building: Commercial Gift shop	None	None	None
UNL-00345	10/10/2003	World War II Pillbox	Bayview & 4th St.	circa 1942-1945	Structure: Defense, Fortification, Pillbox	None	None	None
UNL-00346	10/10/2003	Nick Lekanoff House	402 Bayview Ave.	circa 1942	Building: Defense, Military, Civilian residence	None	None	None
UNL-00347	10/10/2003	UNL-00347 House	68 Aleutian Ave.	1997	Building: Domestic, Single dwelling	None	None	None
UNL-00348	10/10/2003	Bahai Center	390 Bayview Ave.	circa 1942, 1953	Building: Defense, Civilian, Religious facility	None	None	None
UNL-00349	10/10/2003	Henry Swanson House	149 W. Broadway Ave.	circa 1942, 1950	Building: Single dwelling	None	None	None
UNL-00350	10/10/2003	Messersmith House	161 W. Broadway Ave.	circa 1895-1905	Building: Domestic, Single dwelling	None	None	None

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AHRS #	Date Issued	Site Name	Address/Location	Assoc. Dates	Resource Nature	DOE Status	DOE Date	National Register Nominations
UNL-00351	10/10/2003	Tino's Steakhouse (Dutch Harbor Fast Food)	11 N. 2nd St.	circa 1945	Site: Commercial, Restaurant	None	None	None
UNL-00352	10/10/2003	Swanson House (Moller House, Dyakanoff House)	92 W. Broadway Ave.	circa 1890's	Building: Domestic, Single dwelling	None	None	None
UNL-00353	10/10/2003	Tcheripanoff House	166 W. Broadway Ave.	circa 1920's-1930's	Building: Domestic, Single dwelling	None	None	None
UNL-00354	10/10/2003	Tutiakoff House (Hope House)	136 W. Broadway Ave.	circa 1930's	Building: Domestic, Single dwelling	None	None	None
UNL-00355	10/10/2003	Shaishnikoff House (Aleutian Laundry)	13 Aleutian Ave.	1977	Building: Commercial, Business, Multiple dwelling	None	None	None
UNL-00356	10/10/2003	Shapsnikoff Building	Lot 8, Block 8 USS 1992	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00357	10/10/2003	Berikoff House	27 S. 2nd St.	circa 1942, 1950	Building: Domestic, Single dwelling	None	None	None
UNL-00358	10/10/2003	Merculieff House	48 Aleutian Ave.	circa 1942, 1950	Building: Domestic, Single dwelling	None	None	None
UNL-00359	10/10/2003	Ermeloff House	52 Aleutian Ave.	circa 1930's-1940's	Building: Domestic, Single dwelling	None	None	None
UNL-00360	10/10/2003	UNL-360 House	Lot 5, Block 9 USS 1992	circa 1942, 1980	Building: Government, Government office	None	None	None
UNL-00361	10/10/2003	Gregory Building	20 Aleutian Ave.	unknown	Building: Domestic, Single dwelling	None	None	None
UNL-00362	10/10/2003	Ermeloff Building	18 Aleutian Ave.	circa 1940's-1950's	Building: Domestic, Single dwelling	None	None	None
UNL-00363	10/10/2003	Flora Tutiakoff House	6 Aleutian Ave.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00364	10/10/2003	Hilda Berikoff House	60 S. 3rd St.	unknown	Building: Domestic, Single dwelling	None	None	None
UNL-00365	10/10/2003	UNL-00365 Berikoff House	149 Riverside Dr.	unknown	Building: Domestic, Single dwelling	None	None	None
UNL-00366	10/10/2003	Mushovic House (Zaharoff House or Lavigne House)	159 Riverside Dr.	circa 1920	Building: Single dwelling, Health care, Dentist	None	None	None
UNL-00367	10/10/2003	Tellman House	177 Riverside Dr.	circa 1930	Building: Domestic, Single dwelling	None	None	None
UNL-00368	10/10/2003	Marilyn's Hair Salon	22 N. 4th St.	circa 1900, 1948	Building: Domestic, Single dwelling	None	None	None
UNL-00369	10/10/2003	Lackner Building	77 W. Broadway Ave.	circa 1942, 1960	Building: Domestic, Multiple dwelling	None	None	None
UNL-00370	10/10/2003	Brown Building	87 W. Broadway Ave.	circa 1942, 1948	Building: Commercial, Business, Liquor store	None	None	None
UNL-00371	10/10/2003	Marco Roller Rink (Old PCR or Rendezvous)	115 W. Broadway Ave.	circa 1939, 1990	Building: Commercial, Business, Residential	None	None	None
UNL-00372	10/10/2003	Aleutian Adventure Sports (Unalaska Tavern)	88 W. Broadway Ave.	circa 1938	Building: Commerce, Tavern, Mercantile, Sports	None	None	None
UNL-00373	10/10/2003	Oleyer Property	81 Riverside Dr.	circa 1930, 1952	Building: Domestic, Multiple dwellings, Rental	None	None	None
UNL-00374	10/10/2003	UNL-00374 Building	Lot 4, Block 9 USS 1992	circa 1935	Building: Domestic, Single dwelling	None	None	None
UNL-00375	10/10/2003	Catholic Church Property	107 Riverside Dr.	circa 1970	Building: Religion, Catholic church	None	None	None
UNL-00376	10/10/2003	Svarny House (Hope House)	308/316 Bayview Ave.	1920's	Building: Domestic, Single dwelling	Eligible	6/9/2006	None
UNL-00377	10/10/2003	Bereskin House	29 N. 4th St.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00378	10/10/2003	Moyer House	17 N. 4th St.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00379	10/10/2003	Unalaska Headstart Building	59 W. Broadway Ave.	circa 1940	Building: Commercial, Store, Education related	None	None	None
UNL-00380	10/10/2003	Neon Merculieff House	45 W. Broadway Ave.	circa 1944	Building: Commercial, Store, Education related	Eligible	6/28/2006	None
UNL-00381	10/10/2003	Tony's Express Pizza Building	10 W. Broadway Ave.	circa 1942	Building: Commercial, Restaurant, Tax service	None	None	None
UNL-00382	10/10/2003	UNL-00382 House	36 or 38 S. 5th St.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00383	10/10/2003	UNL-00383 House	21 Cyri Cir.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00384	10/10/2003	Fletcher House	232 Bayview Ave.	circa 1920	Building: Education, Teacher residence, Residence	None	None	None
UNL-00385	10/10/2003	Matrona Shaishnikoff House	220 Bayview Ave.	circa 1930	Building: Education, Dormitory, Residence	None	None	None

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UNL-00386	10/10/2003	Johnson House	208 Bayview Ave.	circa 1935	Building: Education, Teacher housing, Dwelling	None	None	None
UNL-00387	10/10/2003	US Army Chapel (Burma Road Chapel)	28 S. 5th St.	circa 1942	Building: Religion, Religious facility, Chapel	None	None	None
UNL-00388	10/10/2003	Jesse Lee Home	82 & 88 King St.	1887, 1906-1924	Building: Education, School, Orphanage	None	None	None
UNL-00389	10/10/2003	US Army Mess Hall Building	21 Armstrong Ct.	circa 1942	Building: Defense, Military facility, Messhall	None	None	None
UNL-00390	10/10/2003	Manson's Saltery (Madsen's Saltery)	West base of Haystack	circa 1928-1938	Site: Industry, Fishery, Herring saltery	None	None	None
UNL-00391	10/10/2003	AT&T Satellite Building	17 or 19 W. Broadway Ave.	circa 1942	Building: Industry, Communications facility, Telephone	None	None	None
UNL-00392	10/10/2003	Schubauer Building	375 Airport Beach Rd.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00393	10/10/2003	Agnes Beach Barracks	Near South Channel shore (Capt. Bay)	circa 1942, 1950	Building: Defense, Military facility, Barracks	Not Eligible	7/13/2006	None
UNL-00394	10/10/2003	Grimnes Property (Williamsburg Cabanas)	Lot 8, Block 3 USS 778B	circa 1942, 1981	Building: Domestic, Single dwelling	None	None	None
UNL-00395	10/10/2003	Rod House (Dorsey House)	174 W. Broadway Ave.	circa 1900-1920	Building: Domestic, Single dwelling, Storage	None	None	None
UNL-00396	10/10/2003	World War II Pillbox	402 Bayview Ave.	circa 1942-1945	Structure: Defense, Fortification, Pillbox	None	None	None
UNL-00397	10/10/2003	WWII Warehouse & Cabana	Lot 2, Block 6 USS 4988 A	circa 1942	Building: Defense, Warehouse, Dwelling	None	None	None
UNL-00398	10/10/2003	Agnes Beach WWII Cabanas	Lot 5A, Block 1 Haystack Hill	circa 1942, 1950	Building: Domestic, Single dwelling	Not Eligible	7/13/2006	None
UNL-00399	10/10/2003	UNL-00399 House	827 E. Broadway Ave.	circa 1942, 1950	Building: Domestic, Single dwelling	None	None	None
UNL-00400	10/10/2003	UNL-00400 Cabana	23 N. 2nd St.	circa 1942, 1965	Building: Domestic, Single dwelling	None	None	None
UNL-00401	10/10/2003	UNL-00401 House	35/37 Kashoga Dr.	circa 1941-1942	Building: Defense, Military facility, Dwelling	None	None	None
UNL-00402	10/10/2003	Kirker House	116/134 Raven Way	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00403	10/10/2003	UNL-00403 Cabana	102 Haystack Dr.	circa 1942	Site: Domestic, Single dwelling	None	None	None
UNL-00404	10/10/2003	UNL-00404 House & Former Cabanas	64 Haystack Dr.	circa 1942	Building: Domestic, Single dwelling	None	None	None
UNL-00405	10/10/2003	Stein-Robinson Property	50 Haystack Dr.	unknown	District: Domestic, Single dwelling	None	None	None
UNL-00406	10/10/2003	Army Mobilization Warehouse Foundation Ruins	Tract B, Blueberry Hill Subd.	circa 1942	Site: Defense, Military, Warehouse, Ruin	None	None	None
UNL-00407	10/10/2003	John Bush Property	1497/1513 E. Broadway Ave.	circa 1942	Building: Defense, Communications, Dwelling	None	None	None
UNL-00408	10/10/2003	US Army Mobilization Warehouse	304 Whittern Lane	circa 1942	Building: Defense, Military facility, Warehouse	None	None	None
UNL-00409	10/10/2003	Army Mobilization Warehouse Foundation Ruins	Lot 1A, Riverside Subd.	circa 1942	Site: Defense, Military facility, Warehouse ruins	None	None	None
UNL-00410	10/10/2003	Former WWII Army Warehouse/Barracks (Williwaw Svc.)	1757 E. Broadway Ave.	circa 1942	Building: Defense, Warehouse, Civilian waste mgmt.	None	None	None
UNL-00411	10/10/2003	Holmes Property	169/171 Choate Ln.	circa 1942	Site: Defense, Barracks, Warehouse, Ruins	None	None	None
UNL-00412	10/10/2003	True Value Hardware Bldg; Former Army Mobil. 700 Whse.	1253 E. Broadway Ave.	circa 1942	Building: Defense, Warehouse, Hardware store	None	None	None
UNL-00413	10/10/2003	UNL-00413 Property	53 Hawley Ln.	circa 1942	Building: Defense, Storage shed	None	None	None
UNL-00414	10/10/2003	Former Army Cold Storage Building (Alpha Welding)	1149 E. Broadway Ave.	circa 1942	Building: Defense, Military cold storage, Welding	None	None	None
UNL-00415	10/10/2003	Icicle Seafoods House	57 S. 3rd St.	circa 1978	Building: Domestic, Single dwelling	None	None	None
UNL-00416	10/10/2003	UNL-00416 Cabana	216 W. Broadway Ave.	circa 1942, 1970	Building: Military, Cabana, Civilian, Single dwelling	None	None	None
UNL-00417	10/10/2003	Hawley Property	42 Choate Ln.	circa 1942	Building: Military, Defense, Barracks, Cabana	None	None	None
UNL-00418	10/10/2003	Morris Property	474 Dutton Rd.	circa 1942	Building: Military, Cabanas, Civilian single dwelling	None	None	None
UNL-00419	10/10/2003	Storrs Property	538 Dutton Rd.	circa 1942	Building: Military, Residential, Single dwelling	None	None	None
UNL-00420	10/10/2003	Grimnes/Henning Property	Lot 2, Block 4 USS 778B	circa 1942	Building: Military, Civilian, Single dwelling	None	None	None

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UNL-00421	10/10/2003	Loop Road Property, Former WWII Barracks	137 Loop Rd.	circa 1942	Building: Military, Barracks	None	None	None
UNL-00422	10/10/2003	Sparks Property	28 Dutton Rd.	circa 1942	Building: Military, Civilian, Single dwelling, garage	None	None	None
UNL-00423	10/10/2003	UNL-00423 House	176 Kashega Dr.	circa 1941-1942	Building: Defense, Military facility, Duplex dwelling	None	None	None
UNL-00424	10/10/2003	UNL-00424 Property	Adjacent to Nirvana Dr. ?	circa 1942	Building: Defense, Military facility, Cabana	None	None	None
UNL-00425	10/10/2003	UNL-00425 Property	23 Nirvana Dr.	circa 1942	Building: Defense, Military, Dwelling, Cabana	None	None	None
UNL-00426	10/10/2003	Former Commanding Officer's Quarters, Admiral's House	519 Biorka Dr.	1942	Building: Defense, Military facility, Single Dwelling	None	None	None
UNL-00427	10/10/2003	Roraback House 1	438 Biorka Dr.	circa 1912	Building: Government, Research facility, Survey	None	None	None
UNL-00428	10/10/2003	Prisoner of War Camp Site	Overland Dr. (Unalaska Valley)	circa 1942	Site: Defense, Military, POW Camp	None	None	None
UNL-00429	10/10/2003	UNL-00429 House	452/454 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00430	10/10/2003	UNL-00430 House	468 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00431	10/10/2003	UNL-00431 House	484/486 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00432	10/10/2003	Roraback House 2	498/500 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00433	10/10/2003	UNL-00433 House	521 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00434	10/10/2003	UNL-00434 House	521 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00435	10/10/2003	FDOC House	534 Biorka Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00436	10/10/2003	UNL-00436 House	255 Makushin Dr.	circa 1941-1942	Building: Defense, Military, Single Dwelling	None	None	None
UNL-00437	10/10/2003	Alyeska Seafoods House	237/239 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00438	10/10/2003	UNL-00438 House	221/223 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00439	10/10/2003	UNL-00439 House	205/207 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00440	10/10/2003	Sundholm House	189/191 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00441	10/10/2003	UNL-00441 House	173/175 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00442	10/10/2003	UNL-00442 House	157/159 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00443	10/10/2003	Fishing Company of Alaska House	141/143 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00444	10/10/2003	Peterson House	51/53 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00445	10/10/2003	House 55 Kashega Dr.	55/57 Kashega Dr.		Building: Residential	None	None	None (Owner declined to be part of the survey)
UNL-00446	10/10/2003	UNL-00446 House	144/146 Kashega Dr	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00447	10/10/2003	UNL-00447 House	32/34 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00448	10/10/2003	UNL-00448 House	48 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Dwelling	None	None	None
UNL-00449	10/10/2003	UNL-00449 House	64/66 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00450	10/10/2003	UNL-00450 House	98/100 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00451	10/10/2003	UNL-00451 House	114 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Dwelling	None	None	None
UNL-00452	10/10/2003	UNL-00452 House	130/132 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00453	10/10/2003	McClain House	146 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Dwelling	None	None	None
UNL-00454	10/10/2003	UNL-00454 House	162/164 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00455	10/10/2003	UNL-00455 House	178/180 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None

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UNL-00456	10/10/2003	Shield House	194 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Dwelling	None	None	None
UNL-00457	10/10/2003	UNL-00457 House	210/212 Chernofski Dr.	circa 1941-1942	Building: Defense, Military, Dwelling	None	None	None
UNL-00458	10/10/2003	UNL-00458 House	229/231 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00459	10/10/2003	Pound House	160/162 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00460	10/10/2003	Napper House	211 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00461	10/10/2003	UNL-00461 House	177/179 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00462	10/10/2003	UNL-00462 House	161/163 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00463	10/10/2003	UNL-00463 House	145/147 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00464	10/10/2003	UNL-00464 House	127/129 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00465	10/10/2003	Ramberg House	128/130 Kashega Dr.	circa 1941-1942	Building: Defense, Military, Duplex Dwelling	None	None	None
UNL-00466	10/10/2003	Torpedo Bombsight and Utility Shop	2680 Airport Beach Rd.	1942	Building: WWII, Defense, Commercial, Storage	None	None	None
UNL-00467	10/10/2003	World War II Quonset Hut	NW of Summer Bay Lake	circa 1941-1942	Building: Defense, Military, Quonset hut	None	None	None
UNL-00468	10/10/2003	World War II Bunker & Submarine Net Anchor	Base of Dutch Harbor Spit	1941-1942	Structure: Defense, Fortification, Bunker, Sub net	None	None	None
UNL-00470	4/12/2005	World War II Bunker (Amaknak Spit)	Base of Dutch Harbor Spit	circa 1941	Site: WWII, Bunker	Eligible	4/12/2005	None
UNL-00471	10/11/2005	Aerology Building (WWII Visitor Center)	2716 Airport Beach Rd.		Site	None	None	None
UNL-00473	12/1/2005	Eliza Anderson Schooner-Rigged Sidewheeler Steamer	Offshore - Amaknak Island	1858-1898	Structure: Shipwreck, Side wheeler, Steam	None	None	None
UNL-00474	5/15/2006	Building 400, Naval Laundry Facility			Site	None	None	None
UNL-00559	5/24/2007	Rocky Point (WWII Quonset Hut)	DH Naval Operating Base/Ft. Mears	WWII	Site: Quonset, WWII	Not Eligible	4/30/2014	None
UNL-00566	2/17/2011	UNL-00566	SE of Devilfish Point	1940-1945	Site: Depression	None	None	None
UNL-00567	2/23/2010	Peterson Family Subsistence Site	West Shore of Captain's Bay		Building	Not Eligible	9/2/2011	None
UNL-00569	4/10/2014	Valve House H	Strawberry Hill (Uphill from Naval Radio Station)	Hisoric	Building	Eligible	4/30/2014	Yes, Contributing property within an eligible districk (DXS)



UNALASKA
INVENTORY OF HISTORIC SITES
AND
RESOURCES

Prepared for

City of Unalaska
Unalaska Historic Preservation Commission
Unalaska Public Library
P.O. Box 610
Unalaska, AK 99685

Prepared by

Carl McWilliams
Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525

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1.0 INTRODUCTION

The Unalaska Inventory of Historic Sites and Resources is part of the City of Unalaska's commitment to identify and inventory the community's historic resources. The project, thus, is part of an ongoing process called for under the city's historic preservation plan which has been adopted as a component of the city's comprehensive plan. This report presents the results of the intensive-level surveys of approximately 180 individual buildings and structures located at 134 properties. Based on an initial reconnaissance survey, the intensive-level surveys focused on the traditional older part of Unalaska Village, and on other areas where concentrations of historic resources were identified.

The project was funded, in part, by a Certified Local Government (CLG) grant received by the City of Unalaska from the Alaska Office of History and Archaeology, and in part by the City of Unalaska. Work on the project was conducted by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Unalaska. Carl McWilliams, of Cultural Resource Historians, served as the Principal Investigator, and was responsible for conducting all of the field survey and photography. Carl and Karen McWilliams worked together to conduct research, to complete an Alaska Heritage Resources Survey (AHRs) inventory form for each property, and to prepare this survey report. Lauri Pugh and Dan Masoni, of the City of Unalaska, managed the project on behalf of the City. Research and survey assistance was provided by Rick Knecht, Director of the Museum of the Aleutians, by Unalaska Historic Preservation Commission members Ben and Suzy Golodoff, and by Rufina Shaishnikoff.

The following sections describe the project area, and present the project's methodology, research design, and results.

2.0 THE PROJECT AREA

The City of Unalaska and the port of Dutch Harbor are located near the northeast coast of Unalaska island, in the Aleutian archipelago, some 800 air miles southwest of Anchorage. With the Bering Sea to the north, and the Pacific Ocean to the south, Unalaska is strategically positioned near the great maritime circle route to the orient, and with its naturally protected deep water port open year round, Unalaska's socioeconomic development is closely tied to the commercial fishing industry. Unalaska / Dutch Harbor is the number one commercial port in the nation, both in terms of seafood volume processed and in actual dollar value. In addition to seafood fishing and processing, the repair and maintenance of domestic and foreign fishing fleets is also a key part of the local economy.

Unalaska has been described as a bridge between east and west, due to its strategic location and importance as an international center for trade. The city's current population of just over 4000 inhabitants lives up to this image with a diverse mix of people of Caucasian, Asian/Pacific Islander, Hispanic, and native Aleut descent.

Geographically, the city of Unalaska now encompasses all of the traditional village of Unalaska, all of Amaknak and Hog Islands, and much of the land adjacent to the greater Unalaska Bay. Resources surveyed at the intensive level were concentrated in the traditional older area Unalaska village, in the valley above Unalaska Lake, and on Amaknak Island. The survey avoided concentrating on World War II related resources which were previously documented as part of the National Historic Landmark nomination "Dutch Harbor Naval Operating Base and U.S. Army Defenses," or under the Historic American Building Survey, "Documentation of Naval Operating Base Dutch Harbor and Fort Mears on Unalaska and Amaknak Islands." The survey, instead, concentrated on the community's historic resources associated not only with World War II, but also with such themes as native Aleut, the Russian influence, the Alaska Commercial Company, and the pre-World War II period.

3.0 RESEARCH DESIGN

The inventory of Unalaska's historic sites and resources was designed to document at the intensive-level historic properties, selected by Cultural Resource Historians in consultation with the City of Unalaska Historic Preservation Commission. In order to determine which historic properties had already been identified within the project area, a file search specific to the project was conducted at the Alaska Office of History and Archaeology in Anchorage. Following the file search, a reconnaissance survey was conducted by Carl McWilliams of Cultural Resource Historians, assisted by Rick Knecht, Director of the Museum of the Aleutians, and Lauri Pugh of the City of Unalaska Public Library. During the reconnaissance survey, historic resources which appeared to be associated with one or more of the above-listed themes were targeted for intensive-level survey. Members of the Unalaska Historic Preservation Commission, and interested members of the community, also suggested properties to be surveyed at the intensive level.

4.0 METHODOLOGY

The inventory of Unalaska's historic sites and resources project encompassed: conducting archival research; reconnaissance and intensive-level field surveys; the taking of black-

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and-white photographs and color slides; the preparation of 134 Alaska Heritage Resources Survey (AHRS) inventory forms; the preparation of a historic overview; and the completion of this survey report. Archival research was conducted to provide contextual information about Unalaska's historical development, and to collect relevant information about each of the properties surveyed at the intensive level. Research was conducted in Unalaska at: the Unalaska Public Library, the Museum of the Aleutians, the Ounalashka Corporation Library, and at the Unalaska Public High School Library; in Anchorage at the Z. J. Loussac Public Library, Alaskan Collection; and at the Consortium Library at the University of Alaska, Anchorage; in Denver at the Denver Public Library, Western History and Genealogy Department, and at the National Park Service, Denver Regional Office, Library; and in Fort Collins at Colorado State University's Morgan Library. In addition to written materials, oral interviews were conducted with persons knowledgeable about Unalaska's history, or about the history of specific properties. Information thus obtained was used to complete the "Significance" section of the AHRS forms, as well as to complete the historic overview. Locally, the survey project was coordinated with, and relied heavily on the assistance of Unalaska Historic Preservation Commission members, the Museum of the Aleutians staff, and the Ounalashka Corporation.

The exterior form and appearance of each building surveyed was recorded in detail, in the field, by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings were also documented. The manually recorded field notes, as well as the results of the archival research and photographs, were used to complete a computer-generated "Alaska Heritage Resources Survey form, in accordance with the instructions of the Alaska Office of History and Archaeology.

Locational information, including address, UTM coordinates, latitude and longitude, tax identification lot number, and Section, Township and Range grid position, was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Unalaska, Alaska (C-2) U.S.G.S. Quadrangle map. Current ownership for each property was also determined.

Black-and-white photographs of each intensively surveyed property were made, the number of views being dictated by each subject. Where possible, three photographs were taken of each primary building, including a head-on view of the facade, as well as oblique views from two angles showing the facade and one side elevation and the rear and other side elevation. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled; one set was for the City of Unalaska, and the other for the Alaska Office of History and Archaeology.

The inventory forms also typically included an evaluation of the property's historical and

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architectural significance as it relates to the property's eligibility to be listed in the National Register of Historic Places, and to be designated as a local landmark on the Unalaska Register of Historic Places. In general, to be listed in the National Register of Historic Places, a property should (under most circumstances) be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic significance. The National Register Criteria, the City of Unalaska's Eligibility Criteria, and the concept of integrity as it relates to significance are discussed in greater detail below:

Potential Eligibility for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service and the Alaska Office of History and Archaeology:

- Criterion A The property is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B Properties that are associated with the lives of persons significant in our past.
- Criterion C Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National Register of Historic Places may be eligible as contributing resources within a National Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and may date to a specific time period. Older properties with below average integrity, and properties that are less than fifty years of age, are usually considered non-contributing resources within a National Register Historic District.

Potential Eligibility for Designation on the City of Unalaska Register of Historic Places

The City of Unalaska has established the following eight Eligibility Criteria for a property to be eligible for listing in the Unalaska Register of Historic Places.

1. The property is associated with historic events or persons of local, state or national significance.
2. The property embodies the distinctive characteristics of a type, period, or method of construction that represent a significant and distinguishable entity whose components may lack individual distinction.
3. The property has yielded important prehistory or history information.
4. The property is a religious property with architectural or artistic distinction or historical importance.
5. The property is a building or structure removed from its original location but which is significant primarily for architectural value or which is the surviving structure associated with a historic person or event.
6. The property is the birthplace or grave of a historical figure where no other appropriate sites or buildings directly associated with his/her productive life exists.
7. The property is a cemetery that derives its primary significance from age, distinctive features, or graves of persons associated with historic events.
8. The property is a primarily commemorative structure whose intent, design, age, tradition, or symbolic values has vested with its own historical significance.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but must also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity. As defined by the National Park Service, there are

seven qualities of integrity that must be considered:

Location	Location is the place where the historic property was constructed or the place where the historic event occurred.
Design	Design is the combination of elements that create the form, plan, space, structure, and style of a property.
Setting	Setting is the physical environment of a historic property.
Materials	Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
Workmanship	Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
Feeling	Feeling is a property's expression of the aesthetic or historic sense of a particular time period.
Association	Association is the direct link between an important historic event or person and a property.

Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places, however, they must retain enough of these qualities to convey a sense of their historic significance.

5.0 RESULTS

The inventory of Unalaska's Historic Sites and Resources has resulted in the intensive-level surveys and completion of Alaska Heritage Resources Survey inventory forms for 134 properties. At these properties there are a total of 180 individual buildings and structures. The project is not a completed entity unto itself, but rather is part of a continuing process to identify, document, and protect Unalaska's historic resources.

Previous survey work in Unalaska has included: the National Historic Landmark nomination for the "Holy Ascension Orthodox Church," completed by Barbara S. Smith in September 1984; the Historic American Building Survey documentation of the World War II-era "Naval

Operating Base Dutch Harbor and Fort Mears on Unalaska and Amaknak Islands," completed by Sandra McDermott Faulkner and Robert Spude, et. al. in 1990; the National Historic Landmark nomination for "Dutch Harbor Naval Operating Base and U.S. Army Defenses," completed by Rebecca Strand Johnson in August 1990; and the "Historic Mooring and Dock Sites Unalaska, Alaska," prepared by Linda A. Cook in August 1993.

Unalaska's historic resources have also been considered in several regional studies, including: the "Russian America Theme National Historic Landmarks" study, prepared by Sandra McDermott Faulkner, William S. Hanable, and Robert Spude in 1987; the "Aleutians West Coastal Resource Service Area Coastal Management Plan," prepared by Resource Analysts et. al. in December 1991; and the "Cultural Resources of the Aleutian Region, Volume II, authored by Gary C. Stein in October 1977. Finally, Unalaska's historic resources have also been addressed in two editions of the city's Historic Preservation Plan. The first, titled "The Plan: Historic Preservation for Unalaska, Alaska," was prepared by Linda A. Cook in October 1990. The second, titled "Unalaska Historic Preservation Plan 1994-1995 Edition," was prepared by Nancy Gross. None of these previous works has resulted in the creation of any type of comprehensive list regarding the significance or National Register eligibility of Unalaska's extant historic resources.

This survey project was conducted solely within the city limits of Unalaska, and tended to focus on the downtown Unalaska area where the traditional village of Unalaska had been located. Whereas much of the previous survey work concentrated on recording World War II-related resources, this project had a somewhat broader scope in that it addressed resources which were historically associated with a variety of other themes. Detailed information about each of the properties surveyed may be found in the individual Alaska Heritage Resource Survey (AHRS) forms; however, relative comparative information is presented in the tables below.

In addition to the theme of World War II, Unalaska's historic resources were generally found to be associated with five other historic themes: Aleut, Pre-World War II, the Alaska Commercial Company, the Russian period, and Missionary work in Unalaska. Some properties were associated with more than one theme. The number of properties associated with each theme are presented below in Table 1. The number of remaining properties associated with a particular theme may serve as some measure of a property's relative historic significance.

Inventory of Historic Sites and Resources

HISTORIC ASSOCIATION (THEME)	NUMBER OF PROPERTIES REPRESENTED
World War II	80
Aleut	26
Pre-World War II	26
Alaska Commercial Company	10
Russian	5
Missionary	1

Table 1 Number of Unalaska's historic properties by historic association

In addition to classifying the properties by their historic association or theme, the survey also sought to categorize Unalaska's historic resources by their building style and/or property type. That is, to identify each building's or structure's form and function, and to identify its architectural plan or style. This process also distinguished Unalaska's World War II related historic resources, from the city's historic resources which predate the war, or which were not built as part of the war effort in the early 1940s. Again, the number of remaining resources represented by a particular property type or building style may serve as a measure of a property's relative historic or architectural significance.

PROPERTY TYPE / BUILDING STYLE	NUMBER OF PROPERTIES REPRESENTED
Vernacular Wood Frame Building (non-World War II related)	38
World War II Duplex (built from standardized plans)	39
World War II Cabana	37
World War II Warehouse	7
World War II Barracks	4
World War II Concrete Bunker / Pillbox	4
World War II Quonset Hut	2
World War II Warehouse Foundation Ruins	2
Bungalow Dwelling	1
World War II Dwelling (built from standardized plans)	1
World War II Concrete Building	1
World War II P.O.W. Camp Site	1
World War II Submarine Net Anchor	1

Table 2 Number of Unalaska's historic properties by Property Type / Building Style

The most common World War II-related building in Unalaska is the wood frame cabana. Built from standardized plans under the auspices of the U.S. military during World War II, cabanas were prefabricated wood frame huts which typically measured 16 feet by 20 feet, and were designed to provide housing for up to eight men. After the naval base at Unalaska was decommissioned in 1947, the cabanas were declared surplus and eventually became available for general use. Today, Unalaska's built environment includes many buildings which, either wholly or in part, were originally World War II cabanas. As indicated in Table 2, the survey identified thirty-seven properties with a cabana core, and there are probably others which have been modified to the extent that the original cabana is no longer recognizable.

Another notable property type, is the officers' quarters housing on Standard Oil Hill. Although they are located within the boundaries of the National Historic Landmark, these houses could comprise either a locally landmarked or National Register historic district. Built in 1941-1942, these houses were constructed to house the officers' families in the defense housing area at Naval Operating Base Dutch Harbor. The houses were aligned in five rows along three streets which are now named Biorka Drive, Chernofski Drive, and Kashega Drive. Today, these houses are all privately-owned, either by the Ounalashka Corporation, as company housing, or by private individuals.

A list of all properties surveyed is presented in the Appendix at the conclusion of this report. However, a list of the more notable World-War II related properties is presented in Table 3 below, followed by a list of the more notable non-World War II-related properties presented in Table 4.

Inventory of Historic Sites and Resources

Tax Id. Lot #	AHRS #	Address	Property Name
n/a	49-UNL-00428	Overland Rd. vicinity	P.O.W. Camp
02-05-240	49-UNL-00055	Base of Dutch Harbor Spit	Bunker & Submarine Net Anchor
03-07-615	49-UNL-00387	13/37 S. Fifth St.	U.S. Army Chapel
03-07-957	49-UNL-00389	21 Armstrong Ct.	U.S. Army Mess Hall
04-03-405	49-UNL-00426	519 Biorka Dr.	Commanding Officer's Quarters
04-09-350	49-UNL-00397	81 Captains Bay Rd	World War Warehouse & Cabana
04-09-400	49-UNL-00393	34 Captains Bay Rd.	Agnes Beach Property
06-02-420	49-UNL-00394	E. Broadway Ave. & Loop Rd.	Williamsburg Cabanas
06-04-050	49-UNL-00414	1149 E. Broadway Ave.	World War II Cold Storage Building
06-04-200	49-UNL-00406	E. Broadway Ave.	U.S. Army Mobilization Warehouse Foundation Ruins
06-04-260	49-UNL-00407	1497/1513 E. Broadway Ave.	Bush Property
06-05-100	49-UNL-00408	Whittern Ln.	U.S. Army Mobilization Warehouse
06-05-225	49-UNL-00409	E. Broadway Ave. & Whittern Ln.	U.S. Army Mobilization Warehouse Foundation Ruins
06-09-100	49-UNL-00410	1757 E. Broadway Ave.	Williwaw Services Building

Table 3 Notable World War II-Related Properties

Inventory of Historic Sites and Resources

Tax Id. Lot #	AHRS #	Address	Property Name
03-07-203	49-UNL-00335	484 Bayview Ave.	Shaishnikoff Building
03-07-217	49-UNL-00338	28 N. Second St.	Blue Fox; Elbow Room
03-07-312	49-UNL-00349	149 W. Broadway Ave.	Henry Swanson House
03-07-314	49-UNL-00350	161 W. Broadway Ave.	Messersmith House
03-07-318	49-UNL-00395	174 W. Broadway Ave.	Rod House
03-07-320	49-UNL-00353	166 W. Broadway Ave.	Tcheripanoff
03-07-326	49-UNL-00354	136 W. Broadway Ave.	Tutiakoff House
03-07-358	49-UNL-00366	159 Riverside Ave.	Mushovic House / Dentist Office
03-07-417	49-UNL-00371	115 W. Broadway Ave.	Marco Roller Rink
03-07-427	49-UNL-00372	88 W. Broadway Ave.	Aleutian Adventure Sports
03-07-502	49-UNL-00376	308/316 Bayview Ave.	Svarny / Hope House
03-07-514	49-UNL-00380	45 W. Broadway Ave.	Merculieff House
03-07-603	49-UNL-00384	232 Bayview Ave.	Fletcher House
03-07-605	49-UNL-00385	220 Bayview Ave.	Shaishnikoff House
03-07-607	49-UNL-00386	208 Bayview Ave.	Johnson House
03-07-706	49-UNL-00388	82/88 King St.	Jesse Lee Home Dormitory
04-03-444	49-UNL-00427	438 Biorka Dr.	Roraback House /
04-04-250	49-UNL-00390	n/a	Manson's Saltery

Table 4 Notable Non-World War II-Related Properties



APPENDIX

Inventory of Historic Sites and Resources

Appendix 1 - Comprehensive Survey Log

Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
	49-UNL-00428	Overland Rd. vicinity	P.O.W. Camp	World War II
	49-UNL-00092	Summer Bay vicinity	Summer Bay Quonset Hut	World War II
02-05-240	49-UNL-00055	Base of Dutch Harbor Spit	Bunker & Submarine Net Anchor	World War II
03-07-201	49-UNL-00334	494 Bayview Ave.	Shaishnikoff House	World War II, Aleut, Alaska Commercial Corp.
03-07-203	49-UNL-00335	484 Bayview Ave.	Shaishnikoff Building	Russian, Aleut, Alaska Commercial Corp.
03-07-205	49-UNL-00336	472 Bayview Ave.	Shaishnikoff Building	Aleut, World War II
03-07-213	49-UNL-00337	452 Bayview Ave.	Chagin Estate Building	World War II, Russian, Aleut, Alaska Commercial Corp.
03-07-217	49-UNL-00338	28 N. Second St.	Blue Fox; Elbow Room	Pre-World War II, World War II
03-07-229	49-UNL-00340	215 W. Broadway Ave.	Berikoff Property	
03-07-243	49-UNL-00416	216 W. Broadway Ave.	Cabana	World War II
03-07-245	49-UNL-00341	226 W. Broadway Ave.	Barron House	World War II, Aleut

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
03-07-247	49-UNL-00342	85 Aleutian Ave.	Shapsnikoff Building	World War II, Aleut
03-07-249	49-UNL-00343	71 Aleutian Ave.	Shapsnikoff Building	World War II, Aleut
03-07-302	49-UNL-00344	426 Bayview Ave.	Nicky's Place	
03-07-302	49-UNL-00400	23 N. Second St.	Cabana	World War II
03-07-306	49-UNL-00396	Bayview Ave.	World War II Pillbox	World War II
03-07-306	49-UNL-00346	402 Bayview Ave.	Lekanoff House	World War II, Aleut
03-07-308	49-UNL-00348	390 Bayview Ave.	Bahai Center	World War II
03-07-312	49-UNL-00349	149 W. Broadway Ave.	Henry Swanson House	World War II, Aleut
03-07-314	49-UNL-00350	161 W. Broadway Ave.	Messersmith House	Pre-World War II, Alaska Commercial Corp.
03-07-316	49-UNL-00351	11 N. Second St.	Tino's Steakhouse	World War II
03-07-318	49-UNL-00395	174 W. Broadway Ave.	Rod House	Pre-World War II
03-07-320	49-UNL-00353	166 W. Broadway Ave.	Tcheripanoff	Russian, Pre-World War II
03-07-326	49-UNL-00354	136 W. Broadway Ave.	Tutiakoff House	Russian, Pre-World War II, Aleut
03-07-330	49-UNL-00355	13 Aleutian Ave.	Aleutian Laundry	Aleut

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
03-07-332	49-UNL-00356	Aleutian Ave.	Shapsnikoff Building	World War II, Aleut
03-07-336	49-UNL-00357	27 S. Second St.	Berikoff House	World War II, Aleut
03-07-340	49-UNL-00347	68 Aleutian Ave.	Lekanoff House	
03-07-341	49-UNL-00358	48 Aleutian Ave.	Merculieff House	World War II, Aleut
03-07-342	49-UNL-00359	52 Aleutian Ave.	Ermeloff Building	Pre-World War II, Alaska Commercial Corp.
03-07-344	49-UNL-00374	Aleutian Ave.	Building	Pre-World War II, Aleut
03-07-346	49-UNL-00360	Aleutian Ave.	House	World War II, Aleut
03-07-348	49-UNL-00361	20 Aleutian Ave.	Gregory Building	Pre-World War II
03-07-350	49-UNL-00362	18 Aleutian Ave.	Ermeloff House	World War II
03-07-352	49-UNL-00363	6 Aleutian Ave.	House	World War II, Aleut
03-07-354	49-UNL-00364	60 S. Third St.	Berikoff House	Pre-World War II
03-07-356	49-UNL-00365	149 Riverside Ave.	Berikoff House	Pre-World War II
03-07-358	49-UNL-00366	159 Riverside Ave.	Mushovic House / Dentist Office	Russian, Pre-World War II, Aleut, Alaska Commercial Corp.
03-07-360	49-UNL-00367	177 Riverside Ave.	Tellman House	Pre-World War II

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
03-07-409	49-UNL-00368	22 N. Fourth St.	Marilyn's Hair Salon	World War II, Aleut
03-07-411	49-UNL-00369	77 W. Broadway Ave.	Lackner Building	World War II
03-07-412	49-UNL-00370	87 W. Broadway Ave.	Brown Building	World War II, Aleut
03-07-417	49-UNL-00371	115 W. Broadway Ave.	Marco Roller Rink	Pre-World War II
03-07-427	49-UNL-00372	88 W. Broadway Ave.	Aleutian Adventure Sports	Pre-World War II
03-07-429	49-UNL-00373	81 Riverside Ave.	Oleyer Property	Pre-World War II, Alaska Commercial Corp.
03-07-431	49-UNL-00375	107 Riverside Ave.	Catholic Church	
03-07-437	49-UNL-00415	57 S. Third St.	House	
03-07-502	49-UNL-00345	Bayview Ave.	World War II Pillbox	World War II
03-07-502	49-UNL-00376	308/316 Bayview Ave.	Svarny / Hope House	Pre-World War II, Aleut
03-07-508	49-UNL-00377	29 N. Fourth St.	Bereskin House	World War II
03-07-510	49-UNL-00378	17 N. Fourth St.	Moyer House	World War II
03-07-512	49-UNL-00379	59 W. Broadway Ave.	Unalaska Headstart Building	Pre-World War II, Alaska Commercial Corp.

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
03-07-514	49-UNL-00380	45 W. Broadway Ave.	Merculieff House	Pre-World War II, Aleut, Alaska Commercial Corp.
03-07-526	49-UNL-00381	10 W. Broadway Ave.	Tony's Express Pizza Building	World War II
03-07-528	49-UNL-00382	S. Fifth St.	Shaishnikoff House	World War II, Aleut
03-07-538	49-UNL-00383	21 Cyri Cr.	Shaishnikoff House	World War II, Aleut
03-07-603	49-UNL-00384	232 Bayview Ave.	Fletcher House	Pre-World War II
03-07-605	49-UNL-00385	220 Bayview Ave.	Shaishnikoff House	Pre-World War II
03-07-607	49-UNL-00386	208 Bayview Ave.	Johnson House	Pre-World War II
03-07-615	49-UNL-00387	13/37 S. Fifth St.	U.S. Army Chapel	World War II
03-07-706	49-UNL-00388	82/88 King St.	Jesse Lee Home Dormitory	Pre-World War II, Missionary
03-07-957	49-UNL-00389	21 Armstrong Ct.	U.S. Army Mess Hall	World War II
03-08-170	49-UNL-00424	Nirvana Dr.	Nirvana Dr. Property	World War II
03-08-430	49-UNL-00425	23 Nirvana Dr.	Nirvana Dr. Property	World War II
04-03-405	49-UNL-00426	519 Biorka Dr.	Commanding Officer's Quarters	World War II
04-03-444	49-UNL-00427	438 Biorka Dr.	Roraback House	Pre-World War II

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
04-03-446	49-UNL-00429	452/454 Biorka Dr.	Ounalashka Corp. House	World War II
04-03-448	49-UNL-00430	468 Biorka Dr.	House	World War II
04-03-450	49-UNL-00431	484/486 Biorka Dr.	Berikoff House	World War II
04-03-452	49-UNL-00432	498/500 Biorka Dr.	Roraback House	World War II
04-03-454	49-UNL-00433	510 Biorka Dr.	Ounalashka Corp. House	World War II
04-03-456	49-UNL-00434	521 Biorka Dr.	Ounalashka Corp. House	World War II
04-03-458	49-UNL-00435	534 Biorka Dr.	House	World War II
04-03-460	49-UNL-00436	255 Makushin Dr.	House	World War II
04-03-462	49-UNL-00437	237/239 Chernofski Dr.	House	World War II
04-03-464	49-UNL-00438	221/223 Chernofski Dr.	House	World War II
04-03-466	49-UNL-00439	205/207 Chernofski Dr.	Butler House	World War II
04-03-468	49-UNL-00440	189/191 Chernofski Dr.	Sundholm House	World War II
04-03-470	49-UNL-00441	173/175 Chernofski Dr.	House	World War II
04-03-472	49-UNL-00442	157/159 Chernofski Dr.	House	World War II
04-03-474	49-UNL-00443	141/143 Chernofski Dr.	House	World War II

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
04-03-482	49-UNL-00447	32/34 Chernofski Dr.	House	World War II
04-03-484	49-UNL-00448	48 Chernofski Dr.	House	World War II
04-03-486	49-UNL-00449	64/66 Chernofski Dr.	House	World War II
04-03-488	49-UNL-00450	98/100 Chernofski Dr.	House	World War II
04-03-490	49-UNL-00451	114 Chernofski Dr.	House	World War II
04-03-492	49-UNL-00452	130/132 Chernofski Dr.	House	World War II
04-03-494	49-UNL-00453	146 Chernofski Dr.	McClain House	World War II
04-03-496	49-UNL-00454	162/164 Chernofski Dr.	House	World War II
04-03-498	49-UNL-00455	178/180 Chernofski Dr.	Butler House	World War II
04-03-500	49-UNL-00456	194 Chernofski Dr.	Shield House	World War II
04-03-502	49-UNL-00457	210/212 Chernofski Dr.	House	World War II
04-03-504	49-UNL-00458	229/231 Kashega Dr.	Ounalashka Corp. House	World War II
04-03-508	49-UNL-00460	193 Kashega Dr.	Napper House	World War II
04-03-510	49-UNL-00461	177/179 Kashega Dr.	House	World War II
04-03-512	49-UNL-00462	161/163 Kashega Dr.	Mahoney House	World War II

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Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
04-03-514	49-UNL-00463	145/147 Kashega Dr.	House	World War II
04-03-516	49-UNL-00464	129/131 Kashega Dr.	House	World War II
04-03-518	49-UNL-00401	35/37 Kashega Dr.	House	World War II
04-03-520	49-UNL-00444	51/53 Kashega Dr.	Peterson House	World War II
04-03-522	49-UNL-00445	55 Kashega Dr.	House	World War II
04-03-526	49-UNL-00	128/130 Kashega Dr.	House	World War II
04-03-528	49-UNL-00446	144/146 Kashega Dr.	House	World War II
04-03-530	49-UNL-00459	160/162 Kashega Dr.	Pound House	World War II
04-03-532	49-UNL-00423	176 Kashega Dr.	House	World War II
04-04-250	49-UNL-00390		Manson's Saltery	Pre-World War II
04-09-165	49-UNL-00391		AT&T Building	Pre-World War II, Alaska Commercial Corp.
04-09-233	49-UNL-00402	116/134 Raven Way	Kirker Property	World War II
04-09-311	49-UNL-00403	102 Haystack Dr.	Cabana	World War II
04-09-317	49-UNL-00404	64 Haystack Dr.	House	World War II

Inventory of Historic Sites and Resources

Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
04-09-319	49-UNL-00405	50 Haystack Dr.	Stein-Robinson	Pre-World War II
04-09-330	49-UNL-00392	375 Airport Beach Rd.	Schubauer Building	World War II
04-09-350	49-UNL-00397	81 Captains Bay Rd	World War Warehouse & Cabana	World War II
04-09-400	49-UNL-00393	34 Captains Bay Rd.	Agnes Beach Property	World War II
04-09-405	49-UNL-00398		Agnes Beach Cabanas	World War II
06-02-030	49-UNL-00422	28 Dutton Rd.	Sparks Property	World War II
06-02-210	49-UNL-00418	474 Dutton Rd.	Morris Property	World War II
06-02-230	49-UNL-00419	538 Dutton Rd.	Storrs Property	World War II
06-02-414	49-UNL-00399	827 E. Broadway Ave.	House	World War II
06-02-420	49-UNL-00394	E. Broadway Ave. & Loop Rd.	Williamsburg Cabanas	World War II
06-02-430	49-UNL-00421	137 Loop Rd.	Loop Road Property	World War II
06-02-490	49-UNL-00420	56/60 Loop Rd.	Grimmes / Henning Property	World War II
06-04-050	49-UNL-00414	1149 E. Broadway Ave.	World War II Cold Storage Building	World War II

Inventory of Historic Sites and Resources

Tax Id. Lot #	AHRS #	Address	Property Name	Historic Association(s)
06-04-110	49-UNL-00412	E. Broadway Ave.	True Value Building	World War II
06-04-200	49-UNL-00406	E. Broadway Ave.	U.S. Army Mobilization Warehouse Foundation Ruins	World War II
06-04-260	49-UNL-00407	1497/1513 E. Broadway Ave.	Bush Property	World War II
06-05-100	49-UNL-00408	Whittem Ln.	U.S. Army Mobilization Warehouse	World War II
06-05-225	49-UNL-00409	E. Broadway Ave. & Whittem Ln.	U.S. Army Mobilization Warehouse Foundation Ruins	World War II
06-09-100	49-UNL-00410	1757 E. Broadway Ave.	Williaw Services Building	World War II
06-09-125	49-UNL-00417	42 Choate Ln.	Hawley Property	World War II
06-09-145	49-UNL-00411	169/171 Choate Ln.	Holmes Property	World War II
06-09-175	49-UNL-00413	Hawley Ln.	Hawley Property	World War II

**City of Unalaska, Alaska
Historic Preservation Commission
Staff Report**

OVERVIEW

The City Council reviews and approves the City of Unalaska's Capital and Major Maintenance Plan (CMMP) annually. The CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community. This planning document outlines anticipated or recommended projects and expenditures for the upcoming five years. Over the past few years, the Planning Department has strived to continually increase the usefulness and relevancy of the document. In order to increase public involvement, the process this year involves deliberately soliciting nominations from not only City Departments, but also City Committees, including the Historic Preservation Commission. This memo, and the attachments, suggests a few ideas for the HPC to consider. Based on the guidance provided, Staff will prepare a formal resolution for the HPC to act on in the December meeting.

RELATED RESPONSIBILITIES

Unalaska Code of Ordinances §2.76.040 identifies the duties and responsibilities of the HPC. This is based on the requirements of local governments participating in the Alaska Certified Local Government Historic Preservation Program. The duties and responsibilities potentially related to the CMMP are highlighted below.

- The Historic Preservation Commission shall act in an advisory role to other officials, and to City Departments regarding the identification and protection of local historic and archaeological resources and historic preservation planning.
- The Commission shall work toward the continuing education of the public regarding historic preservation and the community's history.

LOCAL PLAN GUIDANCE

Existing adopted plans serve as informational resources and guides for the Historic Preservation Commission. Unalaska Historic Preservation Plan calls for the HPC to strive to include historic preservation concerns in the city's capital project planning and ongoing administration. For additional guidance, the Unalaska Comprehensive Plan 2020 identifies the following related action items for the HPC:

- Continue to place interpretive markers at significant historic sites within the City limits;
- Support and encourage the repair of the Holy Ascension Orthodox Cathedral, the Bishop's House, and other significant local historic properties;
- Advocate for and encourage the appropriate and cost effective preservation, rehabilitation, and adaptive reuse of Unalaska's historic buildings.

ANALYSIS

Title 6 of the Unalaska City Code requires the City Manager to submit a five-year capital improvement plan and budget of the proposed projects each year in conjunction with the City's operating budget. Each year, the City Council adopts this plan, called the Capital and Major Maintenance Plan (CMMP), to help identify needs and set spending priorities for the coming five-year period. The first year of the plan supports the capital budget, and the following four years show proposed costs for capital improvement projects and projected infrastructure and equipment maintenance and replacement needs. Each component of the CMMP is designed to identify and prioritize various needs and expected expenditure levels. The capital asset threshold is typically \$50,000. In short, the CMMP serves as a tool to help the City effectively and efficiently meet the needs of the community.

Nominations for this year's CMMP will be welcomed from not only City Departments but also City Committees (such as Library Advisory Committee, Historic Preservation Commission, Planning Commission, PCR Advisory Committee, and Teen Council), non-profits, and the general public. Nominations are due in early January of 2015 and will be evaluated by the CMMP Review Committee, in consultation with appropriate City Staff, for timeliness and completeness; consistency with other established plans, projects and priorities; and available resources. Submittal of a

nomination does not guarantee a spot on the CMMP, however, worthy proposals lacking resources or requiring more research may be considered in future CMMP cycles.

Although the Historic Preservation Commission has already decided to begin with an update to the inventory, the commission could use this CMMP process as an opportunity to begin discussions of what long term and proactive activities the commission might like to focus. The Alaska Heritage Resource Survey documentation for two city-owned properties, containing structures listed in the 2003 Inventory of Historic Sites and Resources and now in need of significant work, has been included in the packet for additional information. The HPC could consider nominations to the CMMP for projects such as the following:

- Develop a plan and project to cost effectively rehabilitate or reconstruct, reuse, and/or better recognize the historical importance of the Henry Swanson House. Currently the structure has been maintained in its current state by the City's Maintenance Division.
- Develop a plan and project to cost effectively rehabilitate or reconstruct, reuse, and/or better recognize the historical importance of the Manson's Saltery. The Department of Public works is already looking into creating a gravel pathway for hiking down to these structures from the pullout next to the bridge.

A general nomination form has been provided in the packet. Commissioners may have other specific ideas they feel the Commission as a whole should support, or may simply want to submit an idea as a member of the public. Based on the direction of the Commission, staff will develop CMMP Nominations and a Resolution for the Commission to take formal action on in December.

Alaska Heritage Resources Survey

Alaska Office of History and Archaeology

For information contact the Alaska Office of History and Archaeology at (907) 269-8721

Compiled: Tue Oct 28 11:13:10 AKDT 2014

This document contains restricted information. Unauthorized circulation is prohibited by law!

AHRS Number: UNL-00349 **Mapsheet(s):** UNALASKA C-2 (UNLC2)
Acreage: 0.25 **Date Issued:** 10-10-2003 **MTRS(s):** S073S118W11
Resource Shape: Point **Location Approximate:** No
Point Representation: Lat: 53.87464534, Long: -166.53429339 **Assigned To:** UNALASKA CLG STUDY

Site Name(s): HENRY SWANSON HOUSE

Alternate Name(s):

Associations:

Informal Association(s):

Formal Association(s):

Site Description:

The Henry Swanson house is a 1-story wood frame structure erected by its namesake. It is composed of 2 former military cabanas, with shed-roofed extensions on the SW (facade) and NE (rear) elevations. The foundation is wood piers, and the exterior walls are clad with painted white manufactured vertical wood siding, with black painted 1x4 corner boards. The shed-roofed extension on the facade, serving as an arctic entry, features horizontal wood siding, however. The main roof has moderately pitched intersecting gables covered with green steel roofing. The rafter ends are exposed with a fascia board beneath the eaves. All the windows are set within painted black wood frames. A white metal paneled door enters into the shed-roofed entry from a small gravel stoop on the facade. The property's yard is enclosed by a low picket fence with distinctive pointed gate posts, perhaps based on Russian antecedents. Henry Swanson (b. 9/2/1895) was arguably one of the most notable figures in 20th cent Unalaska, until his death in 1990.

Site Significance:

Associated with WWII military buildup, subsequent development of Unalaska, and with Henry Swanson, a notable figure in Unalaska's history.

Location:

Located on 149 W. Broadway Ave, between 2nd and 3rd Sts, lot 8, Block 2, Unalaska, AK. Tax Id # 03-07-312.

AHRS References: 1

Unalaska Historic Commission 2003 (...Inventory of Historic...) [Located in OHA Library]

Document Repository References: 1

(09/01/2003) CULTURAL RESOURCE HISTORIANS/McWilliams, C.

Unalaska Inventory of Historic Sites and Resources(Doc Repo Record ID #16249341) (attached files: 1)
CGL0176.pdf

Danger(s) of Destruction: Development

Present Condition: Normal state of weathering and investigated (AC)

Associated Dates: circa AD 1942, circa AD 1950

Period(s): Historic

Resource Nature: Building: Single dwelling

Original Owner:

Alaska Heritage Resources Survey

Alaska Office of History and Archaeology

For information contact the Alaska Office of History and Archaeology at (907) 269-8721

Compiled: Tue Oct 28 11:13:10 AKDT 2014

Architect:

Architectural Class:

Number of Stories:

Plan Type:

Structural System:

Ancillary Structures: 0

Year Built:

Year Reconstructed:

Year Moved:

Prepared By: Unknown

Historic Function(s):

Current Function(s):

Cultural Affiliation: Euroamerican

Property Owner: City of Unalaska, PO Box 610, Unalaska, AK 99685

Repository/Accession #:

BIA/BLM Number(s):

Other Number(s):

Source Reliability: Professional reports, records and field studies (A)

Location Reliability: Location exact and site existence verified (1)

Determinations of Eligibility: none

National Register Nominations: none



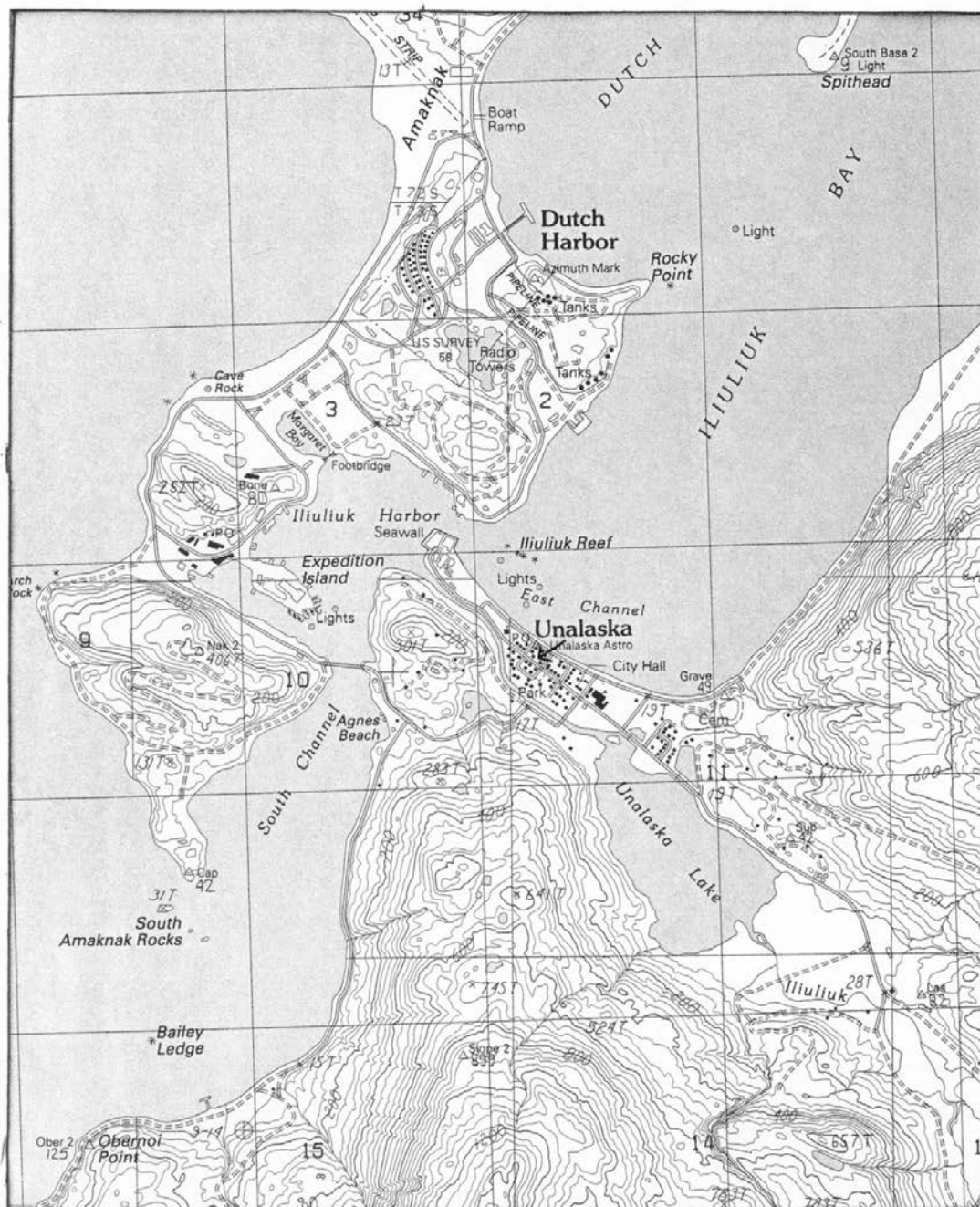












LOCATION MAP

HENRY SWANSON HOUSE
 149 W. Broadway Ave.; Tax I.D. Lot # 03-07-312, Unalaska, AK
 (Copied from Unalaska (C-2), Alaska USGS Quadrangle Map, 1990)

Alaska Heritage Resources Survey

Alaska Office of History and Archaeology

For information contact the Alaska Office of History and Archaeology at (907) 269-8721

Compiled: Tue Oct 28 11:38:36 AKDT 2014

This document contains restricted information. Unauthorized circulation is prohibited by law!

AHRS Number: UNL-00390 **Mapsheet(s):** UNALASKA C-2 (UNLC2)
Acreage: 0.25 **Date Issued:** 10-10-2003 **MTRS(s):** S073S118W10
Resource Shape: Point **Location Approximate:** No
Point Representation: Lat: 53.87502013, Long: -166.54470364 **Assigned To:** UNALASKA CLG STUDY

Site Name(s): MANSON'S SALTERY
Alternate Name(s): MADSEN'S SALTERY
Associations:

Informal Association(s):
Formal Association(s):

Site Description:

This is made up of 3 relatively small wood frame bldgs. The 1st is 6' x 15', has an earth floor, and rusted metal wall panels over (full) 2x framing. It has a gable roof, covered with rolled asphalt roofing on 1x wood decking and 2x rafters. 2 gabled wood cupolas are on the roof ridge. 2 open doorways (doors removed) enter on the E elev. The 2nd bldg is 12' x 16', has a wood plank floor and red horizontal weatherboard siding, with 1x4 cornerboards. It has a corrugated metal roof. An open doorway is on the N elev. The 3rd bldg is 12' x 12', with wood plank floor, rusted, red corrugated metal exterior. It has a tall 1.5 story gabled section, with gabled cupola, lower shed-roofed sections on the N and E sides. A doorway is centered on the W elev. This herring saltery was associated with the herring fishery, which peaked between ca 1928-late 1930s. Runs were noted in Captains Bay as early as 1907, and a record run occurred in Unalaska in 1928, but profits were slim. Other salteries existed, though none now remain.

Site Significance:

Associated with the early development of the fishing industry in Unalaska.

Location:

On the shore of Iliuliuk Harbor, at W base of Haystack Mt, a short distance N along the shore from the "Bridge to the Other Side," between Amaknak and Unalaska. Tax Id Lot # 04-04-250

AHRS References: 1

Unalaska Historic Commission 2003 (...Inventory of Historic...) [Located in OHA Library]

Document Repository References: 1

(09/01/2003) CULTURAL RESOURCE HISTORIANS/McWilliams, C.
Unalaska Inventory of Historic Sites and Resources(Doc Repo Record ID #16249341) (attached files: 1)
CGL0176.pdf

Danger(s) of Destruction: Erosion
Vandalism

Present Condition: Normal state of weathering and investigated (AC)

Associated Dates: circa AD 1928-1938
Period(s): Historic
Resource Nature: Site: Industry, Fishery, Herring saltery

Alaska Heritage Resources Survey

Alaska Office of History and Archaeology

For information contact the Alaska Office of History and Archaeology at (907) 269-8721

Compiled: Tue Oct 28 11:38:36 AKDT 2014

Historic Function(s):

Current Function(s):

Cultural Affiliation: Euroamerican

Property Owner:

Repository/Accession #:

BIA/BLM Number(s):

Other Number(s):

Source Reliability: Professional reports, records and field studies (A)

Location Reliability: Location exact and site existence verified (1)

Determinations of Eligibility: none

National Register Nominations: none

















• • • LOCATION MAP • • •

MANSON'S SALTARY

Tax I.D. Lot # 04-04-250, Unalaska, AK

(Copied from Unalaska (C-2), Alaska USGS Quadrangle Map, 1990)

City of Unalaska
Capital and Major Maintenance Plan
FY16-FY20
Public Nomination Form

Prepared by: _____ Organization (if applicable): _____

Contact Information: _____

Date: _____ **(Forms and Supporting Material due in by January 5, 2015)**

Thank you for taking the time to organize and share your idea! Please remember, submittal of a Nomination Form does not guarantee a spot on the CMMP. Nominations will be evaluated for timeliness and completeness; consistency with other established plans, projects and priorities; and available resources. Worthy proposals lacking resources or requiring more research may be considered in future CMMP cycles.

1. Project Name.
2. Project Location.
3. Description. Write a brief narrative describing the project or purchase you are proposing.
4. Need and Benefit. Write a narrative describing the need for the proposed project or purchase and the benefit it will bring to the community. This narrative should cover topics such as how the proposal improves the health and safety of the community, satisfies mandates, expands city facilities or services, improves the quality of life of community members, and how it supports the Comprehensive Plan or other community goals.

5. Plan and Timeline. Describe what work has been completed on the proposed project or purchase, if any, and a plan for completion. The plan should include a rough timeline for concept/inception, feasibility/pre-design, design/engineering, construction. Please keep in mind this CMMP is for five years and includes FY 16 (July 2015 - June 2016), FY 17 (July 2016-June 2017), FY18 (July 2017 – June 2018), FY 19 (July 2018 – June 2019), and FY20 (July 2019 – June 2020).

Phase	Month	Year
Inception/Concept:		
Feasibility/Pre Design:		
Engineering/Design:		
Construction or Purchase:		
Notes:		

6. Financial Impact. Write a narrative describing the anticipated overall costs, funding source(s), and how much of the overall cost might be paid by each source. If grant funding or partnerships are proposed, identify the source. Describe anticipated increase in revenue or overall savings. Provide as detailed estimates as possible and information on what these estimates are based on.

Supplemental Material. Applicants are encouraged to include applicable photos, drawings, and/or maps as part of the nomination. If this nomination is associated with an organization or committee, please provide documentation of such support (i.e. signed resolution).

Submit completed forms and supporting material to the Planning Department by **January 5, 2015**
Nominations will be accepted in person; or via email, fax, or mail.

Drop Off: City Hall – Planning Department | 43 Raven Way
Mail: City of Unalaska – Planning Department | P.O. Box 610 | Unalaska, AK 99685
Email: planning@ci.unalaska.ak.us
Fax: 907-581-4181

Thank you! Please call 581-3100 or contact the Planning Department with questions.