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LEASE AGREEMENT

Between City and Borough of Sitka and Sitka Maritime Heritage Society, Inc. Regarding Japonski Island Boathouse Property

This Lease Agreement is made between the City and Borough of Sitka, whose address is 100 Lincoln Street, Sitka, Alaska 99835 ("the City and Borough") and Sitka Maritime Heritage Society, Inc. of 1490 Seward Avenue, Sitka, Alaska ("the Society"). The City and Borough and the Society agree that the terms, conditions, and covenants of the Lease Agreement are as follows:

1. The City and Borough leases to the Society a parcel known as the Japonski Island Boathouse whose legal description is Tract A, ASCS 88-62 located in United States Survey 1496 and whose size is 0.493 acres, more or less. This parcel is hereinafter described as "the property."
2. The term of the Lease Agreement is 20 years unless extended as described in the next sentence. By mutual agreement of the City and Borough and the Society, this initial 20-year term may be extended for three 10-year extensions.
3. The rent is one dollar (\$1.00) per year, which shall be paid to the City and Borough no later than 30 days after each anniversary of the effective date of this Lease Agreement. The Society shall pay the first year's rent no later than 30 days after the effective date of this Lease Agreement.
4. The effective date of this Lease Agreement is the date shown for the latest day a signature required to be affixed to this Lease Agreement is so affixed.
5. The Lease Agreement shall terminate if the City and Borough and the Society do not agree by June 1, 2012 that the project the Society has announced that it is planning for the property has become financially self-sufficient.
6. The Society shall clean up the property and remove any safety hazards on the property no later than 120 days after the effective date of the Lease Agreement.
7. The Society shall secure funding for the project it plans for the property without relying on the City and Borough for funds.
8. No later than 60 days after the effective date of the Lease Agreement, the Society shall obtain liability insurance for the property in an amount no less than \$500,000. This liability insurance shall name the City and Borough as an additional insured. The Society shall provide the City and Borough's Finance Director with evidence of this liability insurance.
9. The Society shall comply with all applicable laws while using the property.
10. The Society shall indemnify the City and Borough and its employees, officers, and agents and hold harmless the City and Borough and its employees, officers, and agents from any and all claims, demands, suits, loss, liability and expense for injury to or death of persons or damage to or loss of property arising out of or connected with the exercise of the lease privileges granted to the Society by this Lease

LEASE AGREEMENT

Sitka Maritime Heritage Society

Regarding Japonski Island Boathouse Property

Page 2 of 3

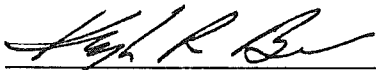
Agreement or arising out of any incident whatsoever which may occur on the property.

11. Upon termination of this Lease Agreement, the Society shall remove all materials, equipment and other personal property from the property and return the property to a satisfactory condition.
12. The Society has no power under this Lease Agreement to assign the Lease Agreement or transfer the property. The Society has no power to sublease the property or any portion of it without written approval of the City and Borough Administrator.
13. None of the covenants, terms, or conditions of this Lease Agreement to be kept or performed by the City and Borough or the Society shall in any manner be waived, modified, changed, or abandoned except by a written instrument duly signed, acknowledged, and delivered by both the City and Borough and the Society.
14. This Lease Agreement shall be construed and enforced in accordance with the laws of the State of Alaska. The forum and venue for any action seeking to interpret, construe, or enforce this Lease Agreement shall only be in the Alaska State Courts in Sitka, Alaska.
15. This Lease Agreement contains the entire agreement between the parties concerning the property.
16. Each person signing this Lease Agreement warrants that he or she has the authority required to bind the party on whose behalf he or she is signing.

LEASE AGREEMENT

Sitka Maritime Heritage Society
Regarding Japonski Island Boathouse Property
Page 3 of 3

CITY AND BOROUGH OF SITKA

By: 
Hugh R. Bevan, City and Borough Administrator

Date: 2-10-05

STATE OF ALASKA)

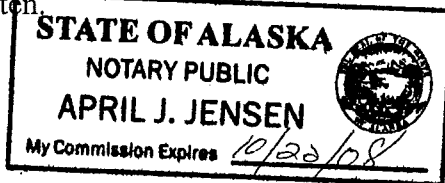
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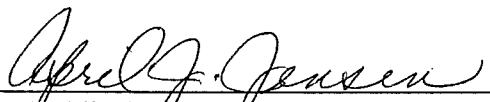
MUNICIPAL ACKNOWLEDGMENT

FIRST JUDICIAL DISTRICT)


THIS CERTIFIES that on this 10th day of February, 2005 before me, a Notary Public in and for the State of Alaska, personally appeared **Hugh R. Bevan** the person whose name is subscribed to the foregoing deed, and after being first duly sworn according to law, he stated to me under oath that he is the Administrator of the City and Borough of Sitka, Alaska, a municipality organized under the laws of the State of Alaska, that he has been authorized by said municipality to execute the foregoing **LEASE AGREEMENT** on its behalf, and that he executed the same freely and voluntarily as the free act and deed of said municipality.

WITNESS my hand and official seal the day and year in this certificate first above written.




Notary Public for Alaska
My Commission Expires: 10/22/08
Residing at Sitka, Alaska

SITKA MARITIME HERITAGE SOCIETY, INC.

By: 
Rebecca Poulson, Board President

Date: 2-14-05

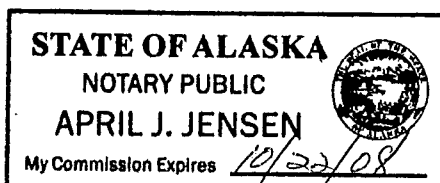
STATE OF ALASKA)

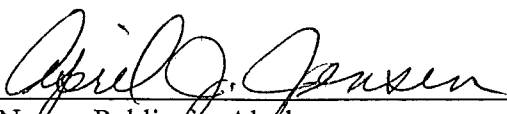
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ACKNOWLEDGMENT

FIRST JUDICIAL DISTRICT)

On this 14th day of February, 2005, **Rebecca Poulson** personally appeared before me, who is personally known to me to be the signer of the above **LEASE AGREEMENT**, and she acknowledged that she executed it.




Notary Public for Alaska
My Commission Expires: 10/22/08
Residing at Sitka, Alaska



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS AND OUTDOOR RECREATION
Office of History & Archaeology
550 West 7th Avenue, Suite 1310
Anchorage, Alaska 99501-3561
Main: 907.269.8700

November 6, 2024

RE: FY24 Historic Preservation CLG Grant Applications Available

To Alaska CLGs:

The Office of History & Archaeology is accepting grant applications from Certified Local Governments (CLGs) for 60-40 matching grant projects from the National Park Service, Historic Preservation Fund (HPF).

All projects need to be completed by September 30, 2026.

The Historic Preservation Fund (HPF) grant program provides up to 60 percent assistance with a 40 percent CLG cost-sharing match in a historic preservation project in one of the following categories:

- Survey
- Inventory
- National Register Nomination
- Historic Preservation Planning
- Public Preservation Education
- Predevelopment
- Development

Priorities proposed by the Alaska Historical Commission during their June 2023 meeting remain valid. Refer to the Priorities when creating your CLG application package. The package, priorities, and other forms or examples are available online at <https://dnr.alaska.gov/parks/oha/designations/grants.htm>.

The Office of History & Archaeology anticipates \$100,000 will be available for award to eligible projects. The maximum federal share for Predevelopment grants is \$25,000. The maximum federal amount for all other categories of grants is \$50,000. Please note the new application package includes additional information which must be provided if you are applying for a Development project.

The application deadline is 3:00 p.m. on February 7, 2025.

For questions, please contact Maria Lewis at maria.lewis@alaska.gov or by telephone at 907-269-8717.

Sincerely,

A handwritten signature in blue ink, reading "Judith E. Bittner".

Judith E. Bittner
State Historic Preservation Officer

CLG GRANT APPLICATION

Office of History & Archaeology
Alaska Department of Natural Resources
550 West 7th Avenue, Suite 1310
Anchorage, Alaska 99501

FY24 Historic Preservation Fund: Grants for Certified Local Governments

Deadline: Applications are due by 3:00 pm on Friday, February 7, 2025

The Certified Local Government (CLG) listed below is applying for a reimbursable 60-40 matching grant from the National Park Service, Historic Preservation Fund (HPF), administered through the State of Alaska, Office of History and Archaeology.

CLG Name: _____

Project Title: Japonski Island Boathouse: Siding, Accessibility, Insulation

Federal Tax Identification Number: _____

UEI: _____ VCUST: _____

Type of CLG Grant Project: (Check project type below, as applicable)

- | | |
|---|---|
| <input type="checkbox"/> Survey | <input checked="" type="checkbox"/> Public Preservation Education |
| <input type="checkbox"/> Inventory | <input type="checkbox"/> Predevelopment |
| <input type="checkbox"/> National Register Nomination | <input checked="" type="checkbox"/> Development (<i>See additional requirements on Page 14</i>) |
| <input type="checkbox"/> Historic Preservation Planning | |

Budget Summary. Federal Award Request: \$ _____

- | | |
|-----------------------------|----------|
| a. Total Project Cost (TPC) | \$ _____ |
| b. Federal Share (60%) | \$ _____ |
| c. Sponsor Share (40%) | \$ _____ |

Source of applicant (sponsor) share: (Use figures from "Sources" box on budget form)

- | | |
|-------------------------------|----------|
| a. Cash | \$ _____ |
| b. In-kind Goods and Services | \$ _____ |
| c. Donated Goods and Services | \$ _____ |

Name, title and contact information for the following:

Grant Manager: Peter Sherman
Mailing Address: _____
City, State, Zip: _____
Telephone: _____
E-mail Address: _____

Preservation Commission Chair:

Mailing Address:

Telephone:

E-mail Address:

CLG Contact:

Mailing Address:

Telephone:

E-mail Address:

Signature: Authorized Local Government Official

Date

Name and Title (Print or Type)

Community Name

Willingness to Comply with Grant Requirements

1. I understand that this is a 60-40 matching grant program from the National Park Service Historic Preservation Fund (HPF), administered by the State of Alaska Department of Natural Resources, Office of History and Archaeology.
2. If awarded an HPF grant, I understand that it is my responsibility to comply with all pertinent State and Federal regulations, the State-Local Grant Agreement, and requirements outlined in the *Historic Preservation Fund: Certified Local Government Grants Manual*. Federal requirements may include but are not limited to the following: Section 106 and Section 110, National Historic Preservation Act (54 USC 306108); Americans with Disabilities Act; Architectural Barriers Act; National Environmental Policy Act; 2 CFR 200; and Build America, Buy America (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, Section 70914.
3. Should this project be awarded, I understand that project records are subject to audit after project completion, and that if such an audit questions expenditures for which I have been reimbursed I will return an amount equal to the questioned expenditures.
4. I understand that no grant exists until the State Historic Preservation Officer (SHPO) signs the State-Local Grant Agreement, even if the Alaska Historical Commission recommends funds for my project. Any funds expended before the performance period specified on the fully executed grant agreement or before obtaining the SHPO's signature may not be reimbursed without specific approval.
5. I understand that this is a reimbursable grant program. It is my responsibility to front costs, then seek reimbursement from the Office of History and Archaeology.

Signature: Authorized Local Government Official

Date

Name and Title (Print or Type)

CLG GRANT APPLICATION: FY24

CLG: City & Borough of Sitka

Project Name: Japonski Island Boathouse - Continued Restoration,

PROJECT INFORMATION

1. PROJECT DESCRIPTION – *If needed, use continuation pages provided at the end of this document. Please limit length to 2,000 word count.*

- a. Provide a brief introduction to your project including the aim, scope, and significance of the project to your community.

The Japonski Island Boathouse was built for the US Navy in 1941 and is part of the Sitka Naval Operating Base and US Coast Defenses National Historic Landmark. The property is owned by the City and Borough of Sitka and under long-term lease to the Sitka Maritime Heritage Society which is rehabilitating the building for public use as a working Maritime Heritage Center and strengthen our local historic preservation program.

This project has several concurrent parts where each part (where required) will follow the design documents by NorthWind Architects of Juneau. The design is to federal Historic Preservation standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standards for Rehabilitation, and were approved by Alaska's State Historic Preservation Office.

The first part of the project is to purchase and install aluminum handrails as required for all existing exterior decks, ramps, and steps. This is an important step to meet City building codes and make the building open and accessible to the community and visiting members of the public alike,.

Next, we'll construct the catwalk that spans the width of the northern wall of marine ways wall (between the workshop and exhibit room), the stairs down into the marine ways, and create a door and doorway from the catwalk into the exhibit room. This will allow visitors to the Maritime Heritage Center to more easily tour the facility as well as gain a sense of the large enclosed interior space of the historic marine ways

The third part would be to rehang and trim the two exterior doors on the eastern (exhibit room) side of the boathouse and install emergency "push/panic" bar exit devices on the interior side of both doors.

The fourth part would be to finish adding shiplap boards to all unfinished sections of the exterior walls (including areas that are under the eaves and gable end of the boathouse), apply a coat of primer paint where needed followed, then apply a final coat of exterior paint where needed on the new sections as well as the entire boathouse.

The fifth part is for 20 cubic yards of D1 gravel to be delivered and spread around the perimeter of the boathouse where needed so as to bring the surrounding grade up to the existing concrete pads primarily along the eastern and northern sides of the boathouse. Currently, the height discrepancy between the concrete pads and walkways and the surrounding ground is several inches and constitutes a tripping hazard as well as an impediment for wheelchair access. Excess gravel will be used to fill in existing low spots around the entire grounds of the Maritime Heritage Center so as to provide a safe, even, and level surface for all who visit the Maritime Heritage Center.

The sixth part would focus on adding insulation underneath the workshop, exhibit room, and new addition to meet the City of Sitka's building codes fire suppression requirements as well as increase the energy efficiency of the boathouse rooms.

Finally, an open house will be held to show the community the work that has been done to the boathouse along with a presentation of how Sitka's maritime and WWII history fits into the narrative of the United States history per the semi quinentennial of the United States and the restoration and conversion of the Japonski Island Boathouse into a Maritime Heritage Center. The center, once complete, will become an important community resource and educational component to locals and visitors from around the world as well.

b. List any previous HPF grants this project has received. (*Cite HPF number and grant name.*)

FY 2024: Japonski Island Boathouse, Fire Suppression (Phase II), Windows & Insulation, & Interior of Restroom)
Grant # 23011

FY 2023: Sitka Japonski Island Boathouse, Walls & Accesible Restroom HPF/CLG Grant # 22004

FY 2021: Japonski Island Boathouse Timbers, Grant #21007

FY2019: Japonski Island Boathouse, NE Wall & Entry Addition Exterior Grant #19007

FY2018: Japonski Island Boathouse, Southwest Wall, Grant #ST-18-3

FY2017: Japonski Island Boathouse Wall, Foundation, Utility Rehabilitation, Grant #17004

FY2015: Japonski Island Boathouse Door Rehabilitation, Grant #15015

FY2014: Japonski Island Marine Ways. City and Borough of Sitka, Grant #14607
Restoring all of the building's windows and for electrical wiring by a contractor.

FY2005: Japonski Island Boathouse, Grant #05454.
Foundation repair, artifact inventory and storage

FY2004: Japonski Island Boathouse Rehabilitation, Phase II, Grant #03428
Secure and paint building, clear site, install project sign.

FY2003: Japonski Island Boathouse Design, Grant #03410
Structural survey and hazardous materials survey

c. Briefly describe the relationship of this project to past, present, or future preservation work.
1,500 word limit.

This project is the continuation of the ongoing rehabilitation and adaptive reuse project of the Japonski Island Boathouse into a dynamic "Maritime Heritage Center." It will utilize the same SHPO-approved design documents used in previous projects and that will be used in future work, and continues the practice of engaging and educating the local community.

Over the years we have stabilized the Boathouse, restored the foundation, replaced the roof, and inventoried the building's contents. Historic windows have been restored, power, heat, and lighting has been added to the main workshop wing. Historic doors have been repaired, a small outbuilding was moved away from the main structure, the gable wall was repaired, and the existing winch shed was documented and removed. The main areas of the eastern, western and southwestern walls have also now been rehabilitated.

We also built the new addition to the building that includes a main/visitor restroom and utility bathroom. The interior of the addition now has new flooring, windows, and entrance way door, and has been wired, insulated, and the bathroom partially plumbed, and the walls sided with both sheetrock and shiplap boards.

New exterior ADA compliant decks and ramps have been built on the northern and eastern sides of the boathouse and all the materials for a sprinkler system that will cover the entire boathouse have been purchased and are ready to be installed.

This proposed project will help bring us continue the necessary rehabilitation work and bring us into compliance with City building codes. It also connects to the future work of complete repair and upgrading the building envelope, and the goal of completing the rehabilitation of the Boathouse and converting it into a Maritime Heritage Center for public use and education. The project is the next step in the overall Japonski Island Boathouse rehabilitation project, bringing the building into use as part of Sitka's historic and cultural history and infrastructure, and providing ongoing education and activities for visitors from around the world and community residents alike... especially for the youth of our community.

2. PRESERVATION OBJECTIVES

How does the project relate to annual CLG grant priorities established for this fiscal year? (*Cite relevant grant priorities and explain how each relates to your project.*) *500 word limit.*

a.

This project relates to three of the six annual CLG grant priorities. These being:

(#2) - Projects that address the rehabilitation of historic properties and leverage funds and resources. Restoring and preserving defining elements of historic properties and addressing their sustainability are encouraged. This project is rehabilitating a historic property, leveraging volunteer labor.

(#5) - Projects that encourage historic preservation at the local level by supporting heritage and cultural tourism programs and other preservation efforts that use historic properties to stimulate economic incentives and community revitalization. Priority is given to projects that promote heritage tourism via surveys, inventories, preservation planning, development of historic contexts, national register nominations, education and interpretive materials, and predevelopment/development projects. This project is high profile, in downtown Sitka, and the building will be a cultural and heritage center.

(#6) - Historic preservation projects that address the 250th anniversary of the Declaration of Independence (2026) are a priority. The nation's semiquincentennial is an opportunity for all Alaskans to commemorate and learn how the 49th state has shaped American history. Suggested are projects that emphasize the historic preservation of properties, including National Register nominations, while reflecting the America 250 commemoration theme, The Power of Place.

The culminating open house will not only show the work and demonstrate historic preservation principles, there will be a history presentation on how Sitka's maritime and WWII history fits into the larger narrative of the history of the United States.

b. How does the project relate to the goals and objectives of the [State Historic Preservation Plan](#). (*Cite relevant goals and objectives and how your project would further them.*)
1,000 word limit.

In accordance with the issues and goals of the State Historic Preservation Plan (as outlined on page 22 of the plan), this project:

- Increases the knowledge and understanding of Alaska's heritage and historic preservation.
- Preserves and protects Alaska's cultural resources.
- Increases awareness of the environmental, social, and economic benefits of historic preservation.
- Strengthens local preservation efforts.

This project will not only preserve a historic building, it will also publicize and present to the public information about the goals and methods of historic preservation, especially in relation to our community's history, and the development of culture and heritage tourism, and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- c. Describe how the project meets an identified historic preservation priority of your community. Does the project contribute to the implementation of your local historic preservation plan? If so, how? *1,000 word limit.*

Sitka Comprehensive Plan 2030 - Historic, Cultural and Arts Resources Goal: Celebrate Sitka's historic, cultural, and art resources, which are: Ethnically, religiously, and racially diverse, Highly valued and essential to defining Sitka and local quality of life, Integral to the economic base of the community.

The rehabilitation and re-use of the Japonski Island Boathouse is a celebration of Sitka's diverse maritime heritage and our unique local history, which is a defining part of our local culture. The Boathouse is an iconic structure on the Japonski Island shoreline. It has played a role in multiple defining eras of Sitka's history, beginning with the Sitka Naval Operating Base and later as the repair facility for Sitka's fleet of Shore Boats. Its multilayered history reflects the development of contemporary Sitka's population, economy, and culture.

This project will contribute to its preservation and eventual re-use for future generations. Moreover, its re-use as a maritime heritage center will contribute to the economic vitality of our community as a visitor facility.

3. PROJECT PERSONNEL- *The Project Manager (PM) must have proven experience working on historic preservation projects. If the project is a survey, inventory, or National Register nomination, the PM must meet the professional qualification standards in 36 CFR 61. If not identified in this application, the Office of History and Archaeology must review selection of Project Manager prior to finalization of the contract with the individual.*

- a. Note who will act as Project Manager (PM). Attach the PM's résumé showing past experience working on preservation projects. List any previous HPF Projects the PM has worked on. *(If planning to contract with PM after grant is awarded, outline the job qualifications that will be required.) 1,000 word limit.*

Project Manager Rebecca Poulson, Board Member of the Sitka Maritime Heritage Society, has over two decades of experience in historic preservation. She is qualified as a Historian under the Professional Qualification Standards, with substantial original research in the the history of the Sheldon Jackson School. Historic Preservation Fund projects include:

HPF Grant #2204 Japonski Island Boathouse, Walls & Accessible Restroom

HPF Grant #21006 Fraser Hall Heating System Design

HPF Grant #21007 Japonski Island Boathouse Timbers

HPF Grant #19007 Japonski Island Boathouse, NE Wall & Entry Addition Exterior

HPF Grant #ST-18-3 Japonski Island Boathouse, Southwest Wall,

HPF Grant #17004 Japonski Island Boathouse Wall, Foundation, Utility Rehabilitation

HPF Grant #15015 Japonski Island Boathouse Door Rehabilitation,

HPF Grant #14607 Japonski Island Marine Ways. City and Borough of Sitka,

Restoring all of the building's windows and for electrical wiring by a contractor.

HPF Grant #05454 Japonski Island Boathouse,.Foundation repair, artifact inventory and storage

HPF Grant #03428 Japonski Island Boathouse Rehabilitation, Phase II, Secure & paint building, install project sign.

HPF Grant #03410 Japonski Island Boathouse Design, Structural survey and hazardous materials survey

HPF Grant # 19018 Fraser Hall Wiring

HPF Grant # 18015 Sheldon Jackson School, Power Plant and Laundry

HPF Grant # 18023 Fraser Hall Classroom Rehabilitation

HPF Grant # 18003 Fraser Hall Exterior Walls and Entry Restoration, Sheldon Jackson School

HPF grant # 16013 Fraser Hall Façade, Sheldon Jackson School

HPF grant # 16003 Whitmore Hall Façade, Sheldon Jackson School

HPF Grant #14608 North Pacific Hall Façade Restoration

HPF Grant #12563 Fenestration: North Pacific Hall, Sheldon Jackson Campus

- b. Identify the local government personnel who will act as Grants Manager for the project.

The Grants Manager will be Peter Sherman, Grants Accountant for the City and Borough of Sitka, who will review and submit quarterly reports on behalf of the SMHS.

- c. Describe the local historic preservation commission's role in the project. Attach a resolution from the commission supporting the project. *300 word limit.*

Over several decades, and throughout this entire project, the City's Historic Preservation Commission (HPC) has been a major supporter of this project. We work with them on a regular basis to keep them informed of our progress and that we're still meeting all local, state, and federal requirements for historic restoration & rehabilitation projects.

In recent informal discussions with members of the HPC it is understood that they will formally recommend this project to the City and Borough of Sitka at the next monthly meeting. Said resolution will be forthcoming after their next meeting in January, 2025.

The HPC will continue to be kept updated with reports at its monthly meetings, and will be invited to the open house.

- d. Identify volunteer personnel and their tasks. *300 word limit.*

The Executive Director of the Sitka Maritime Heritage Society (Keith Nyitray), will plan for the various projects, order materials, keep track of and pay for purchases, keep a record of all in-kind donations and volunteer labor, and in general facilitate all work by the volunteers. The Executive Director (with assistance from the Board of Directors) will also set up and advertise events (volunteer work parties, open houses, and history presentations) as well as publicize the project online, via local media, and on social media as needed.

Besides having a strong and dedicated pool of talented volunteers that include professional carpenters, woodworkers, & painters, we also have a diverse pool of both community and college volunteers that help out with any and all tasks needed. These volunteers will attach the required handrails to the decks, ramps, & walls as needed, pour concrete for, and build, the catwalk in the marine ways, make the doorway and door into the exhibit, place the insulation underneath the boathouse, and make, sand, prime, paint and hand the needed exterior siding, and assist with all other projects under this grant.

Our dedicated volunteer woodworkers and carpenters include, but are not limited to: Richard Doland, Rebecca Poulson, Joe D'Arenzio, Terry Perensovich, Greg Watchers, & Stan Barge. These individuals constitute the "core" group of our professional volunteers and most have been volunteering for year after year.

- e. Identify any additional contractors to be used and expected duties. Attach résumés for all qualified historic preservation professionals working on the project.

No contractors will be used for this project. All labor will be done by volunteers.

4. **WORK PLAN.** *Thoroughly address all items necessary for your project type. See [Writing a Successful CLG Application](#) for more detail. Use continuation sheets if needed. **1,000 word limit.***

a. Explain how the project will be undertaken.

The Japonski Island Boathouse was built for the US Navy in 1941 and is part of the Sitka Naval Operating Base and US Coast Defenses National Historic Landmark. The property is owned by the City and Borough of Sitka and under long-term lease to the Sitka Maritime Heritage Society which is rehabilitating the building for public use as a working maritime heritage center.

This project uses approved full design documents by NorthWind Architects of Juneau. The design is to federal Historic Preservation standards and the Secretary of the Interior's Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standards for Rehabilitation, and were approved by Alaska's State Historic Preservation Office (SHPO).

To achieve the goals of this project SMHS will hold weekly volunteer work parties from 9:00 till noon (or later as needed) on every Saturday throughout the year with exceptions for holidays and very inclement weather. Work parties will also occasionally be held during the weekdays when students from the local "Outer Coast College" volunteer to help out as part of their community service obligations.

On award of the grant, SMHS submit the project to the State Historic Preservation Officer for review per Section 106 of the NHPA. The property currently has a 17 year historic preservation covenant as signed and registered by the City & Borough of Sitka and SHPO.

Also upon award of the grant the first order of business will be to apply to the City & Borough for any and all necessary building permits and then begin ordering the materials for the exterior siding. As the grant will (hopefully) come through at the start of the 2025 summer season and the weather is more clement, our priority will focus on working on the exterior of the boathouse, mainly making and installing the siding under the eaves and gable end of the boathouse. Because weather is always an important factor when working outside in SE Alaska, the priming and painting those boards and other external walls of the boathouse will also be a priority. (It should be noted that volunteers will get training in how the Secretary of the Interior's Standards for the Treatment of Historic Properties are applied in practice, along with our handout with a summary of those standards.)

Concurrently, during the Summer and into the Fall of 2025, and depending on the weather and the depth of the pool of volunteers on any given work day, insulation will be purchased as needed and volunteers will begin installing the insulation underneath the workshop, exhibit room, and new addition.

Volunteer work on constructing the catwalk and creating the doorway into the exhibit room will most likely take place during the Winter months of 2025/2026 as the construction will be in an enclosed space and out of the weather.

Work on attaching the prefabricated handrails to the decking, ramps, and stairways along with obtaining the gravel and having that spread out as needed for safer access to the boathouse will most certainly wait till the Spring/Summer of 2026.

Lastly, towards the end of the grant timeline, the SMHS will hold an open house so as to share the work done under the grant and also have a presentation on how Sitka's maritime heritage and WWII history fits into the narrative of the United States history per the semi quincentennial of the United States and the restoration, rehabilitation, and conversion of the Japonski Island Boathouse into a Maritime Heritage Center.

- b. Describe the geographic area encompassed by the proposed project. For survey, inventory, development, and National Register nomination projects, attach maps of the project area. Include the estimated number of buildings, structures, sites, square miles, etc., to be addressed. *500 word limit.*

This proposed project will take place at the Japonski Island Marine Ways, 1490 Seward Street, Sitka, Alaska. All work will take place on the building. (Map and photos attached)

- c. Cite any planning studies, condition assessments, design drawings, research reports, publications, or other sources of relevant information you plan to use for this project.
500 word limit.

This project will utilize design documents by NorthWind Architects of Juneau. The design is to federal Historic Preservation standards and the Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standards for Rehabilitation, reviewed by the National Park Service, and were approved by Alaska's State Historic Preservation Office.

- d. Provide a work schedule showing months, expected activities, and benchmarks to achieve throughout the grant period of performance. *500 word limit.*

Work Schedule:

Upon award of the grant, we will do the Section 106 request and apply for any necessary building permits from the City & Borough of Sitka.

May/June 2025 (Grant executed?): Ordering lumber and materials needed to install the exterior siding under the eaves and gable end of the boathouse.

June 2025 - September 2025: In weekly work parties, volunteers will "rabbit" purchased lumber to make the needed shiplap boards for the exterior siding. These boards will then be sanded, primed, painted, and attached to the boathouse where needed.

June 2025 - December 2025: Purchase needed insulation and, during weekly work parties when enough help is available, volunteers will begin installing the insulation underneath the workshop, exhibit room, and new addition.

September 2025 - May 2026 - Somewhere during this timeframe (depending on finances and volunteer pool) the materials needed to construct the marine ways catwalk will be purchased and, during weekly work parties, volunteers will begin pouring the concrete footings and then build the actual catwalk.

May 2026 - September 2026 - Install the purchased handrails and obtain the 20 cubic yards of gravel to spread out, level the yard, and create a safer access to all portions of the rehabilitated historic boathouse.

Before the required completion of work in September 2026 we will hold a public open house and presentation showcasing the work done via the grant and conduct a presentation on how Sitka's maritime and WWII history fit into the narrative of preserving this national historic landmark.

5. FINAL PRODUCTS

- a. Describe publications, workshops, audio-visual materials, reports, websites, brochures, survey materials, nominations, interpretive signs, etc., that will be produced as part of the proposed project. Identify the intended audience and where the public will be able to access these materials. Describe how you will inform your community about the project. *1,000 word limit.*

The main exterior visual product(s) will be the installation of the handrails on all the decks, ramps, and stairways along with the last of the shiplap boards to be installed on the exterior of the boathouse under the northern gable end and east and west roof eaves. It should be noted that the boathouse is visually prominent from the O'Connell bridge and from across the Channel in downtown Sitka.

The other main product will be the insulating of all the floors of the boathouse which will help us meet the City's building codes as well as improving the energy efficiency of the rehabilitated Japonski Island Boathouse.

The work, and especially the volunteer work parties, will be promoted on the SMHS website, in social media, and in the newspaper and radio announcements. In addition, a Fall newsletter will be created and distributed to all members and business sponsors as well as being posted and archived on our website.

Another product will be a presentation at our annual meeting in the Spring of 2026. The presentation will go over the prior year's achievements as well hold a panel discussion on particular aspect of Sitka's maritime heritage and history. The presentation will be recorded and placed on the SMHS website/YouTube channel. This will also be available on the SMHS website.

The intended audience is mainly the residents of Sitka, Alaska, especially young people who will be able to attend workshops and events in the building, with this work. The audience is also visitors to Sitka (Sitka saw over 550,000 cruise ship visitors in 2024), and a world-wide audience through the web.

6. ADDITIONAL INFORMATION

- a. Attach letters of commitment and support, as appropriate, from teachers, historical societies, museums, Native groups, and others. (*Note attachments below.*)

None at this time

- b. Attach other relevant information, such as links to pertinent websites and copies of photographs. *5 image limit.* Please do not include reports. (*Note attachments below.*)

SMHS Website - sitkamaritime.org

Photographs are in attachment

7. BUDGET: Maximum Federal Requests are \$50,000 for Development projects; \$25,000 for other Project Categories.

Your budget submittal shall consist of one narrative and two tables. *Use fillable Excel worksheet or submit similar budget tables, and complete the narrative portion below for this Budget section.*

- a. *Budget Summary* table identifying planned cost share of 60% federal and 40% match
- b. *Matching Share* table showing sources of match.
- c. *Budget Narrative* explaining costs in detail and describing how costs were calculated.

BUDGET NARRATIVE: Describe activities to be performed under Personal Services, Contractual Services, Supplies/Materials, Travel, and Other cost categories.

- a. Personal Services: describe work each position/person will perform for the proposed project. *1,000 word limit.*

See attached budget summary and matching share table.

The executive director of the Sitka Maritime Heritage Society will plan, order materials and in general facilitate and keep record of all work by volunteers. He will also carry out all grant requirements (reports, requesting Section 106 approval, etc.)

Volunteers will install handrails, door hardware, mix & pour concrete, build catwalk, create doorway, install door, rabbit & sand lumber to finish exterior siding/trim, spread gravel, insulate underneath the boathouse, prime & paint exterior, & general labor as needed. Total volunteer time is estimated to be ± 800 hours.

In accordance with the 2024 Alaska/Federal minimum rate for "in-kind" volunteer labor contributions, basic volunteer construction labor will be valued at will be \$35.51 per hour. For more skilled carpenters and woodworkers their "in-kind" volunteer labor contributions will be valued at \$45.00 per hour, and for a licensed contractor who volunteers their time on the project their "in-kind" volunteer labor contributions will be valued at \$80.00 per hour. All together, the combined "in-kind" labor contributions is expected to meet, or exceed a total of \$31,300.

- b. Contractual Services: List contractor name(s), if known. Describe work each will perform. *500 word limit.*

No contractors will be needed for this project.

- c. Supplies/Materials: Describe types of materials and/or supplies required for this project, how they relate to the project, estimated quantities, etc. *500 word limit.*

- Prefabricated Aluminum handrails purchased from a local business for decks, ramps, & stairs to meet City building codes
- Lumber for marine ways catwalk - 4x4x12 posts, 2x8x10 boards for joists, 2x6x10 boards for decking to provide access between rooms
- Concrete - to make footings for the posts for the marine ways catwalk
- Bales of R23 rockwool to insulate underneath the workshop, exhibit room, and new addition
- Simpson ties - to hold the underfloor insulation in place
- Gravel to improve access to the facility and reduce any hazardous height discrepancies
- Paint & painting supplies to prime & paint new shiplap boards and exterior of facility where needed
- Panic bars and misc. hardware for exterior doors on the exhibit wing of the boathouse
- Miscellaneous supplies - saw blades, nails, screws, drill bits, concrete bolts, etc.

- d. Travel: Identify who will be traveling, how many trips are anticipated, trip purpose, and destination. *500 word limit.*

No travel will be necessary.

- e. Other: Identify other costs which do not fall into one of the above categories. Explain purpose and relevance to this proposed project. *500 word limit.*

- Advertising: \$400 (publicize events, print fliers, create mailers, postage)
- City Building Permits: \$1,200 (estimated costs for all permits)
- City Grant Management Fee: \$4,250 (based on prior 8.5% rate for city grant management)
- Equipment Rentals: \$1,400 (concrete mixer, backhoe/skid steer)

CHECKLIST

Applicant, has your entity...

- ☐ maintained current certification under the Certified Local Government program?
- ☐ signed and dated this application?
- ☐ signed the form titled: *Willingness to Comply with Grant Requirements?*
- ☐ provided the information requested on each page of the application package?
- ☐ included a public outreach component?
- ☐ attached maps showing location of project?
- ☐ attached photographs or clear photocopies showing overall character of properties for survey, inventory, National Register nomination, pre-development and development projects?
- ☐ attached letters of support from the community and, if needed, property owners?
- ☐ attached a resolution supporting this proposal (or indicate you've requested one prior to the Alaska Historical Commission meeting to recommend awards)?
- ☐ explained historic preservation commission involvement in the project, and addressed its role in the review process?
- ☐ checked your budget for accuracy?

Development projects: *Have you included additional information described on page 14?*

Deadline: Applications are due 3:00 pm on Friday, February 7, 2025.

Only complete, signed, dated applications will be considered.

Submit applications and questions to the CLG Program Coordinator
at **maria.lewis@alaska.gov** *and* **dnr.oha@alaska.gov**

Development: For development projects, additional information is needed. Provide the following items. (See OHA Application webpage for forms or examples, as needed.)

1. Property Name as listed in National Register of historic Places
2. National Register Number <https://www.nps.gov/subjects/nationalregister/database-research.htm>
3. Section 106 Review with OHA
4. Environmental Screening Worksheet
5. Owner's Consent to work on Property
6. Public Notice of Potential Project: Provide dates and locations of notice to the general public, affected agencies and tribes. Also provide a synopsis of any comments received.
7. Statement of Willingness to Execute a Covenant with OHA, if necessary

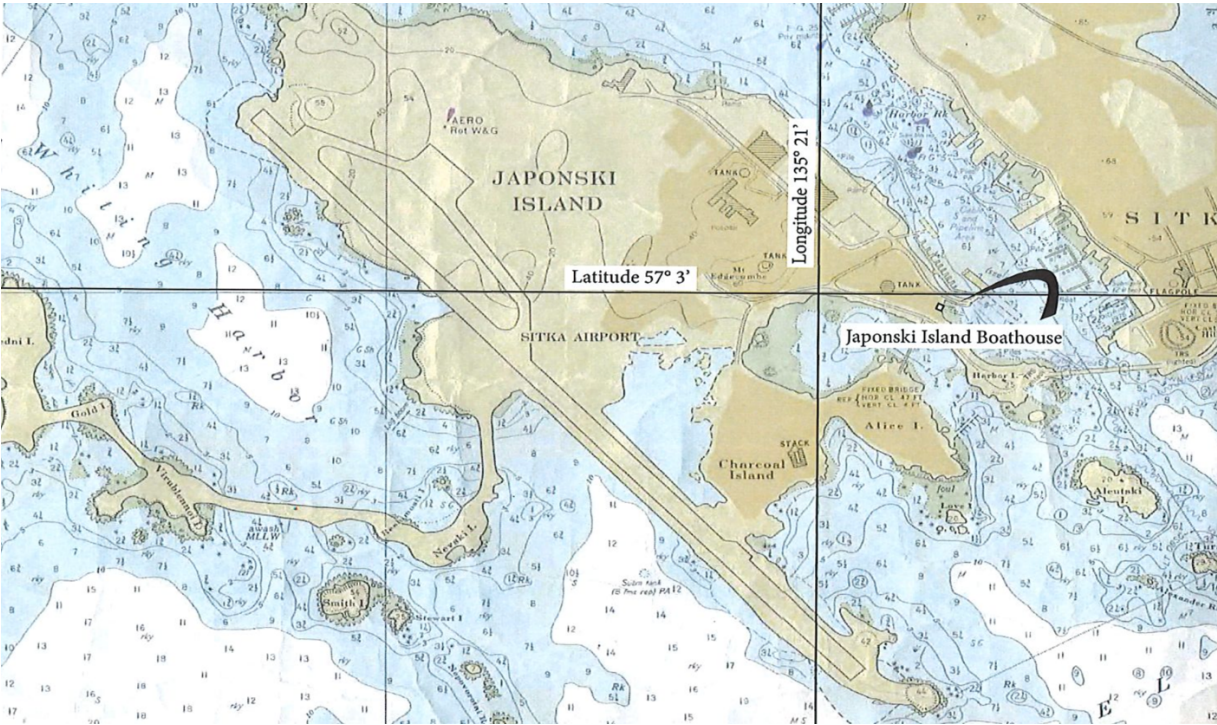
Budget Summary: CLG Grant Application

Total by Cost Category	Cost Category	Sponsor Share	Federal Share
\$		\$ 0.40	\$ 0.60
\$ 36,270.00	Personal Services		
	Grant Management (140 hrs @ \$35.50/hr)		\$ 4,970.00
	Volunteer labor to install handrails, door hardware, mix & pour concrete, build catwalk, create doorway, install door, rabbit & sand lumber to finish exterior siding/trim, spread gravel, insulate underneath the boathouse, prime & paint exterior, & general labor as needed.	\$ 31,300.00	
	Travel	\$ -	\$ -
	Contractual	\$ -	\$ -
\$ 39,813.00	Supplies/Materials		
	Prefabricated aluminum handrails		\$ 22,000.00
	Lumber for catwalk posts, joists, & decking (4x4's, 2x8's, 2x6's)		\$ 4,000.00
	(40) 80# Bags concrete for catwalk footings		\$ 800.00
	(400) sq ft cedar lumber to make shiplap boards for remaining exterior siding (under gable end and eaves)		\$ 1,800.00
	(50) Bales R23 Rock Wool Insulation		\$ 6,000.00
	(9) Boxes 24" Simson Ties for insulation		\$ 400.00
	(20) cubic yards gravel - deliveredn, roughly spread		\$ 4,000.00
	Primer, paint, clear coat, & painting supplies		\$ 400.00
	Hardware for exhibit wing doors (exterior/interior)	\$ 75.00	
	Misc. supplies: saw blades, nails, deck screws, drill bits, concrete bolts, PPE	\$ 158.00	\$ 180.00
\$ 7,250.00	Other (specify)		
	Advertising	\$ 400.00	
	City building permits		\$ 1,200.00
	City of Sitka grant administration (prior administrative fee was 8.5% of grant)		\$ 4,250.00
	Donations (equipment - skid steer)	\$ 1,400.00	
\$ 83,333.00	Total Project Costs (TPC)	\$ 33,333.00	\$ 50,000.00

Matching Share: Sponsor's Sources of Match

\$ 633.00	Cash Expenditures
\$ 1,400.0	In-kind Contributions
\$ 31,300.00	Donations & Volunteer Time
\$ 33,333.00	= Sponsor's 40% of TPC

Japonski Island Boathouse: Siding, Accessibility, Insulation



Japonski Island Boathouse, Sitka, Alaska Walls and Accessible Restroom



General view, looking West from O'Connell Bridge over Sitka Channel. Downtown Sitka is on the right, on Baranof Island. The Boathouse is left of center on Japonski Island. Behind it are other buildings of the former Sitka Naval Air Station. Also in the picture are two of Sitka's harbors and the public work float (at left). 7/30/16.



Historical view of the Japonski Island Boathouse (right of center) during World War II. View is from the top of a gravel conveyer. The causeway in the foreground is adjacent to the current bridge across the channel. Photo Sitka Historical Society, Johnson Collection.



Northwest view, Japonski Island Boathouse (2024) - looking Southeast
(no siding under upper gable eaves, no handrails, uneven ground)



Northeast view, Japonski Island Boathouse (2024) - looking Southwest
(no handrails on decks or ramps & several inch height discrepancy
between concrete pads and surrounding yard)

CITY AND BOROUGH OF SITKA

RESOLUTION NO. 2022-23

**A RESOLUTION BY THE CITY AND BOROUGH OF SITKA
SUPPORTING SITKA MARITIME HERITAGE SOCIETY'S APPLICATION UNDER THE FY22
HISTORIC PRESERVATION FUND GRANT PROGRAM FOR CERTIFIED LOCAL
GOVERNMENTS**

WHEREAS, the mission of the Sitka Maritime Heritage Society is to preserve our region's rich maritime history and promote knowledge of maritime heritage and skills; and

WHEREAS, the historic Japonski Island Boathouse holds cultural significance for the community; and

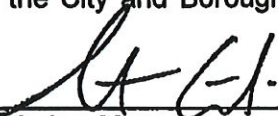
WHEREAS, the Sitka Maritime Heritage Society's goal through this grant application is to continue historic restoration of the Japonski Island Boathouse which is a distinctive waterfront structure built as a part of Sitka's Naval Air Station in 1941; and

WHEREAS, the Sitka Maritime Heritage Society proposes to contribute \$33,333 of in-kind, donated, and purchased resources to the project while requesting \$50,000 from the Historic Preservation Fund for Certified Local Governments; and

WHEREAS, the Sitka Maritime Heritage Society, if awarded the grant, will be obligated to follow all applicable federal, state, and city requirements regarding procurement, entity status, and reporting. If awarded, a municipal subgrantee agreement must be signed prior to commencement of the project and an administrative fee will be charged to the grant in accordance with Finance Department policy; and

NOW, THEREFORE, BE IT RESOLVED that the Assembly of the City and Borough of Sitka hereby supports the FY22 application of the Sitka Maritime Heritage Society for a \$83,333 grant through the Historic Preservation Fund Grant program for Certified Local Governments.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 23rd day of August 2022.



Steven Eisenbeisz, Mayor

ATTEST:



Sara Peterson, MMC
Municipal Clerk

1st and final reading: 8/23/2022

Sponsor: Administrator



Maritime Heritage Preservation Covenant
With Historic Preservation Fund Provisions
for the Japonski Island Boathouse

INTRODUCTION. This covenant agreement is made the 8th day of October, 2024 between the State of Alaska Department of Natural Resources: Office of History & Archaeology, 550 West 7th Avenue, Anchorage, Alaska, (hereafter referred to as the “Grantor”) and the City and Borough of Sitka, 100 Lincoln Street, Sitka, Alaska, (hereafter referred to as the “Grantee”) of the covenant. This covenant agreement is entered under *Alaska Statute 41.35* for the purpose of preserving the Japonski Island Boathouse that is important culturally, historically, and/or architecturally.

1. **The Subject Property.** This agreement creates a covenant on property legally described in Exhibit A. The Japonski Island Boathouse is located at 1490 Seward Avenue, Sitka, Alaska, (hereafter referred to as the “Subject Property”).
2. **Grant of covenant.** In consideration of the sum of \$ 20,000 received in grant-in-aid financial assistance from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a covenant for the purpose of assuring preservation of the Subject Property.
3. **Covenant required for Federal grant.** This covenant is granted as a condition of the eligibility of the Grantor for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the *National Maritime Heritage Grant Program*, under Code of Federal Domestic Assistance (CFDA) number 15.925. Federal Grant # P23AP01325. State-local grant # MHP 23-02.
4. **Conditions of covenant.**
 1. **Duration.** This covenant is granted for a period of seventeen (17) years commencing on the date when it is filed with the Sitka Recording District in the State of Alaska, in the United States of America.
 2. **Documentation of condition of the Subject Property at time of grant of this covenant.** To make more certain the full extent of Grantor’s obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is incorporated as Exhibit “B” at the end of this agreement. The Grantee has provided to the Grantor architectural drawings of the Subject Property. To complement Exhibit “B”, Grantee and/or the Grantor personnel

have compiled a photographic record, including photographer's affidavit, black and white photographs and negatives, or electronic image files saved as high-resolution images, photograph logs and a keyed location map. The Grantee agrees that the nature and condition of the Subject Property on the date of execution of this covenant is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this covenant in the Grantee's covenant file for the Subject Property.

3. ***Duty to maintain the Subject Property.*** The Grantee agrees to assume the cost of continued maintenance and repair of the Subject Property so as to preserve the architectural, historical, and/or archeological integrity of the Subject Property and its materials to protect those qualities that made the Subject Property eligible for listing in the National Register of Historic Places (or a Subject Property contributing to the significance of a National Register listed Historic District) throughout the effective date of this covenant.
4. ***Restrictions on activities that would affect historically significant components of the Subject Property.*** The Grantee agrees that no demolition, construction, alteration, remodeling, or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant exterior features or interior spaces identified as significant in Exhibit "B". Exterior construction materials, architectural details, form, fenestration, scale, and mass should not be adversely affected nor the structural soundness or setting altered without prior written permission of the Grantor affirming that such reconstruction, repair, refinishing, rehabilitation, preservation, or restoration will meet applicable standards prescribed by the Secretary of the Interior. These include *Standards for the Treatment of Historic Properties*, the *Standards for Historic Vessel Preservation*, and *Standards for Archeology and Historic Preservation*.
5. ***Restrictions on activities that would affect archeological resources.*** The Grantee agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources without prior written permission of the Grantor affirming that such work will meet the Secretary of the Interior's applicable *Standards for Archeology and Historic Preservation*.
6. ***Maintenance of recovered materials.*** The Grantee agrees to ensure that any material recovered will be placed in a repository that will care for the material in the manner prescribed in the applicable *Standards for Archeology and Historic Preservation* or will comply with the requirements of the Native American Graves Protection and Repatriation Act and with 36 CFR 79 and 43 CFR 10.
7. ***Right to inspect.*** The Grantee agrees that the Grantor, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written electronic notice to owner and grantee, to ascertain whether the conditions of this covenant agreement are being observed. However, in the case of any natural or man-made disaster or imminent endangerment to the Subject Property the covenant holder shall be granted access to the Subject Property with no prior notice.
8. ***Anti-discrimination.*** The Grantee agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C.



12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability.

9. ***Covenant shall run with the property; conditions on conveyance.*** This covenant shall run with the property and be binding on the Grantee, its successors, and assigns. The Grantee agrees to insert an appropriate reference to this covenant agreement in any deed or other legal instrument by which it divests itself in part or in whole of either the fee simple or other lesser estate in the Subject Property, or any part thereof.
10. ***Casualty Damage or Destruction.*** In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantee shall notify the Grantor in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grantee without the Grantor's prior written approval indicating that the proposed work will meet the Standards. The Grantor shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantee. If after reviewing the condition of the Subject Property, the Grantor determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Subject Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantor will notify the Keeper of the National Register in writing of the loss. The Keeper of the National Register will evaluate the findings and notify the Grantor in writing of any decision to remove the Subject Property from the National Register. If the Subject Property is removed, the Grantor will then notify the Grantee that the agreement is null and void. If the damage or destruction that warrants the property's removal from the National Register is deliberately caused by the gross negligence or other actions of the Grantee or successor owner, then the Grantor will initiate requisite legal action to recover, at a minimum, the Federal grant funds applied to the Subject Property which will then be returned to the U.S. Government.
11. ***Enforcement.*** The Grantor shall have the right to prevent and correct violations of the terms of this covenant. If the Grantor, upon inspections of the Subject Property, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Subject Property, the Grantor shall give the Grantee written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantor may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantee to restore the Subject Property to a condition that would be consistent with preservation purposes of the grant from the National Park Service. In any case where a court finds that a violation has occurred, the court may require the Grantee to reimburse the State of Alaska for all the State's expenses incurred in stopping, preventing, and/or correcting the



violation, including, but not limited to, reasonable attorney's fees. The failure of the Grantor to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

12. ***Effective date; severability.*** This covenant shall become effective when filed by the Grantee in the Office of the Recorder of the Sitka Recording District, Alaska with a copy of the recorded instrument provided to the Grantor for its covenant agreement file. If any part of this covenant agreement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the covenant agreement does not contain the particular part held to be invalid.
13. ***Amendments.*** The parties may by mutual written agreement jointly amend this covenant, provided the amendment shall be consistent with preservation purpose of this covenant agreement and shall not reduce the regulatory controls listed in the conditions of this covenant agreement. Any such amendment shall not be effective unless it is executed in the same manner as this covenant, refers expressly to this covenant, and is filed with the Sitka Recording District.

Special Provisions regarding Dual Funding Sources for the Subject Property

1. ***Dual Funding Sources.*** The subject property has received grant assistance from two separate programs of the National Park Service, as administered by the State of Alaska. From the ***Historic Preservation Fund Grant Program***, under Code of Federal Domestic Assistance (CFDA) 15.904, the State of Alaska issued State-Local HPF grant # 23011 (Federal Grant P23AF01075). From the ***National Maritime Heritage Grant Program***, under CFDA number 15.925 the State of Alaska issued State-Local grant # MHP 23-02 (Federal Grant P23AP01325).

2. ***Concurrent Duration with HPF Covenant.*** The present Historic Preservation Fund (HPF) covenant will run concurrent with this Maritime Heritage (MH) covenant through June 2027. Any subsequent HPF grant assistance to the subject property will be covered under the remaining 17 years of this MH covenant up through June 2044 or until the subject property receives more than \$750,000 in HPF grant assistance, whichever occurs first.

3. ***Secretary of Interior Standards.*** While the present HPF covenant is in effect, or when any subsequent HPF grant assistance is used in the subject property during the term of the Maritime Heritage covenant, all work shall also conform to and apply the appropriate Secretary of Interior Standards, including the *Standards for the Treatment of Historic Properties*, *Standards for Rehabilitation*.

4. ***Public access.*** When the present HPF covenant or any subsequent HPF grant assistance is used in the subject property, public access is required under certain conditions. If the grant-assisted work is clearly visible from a public right-of-way, public access to the property is not required. Public access is also not required when interior development work (such as electrical or plumbing repairs) would not be visible if general access to property were to be provided. However, when the grant-assisted work is not clearly visible from the



public right-of-way, or if the interior has any architecturally or historically significant features, the Grantee agrees to provide public access to view the grant-assisted work or features no less than 12 days a year. Dates and times when the Subject Property will be open to the public must be annually published through local media that best serves the community. Documentation of the annual notice shall be provided to the Grantor. At the option of the Grantee, the relevant portions of the Subject Property may also be open at other times in addition to the scheduled 12 days a year. Charging a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area is allowable.

To implement public access, Grantee shall make reasonable accommodations to disabled persons. Federal law does not require an owner to make every part of the property accessible. For public access periods, audio-visual materials or presentations may be used to depict inaccessible areas or features of the property.

This instrument reflects the entire agreement of Grantor and Grantee regarding the subject covenant. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument. In witness whereof, Grantor and Grantee have set their hands under seal on the dates set forth below.

Owner/Grantee: *City and Borough of Sitka*

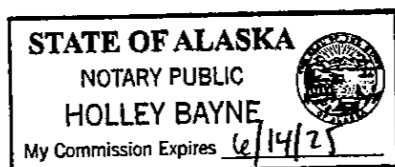
Signature: *Sara Peterson, Acting Administrator* *9-27-24*

Name & Title: *Sara Peterson, Acting Municipal Administrator*

Date

STATE OF ALASKA, FIRST JUDICIAL DISTRICT, S.S.

On this the *27* day of *September*, *2024*, before me the undersigned, a Notary Public for said State, personally appeared *Sara Peterson*, to me personally known, who stated that he/she is *Acting Municipal Administrator of City & Borough of Sitka*, and that the foregoing instrument was signed on behalf of said organization, and that as such officer, he/she acknowledged executing the foregoing instrument as a voluntary act for the organization.



Holley Bayne
SIGNATURE: NOTARY PUBLIC



Grantor: *State of Alaska Department of Natural Resources: Office of History and Archaeology*

Signature: *Judith E. Bittner*

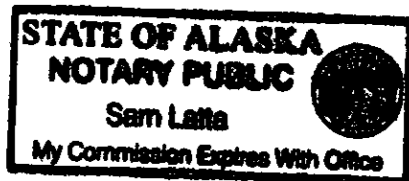
Name & Title: *Judith E. Bittner, State Historic Preservation Officer*

10/08/2024

Date

STATE OF ALASKA THIRD JUDICIAL DISTRICT, S.S.

On the 8 day of October, 2024, before me the undersigned, a Notary Public for said State, personally appeared *Judith Bittner*, who stated that she is the duly appointed and actively serving State Historic Preservation Officer, and that she executed the foregoing covenant agreement as her voluntary act and as the voluntary act of the *Office of History and Archaeology*.



[Signature]
SIGNATURE: NOTARY PUBLIC

After Recording, Return Original Document to the Owner:

Owner Name and Address:

City & Borough of Sitka
100 Lincoln Street
Sitka, Alaska 99835
Attn: Amy Ainslie, Planning Dept.

And, Two (2) Certified Copies to the OHA:

State of Alaska: Office of History & Archaeology
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501
Attn: Grants Administrator
907-375-7751

Official State Business: No Charge

Exhibit A to the Covenant Agreement:

TRACT A OF ALASKA STATE LAND SURVEY NO. 88-62, CONTAINING 0.493 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE SITKA RECORDING DISTRICT ON SEPTEMBER 14, 1992, AS PLAT 92-19.



EXHIBIT B TO THE COVENANT AGREEMENT:

Significant Character-Defining Interior Spaces and Features

- The Central Bay (also referred to as the Boat Repair Bay) is the main and central interior space of the Boathouse. It is a large, open space that contains a metal mobile cradle on tracks used to haul boats in and out of the water (see attached photos).
- The interior of the one-story, wood frame, shed-roofed addition measuring 23'9" x 34' on the western side (Shop Wing) of the boathouse contains the original shipwright's workshop which includes a variety of wood-working tools and equipment (see attached photos).
- The interior of the one-story, wood frame, shed-roofed addition measuring 16' x 42'10" on the eastern side of the boathouse (Storeroom Wing) contains the original cubicles for the storage of a wide variety of parts used in building and repairing of boats (see attached photos).

Additional Features:

Central Bay (Boat Repair Bay)

- Open studs, exposed trusses
- Sloped floor with railway tracks and boat cradle

Shop Wing (West side)

- Spacious, open
- Outer section of floor one step down
- Built-in benches on both sides
- Flap doors at each end for long boards to come in and out
- Double doors to boat repair bay
- Small room at southern end

Storeroom Wing (East side)

- Built-in benches, bins, and cubical bins on central wall

Common to Both Wings

- Tall, sloped ceiling from main structure
- Central interior wall of each wing is the exposed exterior wall of the central structure
- Painted walls and some doors, with storage wing showing evidence of four separate rooms (colors include gray, blue gray, green, white)
- Worn, natural wood floor
- Industrial lighting and wiring
- Minimal trim



Significant Character-Defining Exterior Spaces and Features

- The boathouse, constructed in 1941, is a rectangular, one-story, wood frame, gable-roofed building, measuring 25'3" x 45'10" with two shed-roofed additions and a gable-roofed addition. The building is oriented with its main gable roof running from northwest to southeast.
- The main gabled-roofed wood frame building (Central Bay) opens to Sitka Channel to provide access for boats and has no doors. Steel rails from the historic period are extant and extend from the southeast opening down the shore into the Sitka Channel.
- A rectangular, one-story, wood frame, shed-roofed addition measuring 16' x 42'10" parallels the eastern side of the main gabled-roofed building (Storeroom Wing).
- A rectangular, one-story, wood frame, shed-roofed addition measuring 23'9" x 34' parallels the western side of the main gabled-roofed building (Shop Wing).

Additional features:

- Original shiplap wood siding sheaths the building and its shed-roofed additions.
- Shed-roof additions with irregular setbacks
- Deep eaves
- Double loading doors at NW end of shop wing
- Door at NW end of shop wing
- Two separate entry doors on long side of NE (storage) wing
- Wood doors, mostly five-panel
- Moderately low building height, moderately compact massing
- Open space around building with unimpeded views on three sides
- Concrete stem wall on three sides of Boat Repair Bay
- Heavy roof trusses, open span in Boat Repair Bay
- Fabric curtain mounted at top of main opening of Boat Repair Bay
- Simple exterior trim with corner boards and window and door casing
- 4-lite hopper-style wood windows, regularly spaced on both wings
- Siding painted white, with trim, sash, doors turquoise or white (circa 1950s)
- Corrugated metal sheaths the roof on the main building and its two additions.





Japonski Island Boathouse - Building 309 (circa 1945)



Southeast side of the boathouse (circa 1960)

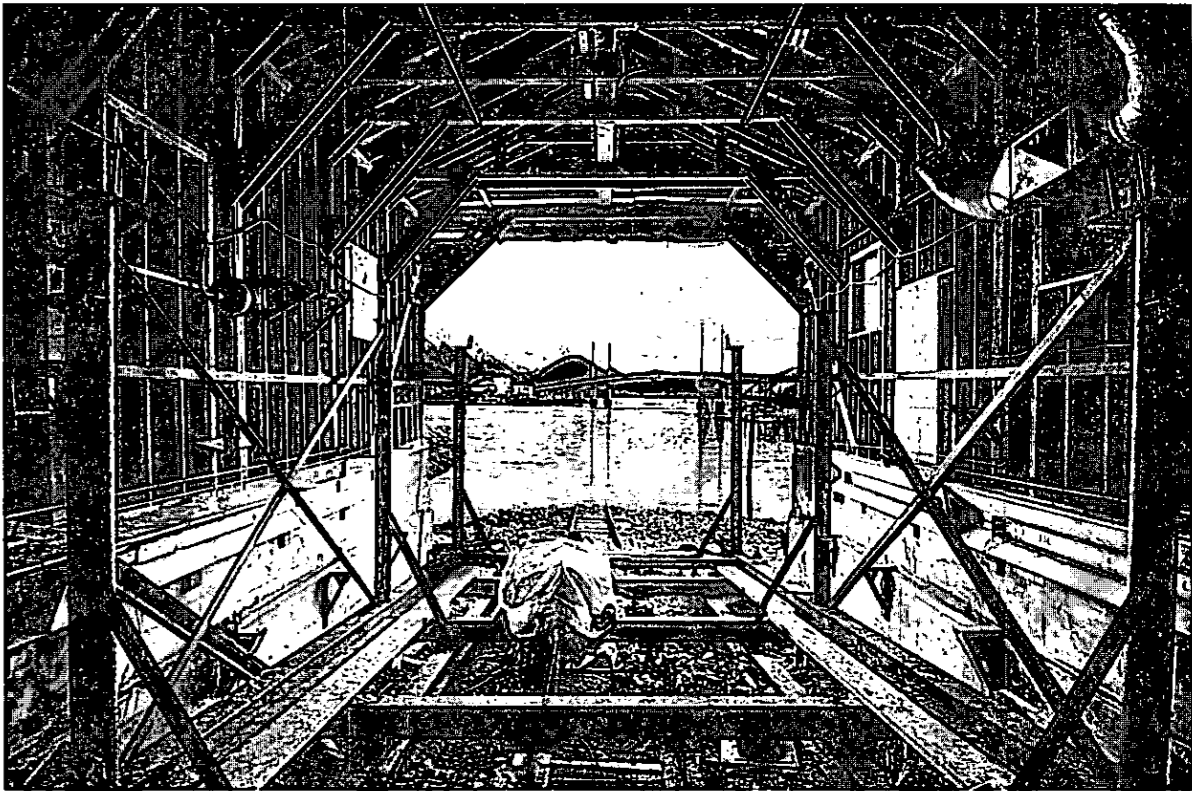


Northwest side of the boathouse (circa 1960)



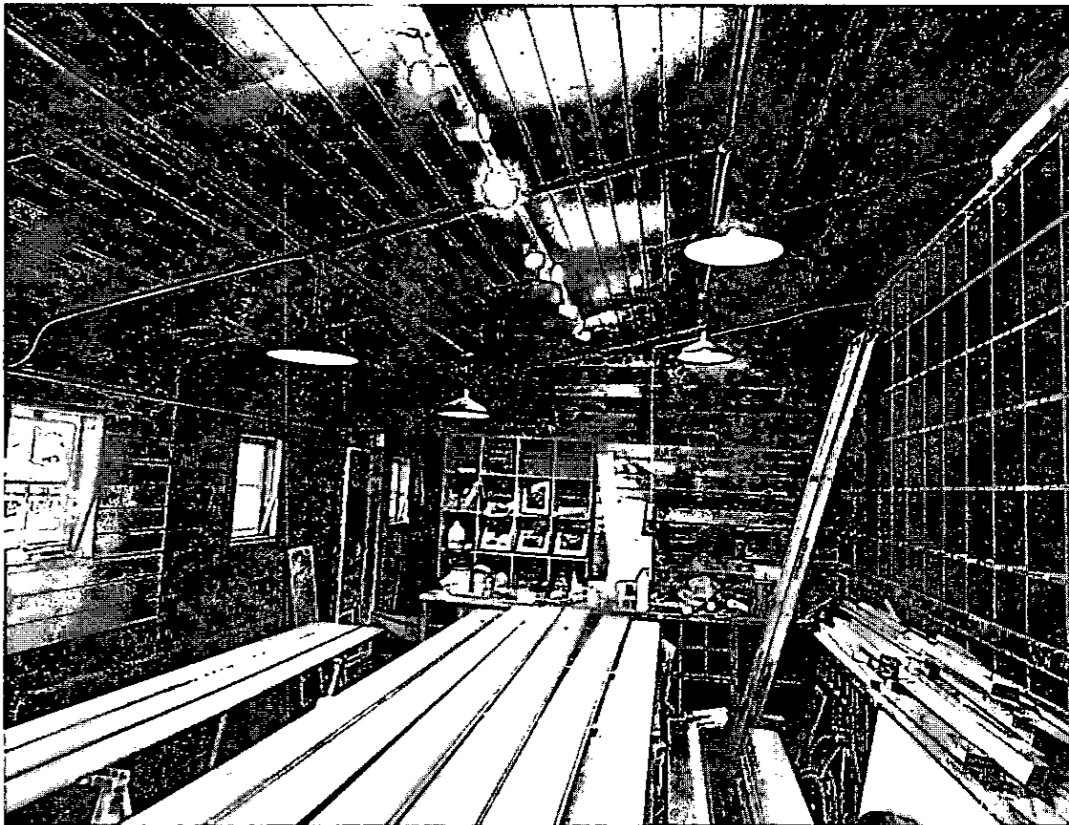


Japonski Island Boathouse - Southern side & entrance to marine ways (circa 1980)



Interior View of the marine ways - looking southeast (circa 1970)



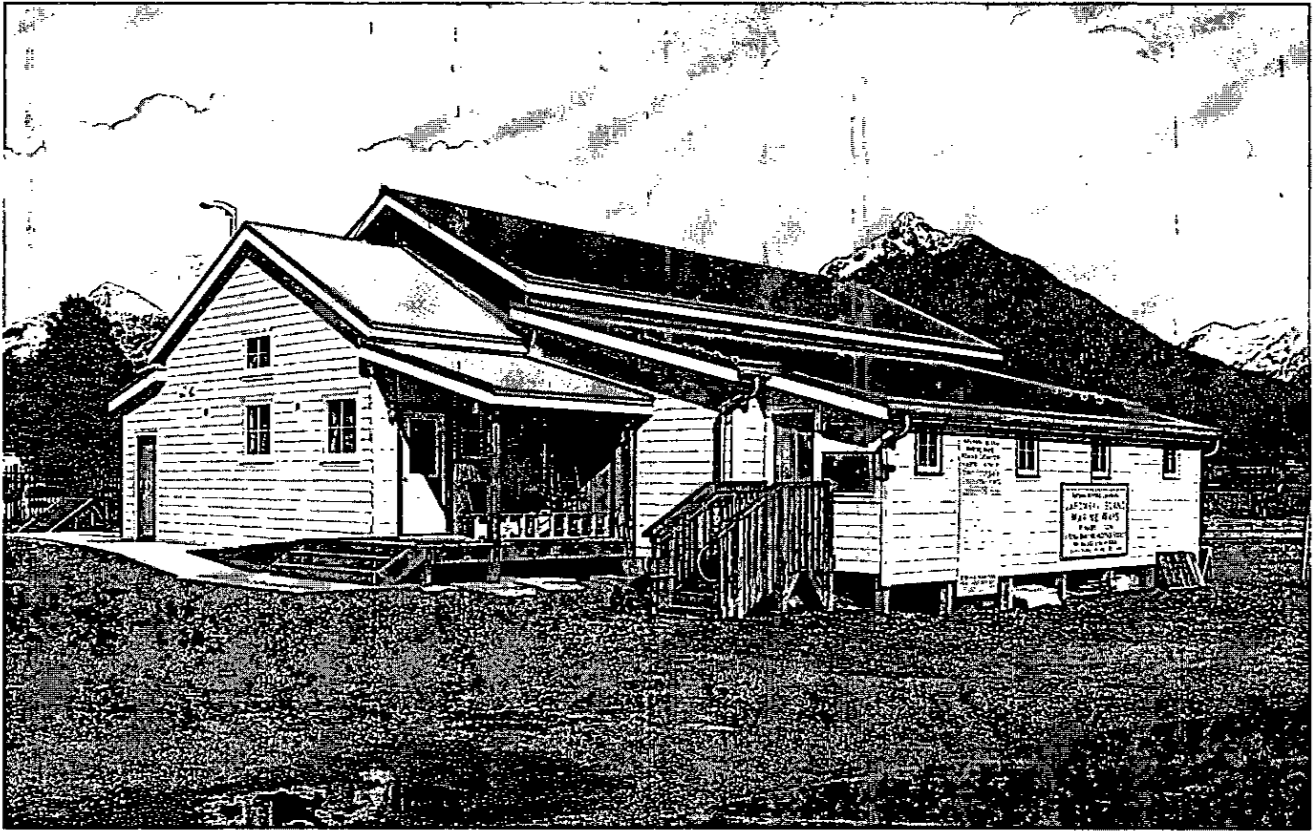


Interior of the eastern wing/addition (2024)

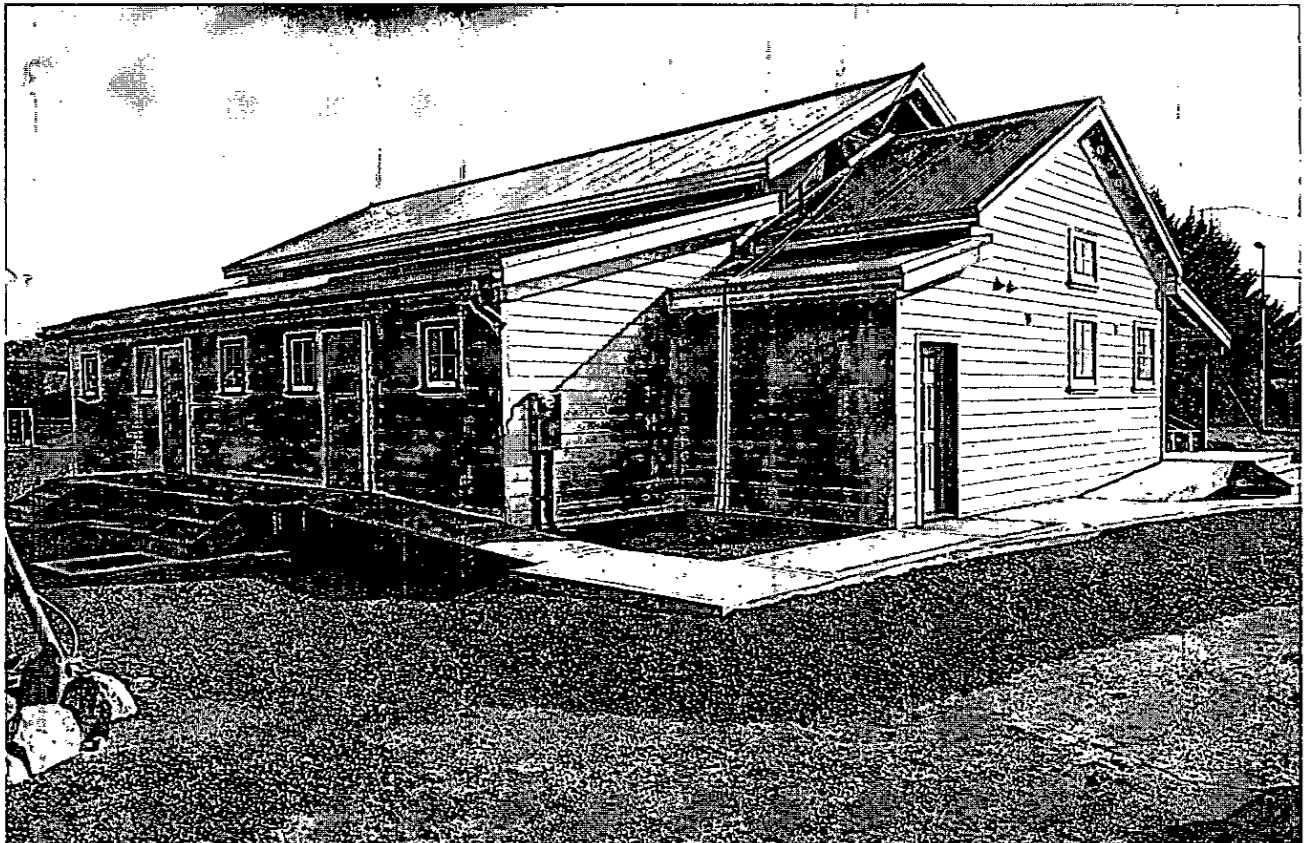


Interior of the western wing/addition (2024)





Northwest view, Japonski Island Boathouse (2024) - looking Southeast



Northeast view, Japonski Island Boathouse (2024) - looking Southwest

