CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda
February 22, 2024 at 5:00pm
City Hall Conference Room 224
https://juneau.zoom.us/j/83640990778

A. **CALL TO ORDER**

B. **LAND ACKNOWLEDGEMENT**
We acknowledge the Áak'w Kwaan and T'aaku ´Kwaan as the original owners and inhabitants of the City & ´Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. **ROLL CALL**

D. **APPROVAL OF AGENDA**

E. **APPROVAL OF MINUTES**
1. 01.10.2024 HRAC draft minutes
2. 01.10.2024 HRAC Annual Retreat draft minutes

F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

G. **AGENDA TOPICS**

2. **New Business**
    a. Telephone Hill
        1. Structural Report
        2. Section 106
        3. Historic Buildings Survey Update

H. **STAFF REPORT**

I. **COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

J. **NEXT MEETING DATE** – March 6, 2024

K. **ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda
January 10, 2024 at 5:00pm
City Hall Conference Room 224
DRAFT MEETING MINUTES

A. **CALL TO ORDER**
Chair Jones called the meeting to order at 5:01 PM.

B. **LAND ACKNOWLEDGEMENT**
We acknowledge the Áak'w Kwaan and T'aaku Kwaan as the original owners and inhabitants of the City & Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. **ROLL CALL**
Committee Members Present: Zane Jones, Eric Moots, Chuck Smythe, Gary Gillette, and Dorene Lorenz.
Committee members present via zoom: Jerrick Hope-Lang.
Committee members absent: Shannon Crossley, Don Harris, and Steve Winker
Staff present: Forrest Courtney, CDD Planner
Members of the public present: Skip Gray, Tony Tengs, and Joshua Adams.

D. **APPROVAL OF AGENDA**
Chair Jones motioned that the agenda be approved with no additions, Ms. Lorenz seconded the motion. Motion approved. 6-0 .

E. **APPROVAL OF MINUTES**
1. 12.06.2023 HRAC draft minutes
Mr. Gillette motioned to approve the minutes with the corrected spelling of Ms. Lorenz's name from the December 6, 2023, HRAC meeting; Ms. Lorenz seconded the motion. Motion approved. 6-0.

F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
Mr. Gray, Mr. Tengs, and Mr. Adams provided public testimony.

G. **AGENDA TOPICS**

2. **Old Business:**
    1. DIA Invitation – Chair Zane updated the committee on his progress in communicating with a representative of DIA. No action taken.
    2. Douglas Cemeteries Letter – The committee continued to discuss their support of CBJ assuming responsibility for cemetery maintenance. No action taken.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

H. **STAFF REPORT –** Mr. Courtney introduced the two new voting members of the advisory committee, Mr. Hope-Lang and Mr. Winker.

I. **COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

J. **NEXT MEETING DATE** – February 7, 2024

K. **ADJOURNMENT**
Mr. Moots motioned that the committee at 5:44 PM adjourn the January 10, 2023, HRAC meeting, Ms. Lorenz seconded the motion. Motion approved. 6-0.

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

Historic Resources Advisory Committee Agenda
ANNUAL RETREAT
January 10, 2024, Immediately Following the Regular January Meeting
City Hall Conference Room 224 / Zoom Webinar
DRAFT MEETING MINUTES

A. **CALL TO ORDER**
Chair Jones called the meeting to order at 5:06 PM.

B. **LAND ACKNOWLEDGEMENT**
We acknowledge the Áak'w Kwaan and T'aaku ´Kwaan as the original owners and inhabitants of the City & ´Borough of Juneau. We are grateful to be here in your ancestral homeland as we come to you from areas of Alaska and beyond. We are thankful that you have permitted us to live here and make this land our home. Gunalchéesh.

C. **ROLL CALL** – Zane, Eric, Jerrick, Chuck, Gary, Dorene
Committee members present in person: Zane Jones, Eric Moots, Chuck Smythe, Gary Gillette, and Dorene Lorenz.
Committee members present via zoom: Jerrick Hope-Lang.
Committee members absent: Shannon Crossley, Don Harris, and Steve Winker
Staff present: Forrest Courtney, CDD Planner
Members of the public present: Skip Gray and Joshua Adams.

D. **APPROVAL OF AGENDA**
Mr. Moots motioned to change the order of the agenda to address elections first, Mr. Smythe seconded the motion. Motion approved. 6-0.

E. **APPROVAL OF MINUTES**
None.

F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
None.

G. **AGENDA TOPICS**

2. **New Business:**
    1. Officer Elections – Mr. Courtney read the role of the officers. Ms. Lorenz motioned to approve 2024-2025 officers as slated, Mr. Smythe seconded the motion. Motion approved. 6-0.
        a. Recorder – Eric Moots
        b. Vice-Chair – Shannon Crossley
        c. Chair – Zane Jones

    Mr. Smythe left the meeting at 5:58PM.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

2. 2024 Goals – The committee worked to set HRAC's 2024 goals, a draft work plan is set to be adopted at the February 7, 2024, meeting. No action.
3. Annual Report to the Assembly - Mr. Jones, Ms. Crossley, and Mr. Moots will work to provide a draft report to CDD staff by the February 7, 2024 meeting. No action.

H. **STAFF REPORT**
None.

I. **COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**
None.

J. **NEXT MEETING DATE** – February 7, 2024

K. **ADJOURNMENT**
Ms. Lorenz motioned to adjourn the 2024 Annual Retreat at 7:02 PM, Mr. Gillette seconded the motion. Motion approved. 5-0.

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

STRUCTURAL CONDITION SURVEYS

TELEPHONE HILL, JUNEAU, ALASKA

PREPARED BY

Janice Wells, PE, Structural
Jake Horazdovsky, PE, Structural
Tobias Bjerklie, EIT, Structural
Zach Miller, EIT, Structural

RESPEC
9109 Mendenhall Mall Road, Suite 4
Juneau, Alaska 99801

PREPARED FOR

First Forty Feet
412 NW Couch Street, Ste 405
Portland, OR 97209

NOVEMBER 2023

Project Number I1817.23001; RSI-3411

EXECUTIVE SUMMARY

Telephone Hill is located in downtown Juneau, Alaska. This neighborhood consists of historic homes that were built between 1882 and 1947. The City and Borough of Juneau owns this neighborhood and is exploring potential options for redeveloping the land. RESPEC Company, LLC (RESPEC) was retained to provide a structural condition survey of each of the seven residences.

The inspection performed was a visual assessment of the condition of the structure at the time of inspection. RESPEC did not perform inspections for mold, hazardous materials, or document general code non-conformance. Our observations are primarily structural with extreme cases noted.

In general, these buildings were constructed before building codes were adopted and were built by the knowledge of the carpenters that constructed them. They do not benefit from any of the modern code requirements for gravity/snow loading, lateral/seismic systems, detailing for load transfer, etc. that provide an appropriate level of safety for the occupants of these homes.

Figure ES- 1. Telephone Hill, Juneau, Alaska.

TABLE OF CONTENTS

1.0 124 DIXON STREET, JUNEAU, ALASKA

Residence Inspected:	124 Dixon Street
Date of Inspection:	October 29, 2023
Inspectors:	Janice Wells, PE

1.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building at 124 Dixon Street was built in 1910, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is three-stories with concrete basement walls, wood framing above, and a gable roof system with rafters. The building appears to have a conventional footing with a slab-on-grade. The neighborhood is located on shallow bedrock. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the east side of the residence.

1.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 1-1 through 1-30.

EXTERIOR

Figure 1-1. South and East Side of the Building.

Figure 1-2. Large Concrete Crack on the South Wall.

Figure 1-3. Rusted Hardware Connections on the Deck Framing.

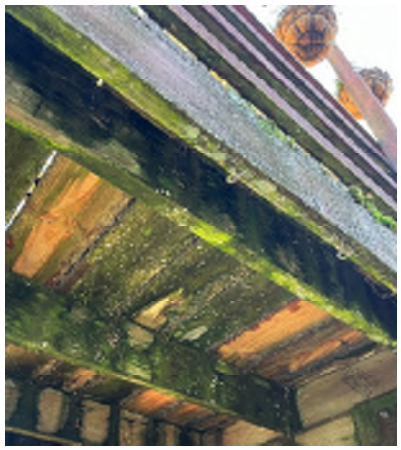


Figure 1-4. A Significant Amount of Moss on the West Side of the Deck Framing.

Figure 1-5. West Side of the Building.

Figure 1-6. The Drainpipe Ends Abruptly in Mid-Air and Does Not Direct Water Away From the Foundation.

Figure 1-7. Replaced and Repainted Pieces of Siding.

Figure 1-8. Rotten Window Sill.

Figure 1-9. A Door More Than 6 Feet Above Ground With No Stairs.

Figure 1-10. The Drainpipes Are Disconnected, and Water Is Not Directed Away From the Building.

Figure 1-11. North Side of the Building.

Figure 1-12. A Large, Deep Concrete Crack on the North Wall. No reinforcement is observed.

Figure 1-13. Visible Wood Framing in the Deep Crack Where Water Infiltrates the Basement.

Figure 1-14. A Hole in the Siding That Can Allow Water or Animals in the Wall Cavity.

Figure 1-15. East Side of the Building With Wooden Gutters.

Figure 1-16. Exposed Wood Beneath the Siding Is Rotten.

Figure 1-17. Fuel Tank Wedged in the Space Under the stairs.

Figure 1-18. The Stair Member Was Cut to Allow for the Vent Pipe at the Top of the Tank.

Figure 1-19. Undermining of the Road at the Interface Between the Two Retaining Wall Systems.

Figure 1-20. A Long Crack on the Side of the Stringer.

MAIN LEVEL

Figure 1-21. Very Few Sheetrock Cracks Were Observed on the Main Level.

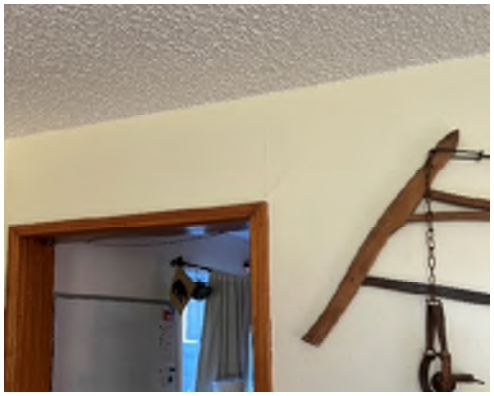


Figure 1-22. A Diagonal Crack Above the Door Frame.

UPPER LEVEL

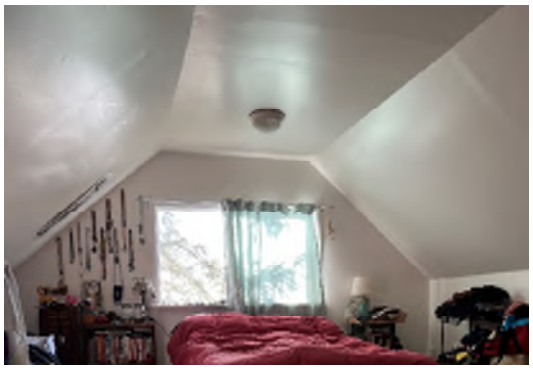


Figure 1-23. The Wood Framing Is Not Visible at the Edges Because the Upper Level Is Fully Finished.

Figure 1-24. The Only Cracks Observed Were at the Sheetrock Panel Joints.

BASEMENT

Figure 1-25. Staining on the Ducting Indicating Past Leaks.

Figure 1-26. Water Heater Without Seismic Strapping.

Figure 1-27. Many Signs of Water Infiltration Exist on this Concrete Wall From the Discoloration. The sill plate is rotten from the outside.

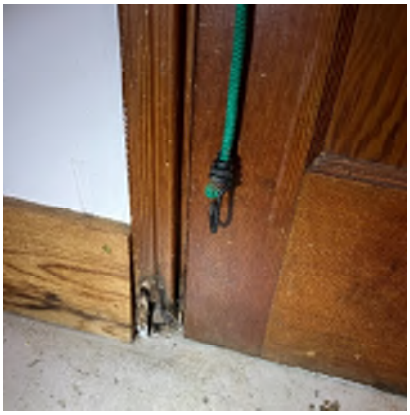


Figure 1-28. Bottom of the Door Frame Trim Is Rotten, Indicating Water Damage.

Figure 1-29. Wood at the Bottom of the Stairs Has Some Water Damage.

Figure 1-30. Channel Under the Stairs Where Water Frequently Flows In. This is the location of the large concrete crack on the north side wall.

1.3 DISCUSSION/CONCLUSION

This building is generally in fair condition for its age. Rusted hardware at post and beam connections, chipped paint, some rot, and significant moss growth exist. The extent of the rot below the siding on the east side of the building is unknown.

The foundation is in fair condition for a structure that is 113 years old. There are issues that need to be addressed, including concrete cracks and a lack of reinforcement. A large concrete crack exists on the north and south sides of the building. Minimal cracks to the finishes inside the residence were seen. Buildings constructed in the early 1900s do not have the same standards for code minimums that we do today. Reinforcement in the concrete walls is unlikely and would not meet the current minimum standards. Reinforcements were not observed during the inspection. Water frequently flows in the basement on the residence's north side at the foundation crack's location. The bottom of the trim in the basement is rotten, indicating water has previously reached it. At a minimum, the cracks can be sealed to help minimize water infiltration and a water proof membrane can be installed on the outside of the foundation. Full repair would include replacement of the foundation, which would include installing a properly reinforced foundation with a modern water proofing system.

The roof is likely a rafter style roof; there is no access to determine the sizes of the rafters. The snow load capacity of the roof is unknown. The heat loss of the building through the roof is likely melting the accumulated snow (referred to as a hot roof). If the roof insulation was increased to meet current standards, the roof would retain more snow, which could exceed the roof framing and connection capacity. If additional insulation is considered, the roof must be analyzed and retrofitted.

Most of the lateral force resisting system was not observed with the finishes in place. In the basement, a tongue-and-groove floor decking is visible. Without plywood, the tongue-and-groove boards can resist lateral forces well in one direction but not in the other. The exterior walls of the building are likely not sheathed with plywood. While the building has stood since 1910, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

Although the structure would not meet the requirements of the current codes, there are provisions in the International Existing Building Code for existing and historic buildings. If the finishes were removed, a more thorough inspection could be performed of the structural members. The building could be analyzed for current standards and a framing and seismic retrofit could be performed. Rotten members could be replaced and deteriorated finishes could be replaced. At a minimum, the home needs to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property.

2.0 125 DIXON STREET, JUNEAU, ALASKA

Residence Inspected:	125 Dixon Street
Date of Inspection:	October 24, 2023
Inspectors:	Janice Wells, PE, and Zach Miller, EIT

2.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building at 125 Dixon Street was built in 1900, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is two-stories with concrete basement walls, wood framing above, and a hip-and-gable roof system with trusses. The building appears to have a conventional footing with a slab-on-grade. The neighborhood is located on shallow bedrock. The residence was unoccupied during RESPEC's inspection. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the west side of the residence.

2.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 2-1 through 2-38.

Figure 2-1. West Side of the Building.

Figure 2-2. Three Holes in the Window That Could Allow Water to Enter the Building.

Figure 2-3. Roof Members on the Canopy Appear Rotten. No uplift connection exists between the post and beam.

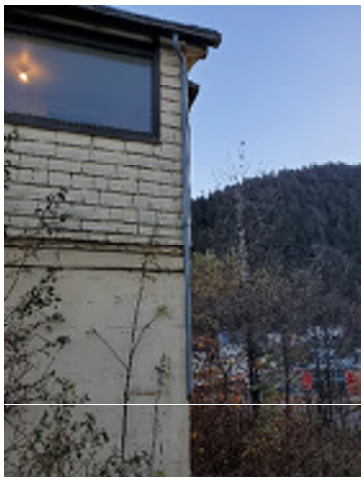


Figure 2-4. Drainage Pipe Ends Abruptly Mid-Air and Not Directing Water Away From the Foundation.

Figure 2-5. South Side of the Building.

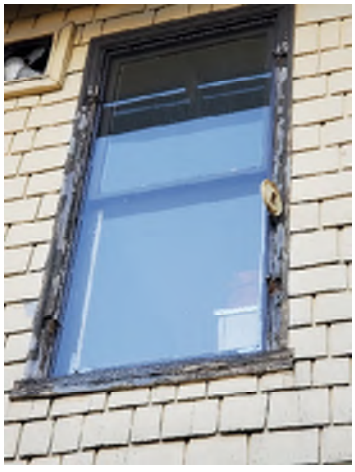


Figure 2-6. Window Sill Is Visibly Rotten. The louver cover is missing, which could lead to water infiltration and rot and mold in the wall.

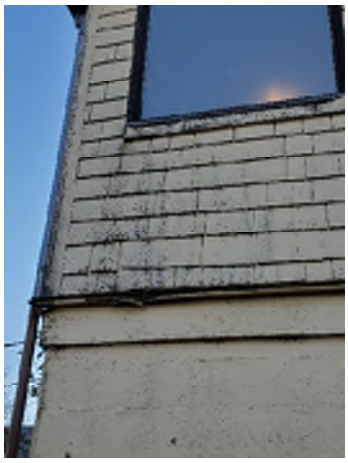


Figure 2-7. Black Mold on the Siding at the Southwest Corner.

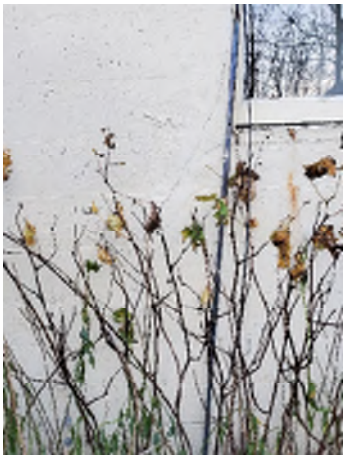


Figure 2-8. Cracks in the Concrete Wall. One crack has been patched.

Figure 2-9. East Side of Building With Moss on the Roof.

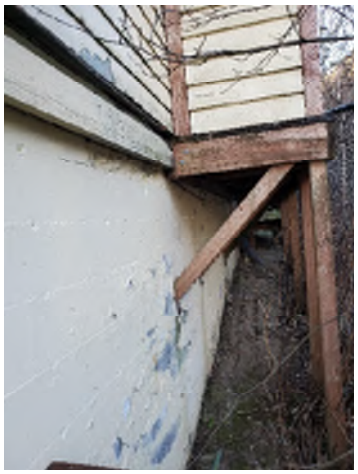


Figure 2-10. Paint Flaking Off the Concrete Wall and Spalled Concrete at the Top of the Concrete Wall.

Figure 2-11. North Side of the Building.

Figure 2-12. Tank Is Not Seismically Anchored.

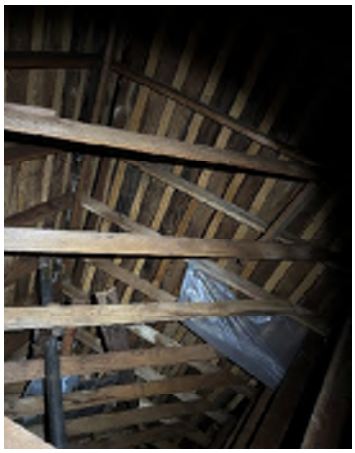


Figure 2-13. Attic Trusses and Most of the Wood Appears Dry. The roof rafters and site built trusses are under sized for current snow loads.

Figure 2-14. Masonry Chimney Constructed With an Angle at the Top. The chimney is unreinforced masonry; if an earthquake occurred, the chimney may collapse.

Figure 2-15. Daylight Is Visible Through Holes in the Northwest Corner of the Roof, Which Allows Water to Penetrate the Roof. This is the cause of the water damage seen on the ceiling of the second level. A roof replacement is in progress.

Figure 2-16. Indications of Previous Leak Repairs. Water infiltration can cause the structural members to rot. The roof rafters and site built trusses are under sized for current snow loads.

INTERIOR SECOND FLOOR

Figure 2-17. Significant Water Damage to the Ceiling Below the Roof Leak. The light fixture was not tested because of signs of water infiltration.

Figure 2-18. Ceiling Paint Is Cracked and Falling From the Water Infiltration. How extensive the water damage is or if there is mold is unknown without a destructive investigation.

Figure 2-19. Inadequate Framing to Support the Closet Used for Attic Access.

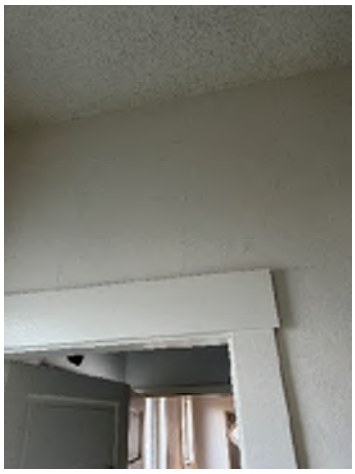


Figure 2-20. Sheetrock Cracks on the Wall in the Bathroom.

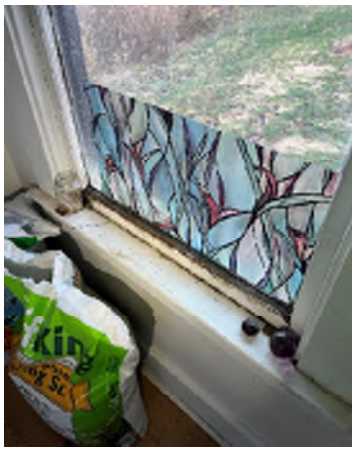


Figure 2-21. Rotting Window Frames.

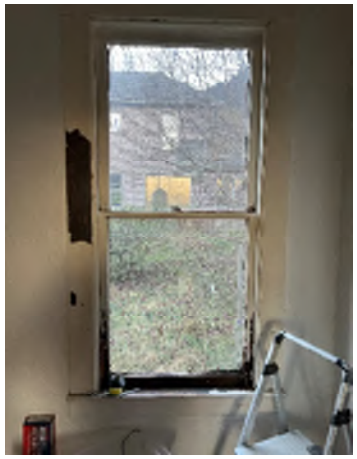


Figure 2-22. Rot in the Window Frames.

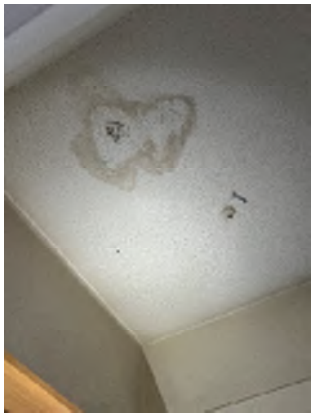


Figure 2-23. Water Damage, Cracks, and Exposed Wiring in the Closet on the Northeast Side of the Building.

Figure 2-24. Sagging Ceiling Panel in the Kitchen From Water Damage.

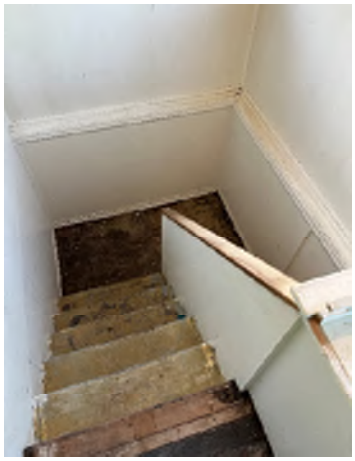


Figure 2-25. Much of the Flooring Was Removed, Leaving the Subfloor Unprotected.

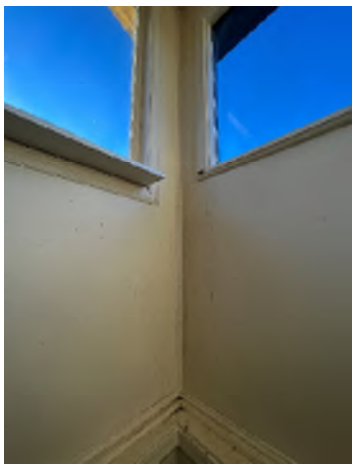


Figure 2-26. Water Staining on the Wall Indicating Leaking Windows.

INTERIOR FIRST FLOOR

Figure 2-27. Wall Finishes Have Detached.

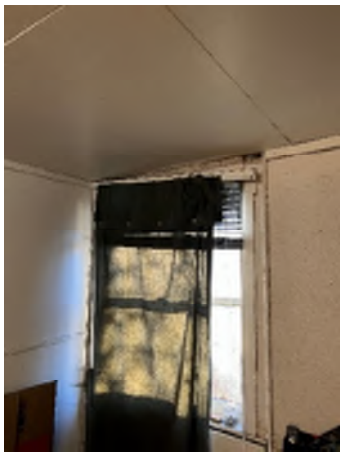


Figure 2-28. The Curtain Rod Is Detached From the Wall.

Figure 2-29. Wall Panel Has Detached From the Wall.

Figure 2-30. Bottom of the Wall Panel Has Water Damage.

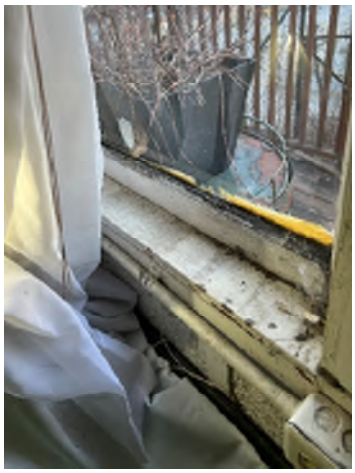


Figure 2-31. Window Sill Is Rotten.

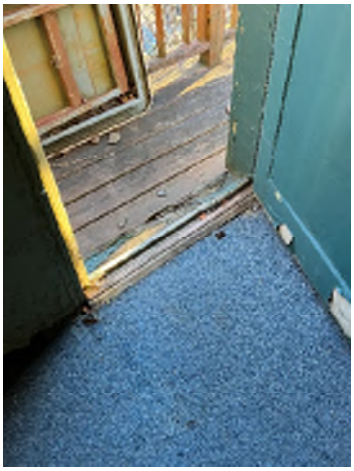


Figure 2-32. Door Jam Is Rotten. The door does not fully seal in the frame.

Figure 2-33. Signs of Leaks Exist With the Staining on the Side of the Unit.

Figure 2-34. Signs of Leaks Exist at the Pipe Connections.

Figure 2-35. Signs of Leaks and Corrosion Exist at the Pipe Connections.

Figure 2-36. No Seismic Strapping Around the Water Heater.

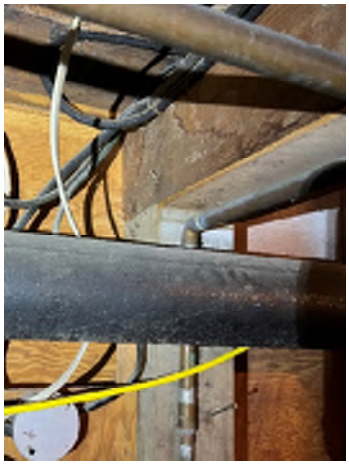


Figure 2-37. Columns Are Toe-Nailed at the Top to the Beam. No positive connection at the base of the column to the concrete exists.

Figure 2-38. A Pipe Supporting a Beam With No Positive Connections at the Top or Base.

2.3 DISCUSSION/CONCLUSION

This building has visually deteriorated. Chipped paint, siding, and a lack of floor coverings exist. It appears the roof was in the process of being replaced, but there are holes in the old portion of the roof. Rot in the window frames, mold on the siding, and signs of pipe leaks indicate water has infiltrated the building. With the finishes in place, the extent of the water damage and the effect on the structural elements is unknown. The framing of the building is with rough-sawn, old-growth lumber. Most of the visible wood appears to be dry.

Buildings constructed in the early 1900s do not have the same standards for code minimums that we do today. Reinforcement in the concrete walls or slab is unlikely; if it does exist, it most likely does not meet current minimum standards.

The attic is poorly insulated. The heat loss of the building through the roof is likely melting the snow. If the attic was insulated to current standards, the roof would have a higher load, likely exceeding the roof framing and connections capacity. If additional insulation is considered, the roof will need to be analyzed, and the trusses will likely need to be replaced.

The lateral resisting system is inadequate. The columns observed are sitting directly on the slab without a connection to the concrete. The top of the columns may or may not be toe-nailed to the beam they are supporting. In a seismic event, posts can shift out from under the beam they are supporting without positive connections. The roof and floor diaphragms appear to consist of tongue-and-groove boards. Without plywood, the tongue-and-groove boards can resist lateral forces well in one direction but not in the other direction. While the building has stood since 1900, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. If the finishes are removed, a more thorough inspection could be performed of the structural members. The building could be analyzed for current standards, and a framing and seismic retrofit could be performed. Rotten wood could be replaced, mold could be remediated, and deteriorated finishes could be replaced. At a minimum, the home needs to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property.

3.0 128 DIXON STREET, JUNEAU, ALASKA

Residence Inspected:	128 Dixon Street
Date of Inspection:	October 24, 2023
Inspectors:	Janice Wells, PE, and Zach Miller, EIT

3.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building at 128 Dixon Street was built in 1935, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is three-stories with primarily wood-framing, a concrete retaining wall on one side of the basement, and a gable roof system with rafters. The building appears to have a conventional footing with an boards over an unfinished floor. The neighborhood is located on shallow bedrock. The project site is illustrated in Figure ES-1. The residence's main portion was unoccupied during RESPEC's inspection; the apartment was occupied by a tenant.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the east side of the residence.

3.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 3-1 through 3-42.

Figure 3-1. East Side of the Building.

Figure 3-2. Drainpipe Is Disconnected and the Deck Framing Appears Rotten.

Figure 3-3. Plant Growth indicates Build-up in Gutter.

Figure 3-4. Rotten Gates, Railings, and Deck Framing Pose a Safety Hazard and Should Not Be Used.

Figure 3-5. North Side of the Building.

Figure 3-6. The Beam Supporting the Deck Is Shimmed Likely Due to Rot. No connection exists between the beam to deck framing.

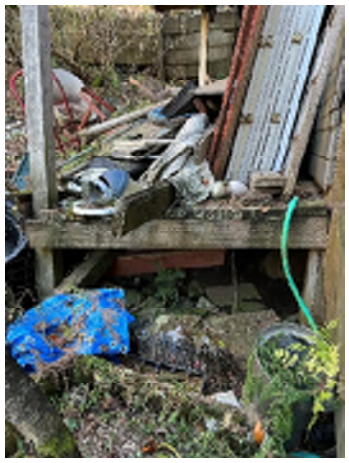


Figure 3-7. Moss and Rot on the Deck.

Figure 3-8. Failed Wooden Retaining Wall.

Figure 3-9. Peeling Paint and Fixtures Missing Bulbs; Open Fixtures or Exposed Wiring Can Be Hazardous.

Figure 3-10. Rotten Windowsill and Siding in Poor Condition.

Figure 3-11. West Side of the Building.

Figure 3-12. The Collapsed Greenhouse.

Figure 3-13. South Side of the Building and Rotten Deck.

Figure 3-14. A Door Without Stairs Approximately 6 Feet Above the Ground. Some of the framing around the door is rotten.

Figure 3-15. Failed Chimney Foundation Wall. Collapse Hazard.

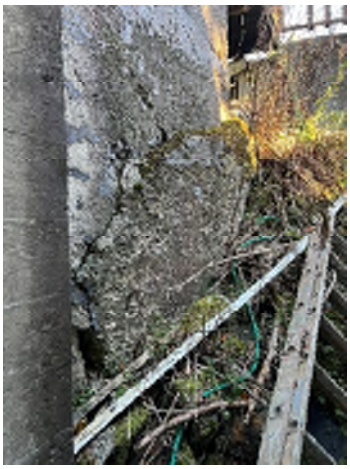


Figure 3-16. Cracked Concrete Wall/ Failed Foundation, Possibly From Flexure and Shifting. No reinforcement was observed. Collapse Hazard.

Figure 3-17. Long Crack at the Top of the Wall.

Figure 3-18. Concrete Blocks Not Adequately Secured. The new stack is partially supported on a rotten piece of plywood.

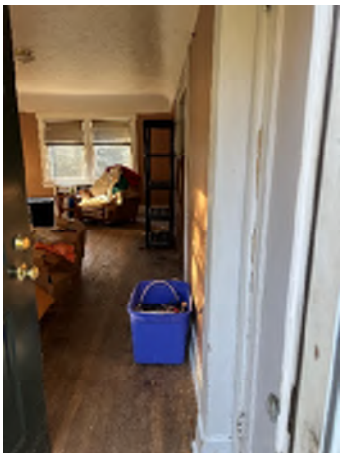


Figure 3-19. The Floor Slopes Downward Toward the East Wall and the Door Rubs on the Floor.

Figure 3-20. Significant Sheetrock Damage in the Closet.

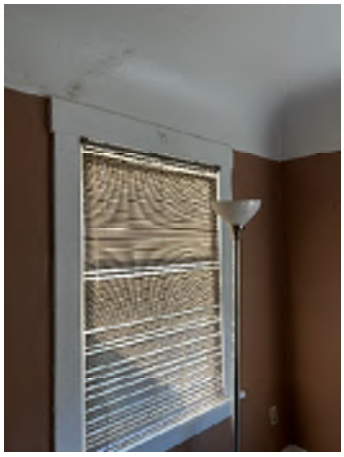


Figure 3-21. Sheetrock Cracks in the Ceiling and Walls.

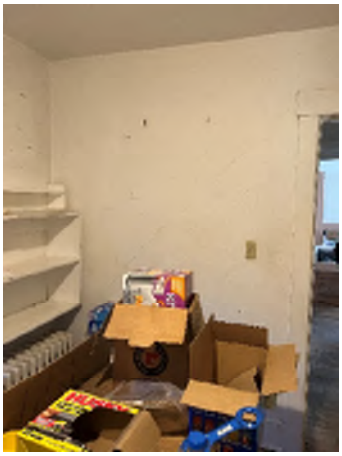


Figure 3-22. Wall Cracks Extending Diagonally Across the Entire Wall.

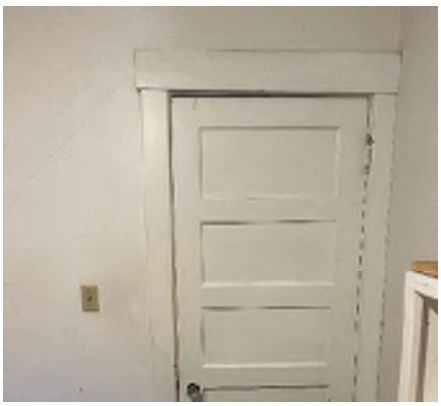


Figure 3-23. Door Does Not Sit Square in the Door Frame.

Figure 3-24. Sheetrock Cracks and Water Damage on the Ceiling.

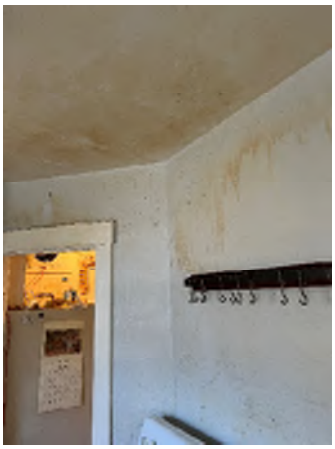


Figure 3-25. A Significant Amount of Discoloration on the Sheetrock Above the Stove in the Kitchen, Water Damage.

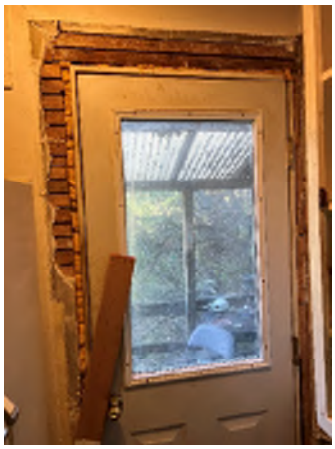


Figure 3-26. Damage to Plaster Around the Door because of Missing Trim.

Figure 3-27. Floor Damage.

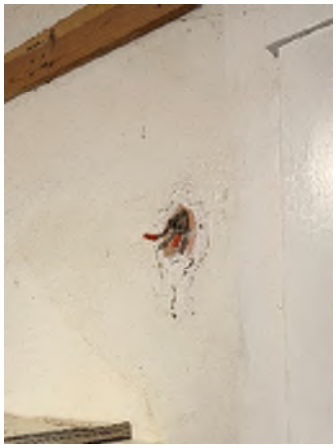


Figure 3-28. Exposed Wiring Was Observed in Multiple Locations, Creating a Hazard. One location did not have wires caps.

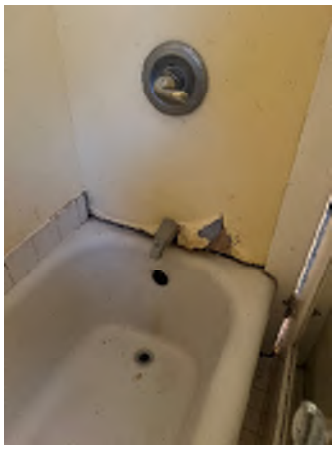


Figure 3-29. Wall Finish Damage in the Bathroom. Water could enter the wall cavity. Water has likely been infiltrating the wall cavity and causing damage.

Figure 3-30. A Beam Hanger Observed at the Framing Near the Stair Opening.

INTERIOR APARTMENT

Figure 3-31. Ceiling Damage From a Roof Leak.

Figure 3-32. More Damage From a Roof Leak Under the Bag.

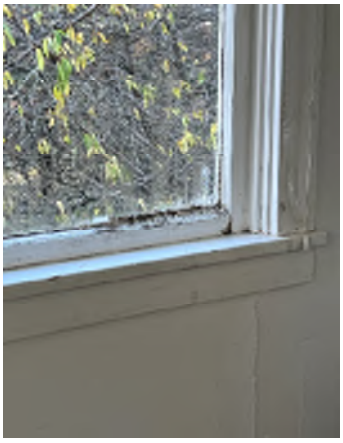


Figure 3-33. Mold in the Windowsill.

Figure 3-34. Mold and Holes in the Windowsill. The holes can lead to water infiltration.

Figure 3-35. Blue Tape Where the Tenant Found Cracks.

Figure 3-36. Sheetrock Crack in the Closet and Mold on the Baseboard.

BASEMENT

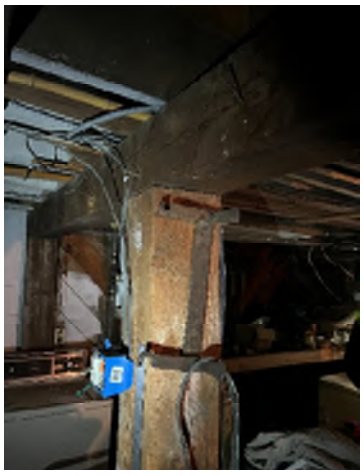


Figure 3-37. No Hardware Providing Connections from the Columns to Beam Above.

Figure 3-38. No Positive Connection From this Column to the Beam Above and the Column Has Shifted.

Figure 3-39. Significant Checking in this Column.

Figure 3-40. No Seismic Strapping Around the Water Heater.

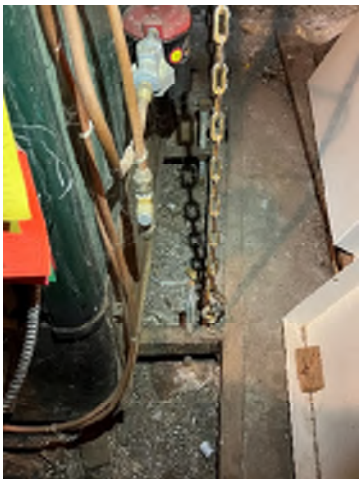


Figure 3-41. Unsecured Mechanical Equipment; the Threaded Rods Do Not Have a Nut. Floor is Boards over Unfinished Floor.

Figure 3-42. Notched Large Beam at the Bottom of the Stairs to prevent head injury.

3.3 DISCUSSION/CONCLUSION

This building has significant deterioration and is hazardous. The lack of eaves on the north and south of the building have caused significant wear to the siding, windowsills, and there is likely water infiltration in some of the wall cavities. The north deck framing is rotten and the railings have fallen apart, and the south apartment door is more than 6 feet above ground with no stairs; both situations are dangerous hazards. At the old chimney location, a few remaining bricks remain, creating a fall hazard and the new stack is partially supported on rotten plywood. The roof leak in the apartment caused damage to the ceiling finishes; the amount of damage to the roof members is unknown.

Buildings constructed in the early 1900s do not have the same standards for code minimums that we do today. Reinforcement in the concrete walls is unlikely; if it does exist, it most likely does not meet current minimum standards. No reinforcements were observed where the wall was cracked and had shifted. Both the chimney and building foundation walls have cracked, settled, and failed.

Many settlement indications exist, including a noticeable floor slope from east to west on the main level, long lateral cracks across east to west walls, a door not sitting square in the frame, and the concrete basement wall that has cracked and shifted. Because of the age of the building and the many unknowns concerning how the foundation was constructed. The foundation is at the end of its useful life.

The heat loss of the building through the roof is likely melting the accumulated snow (referred to as a hot roof). If the roof insulation was increased to meet current standards, the roof would retain more snow, which could exceed the roof framing and connection capacity. If additional insulation is considered, the roof must be analyzed and retrofitted.

The lateral force resisting system is inadequate. The observed columns are sitting directly on the slab without connecting to the concrete. The top of the columns may or may not be toe-nailed to the beam it is supporting. During an earthquake, posts can shift from under the beam they are supporting without positive connections. While the building has stood since 1935, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. However, with the number of settlement and structural issues observed, this building is at the end of its useful life and should be demolished. In our opinion, a remodel is not feasible and the building is hazardous and should not be occupied.

4.0 135 AND 139 WEST 2ND STREET, JUNEAU, ALASKA

Residence Inspected:	135 and 139 West 2nd Street
Date of Inspection:	October 24, 2023
Inspectors:	Janice Wells, PE, and Tobias Bjerklie, EIT

4.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the buildings at135 and 139 West 2nd Street were built in 1882, according to the historic plaque mounted on the side of the residence. The 135 West 2nd Street residence is a two-story, wood-framed building with a hip roof system with rafters. The 139 West 2nd Street residence is a one-story, wood-framed building with a hip roof system with rafters. The foundation for both residences is conventional footing with concrete basement wall and a partial slab-on-grade. This residence has had additions built onto it over the years. The neighborhood is located on shallow bedrock. The 139 West 2nd Street residence was unoccupied during RESPEC's inspection. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the west side of the residences.

4.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 4-1 through 4-36.

Figure 4-1. North Side of the Building.

Figure 4-2. Exposed, Rotting Wood on the Eave.

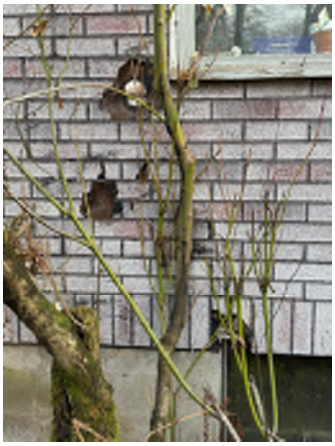


Figure 4-3. Holes in the Siding.

Figure 4-4. Siding Replaced With Roof Shingles and Spray Foam.

Figure 4-5. East Side of the Building.

Figure 4-6. Deteriorated Siding and Windowsills.

Figure 4-7. South Side of Building.

Figure 4-8. Deteriorated/Missing Siding.

Figure 4-9. West Side of Building.

Figure 4-10. Large Hole Where Pipe Exits the Basement and Cracking Between the Different Concrete Pours Under Window.

Figure 4-11. Tarp Covering the East Roof. There are known leak issues at the interface of the lower roof and wall.

Figure 4-12. Tarp Covering the West Roof.

INTERIOR ATTIC

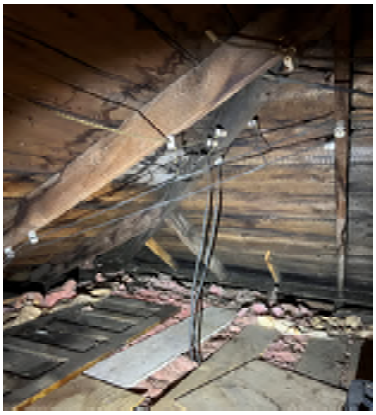


Figure 4-13. Cut Rafter Member and Extensive Water Damage From Past Events.

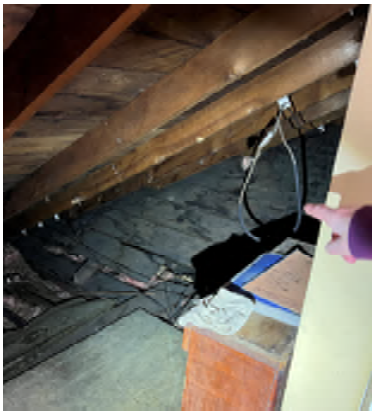


Figure 4-14. New Roof Framed Over the Original Roof. Water damage in the insulation and original roof boards.

INTERIOR SECOND FLOOR OF 135 WEST 2ND STREET

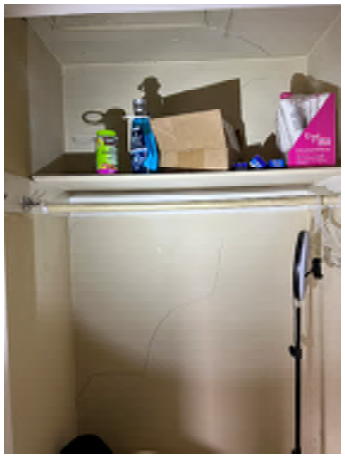


Figure 4-15. Crack Going up the Wall Onto the Ceiling.

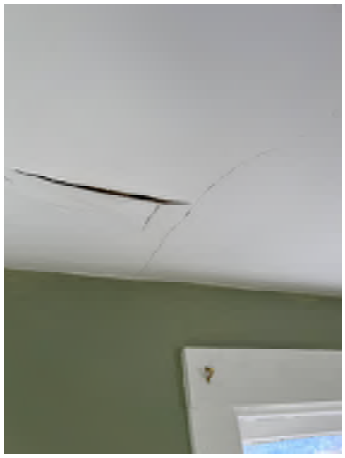


Figure 4-16. Cracked Sheetrock and Peeling Paint on the Ceiling.

Figure 4-17. Deteriorating Windowsill.

Figure 4-18. Steps Leading to the Second Floor Are in Poor Shape.

INTERIOR FIRST FLOOR OF 135 WEST 2ND STREET

Figure 4-19. Peeled Paint With Signs of Water Damage on the Ceiling and Cracking in the Trim and Wallboards.

Figure 4-20. Rotting Window Frame.

Figure 4-21. Sagging Ceiling and Signs of Water Damage in the East Entryway.

Figure 4-22. Rotting Storm Window and Window Frame.

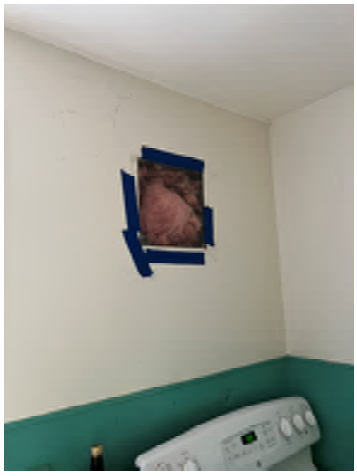


Figure 4-23. Hole in the Wall Exposing Insulation.

Figure 4-24. Cracked and Bubbled Paint likely from Water Infiltration.

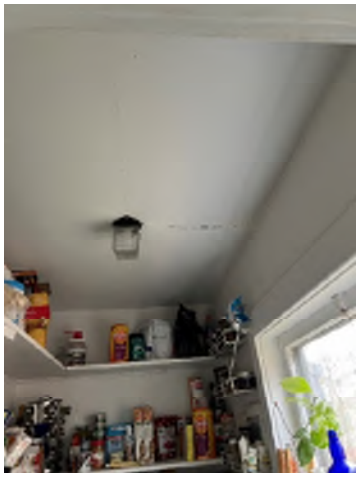


Figure 4-25. Sheetrock Cracks at Panel Edges.

Figure 4-26. Staining on Ceiling.

INTERIOR FIRST FLOOR OF 139 WEST 2ND STREET

Figure 4-27. Main Room.

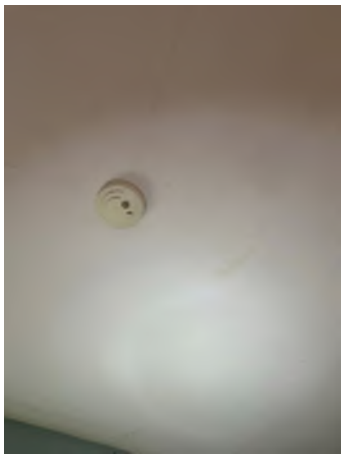


Figure 4-28. Sheetrock Cracks on the Ceiling.

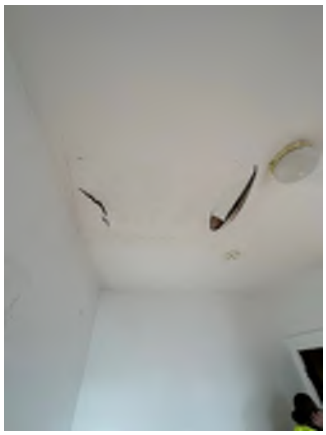


Figure 4-29. Peeled Paint and Cracked Sheetrock on the Ceiling from Water Damage.

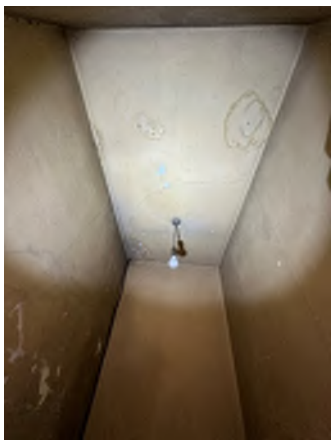


Figure 4-30. Cracking on the Ceilings and Walls and Signs of Water Damage.

INTERIOR BASEMENT

Figure 4-31. Deteriorated Ceiling.

Figure 4-32. Rotting Floorboards.

Figure 4-33. Trench Around the Perimeter for Water Flow.

Figure 4-34. Nonstandard Beam Support.

Figure 4-35. Column Sitting Directly on the Foundation With No Positive Connection to the Concrete or to the Beam.

Figure 4-36. Drain Leads Directly Under the Foundation, Potentially Undermining the Foundation.

4.3 DISCUSSION/CONCLUSION

This building is in poor condition. The roof is covered in moss and has a tarp on the east and west low roofs in an attempt to prevent water leaks. The siding has deteriorated and is missing in some locations. The exterior windowsills are deteriorating and rotten. The windows and window frames are in rough condition; many of them have blue tape around the interior to prevent drafts in the winter. In the interior, many finishes are stained, bubbled, or peeling from leaks and water damage at different times. It is unknown if the leaks have caused mold to grow in the wall cavities or rot to the structural members, without removing finishes to inspect. The rafters in the attic spaces show signs of water damage, and in some locations, the rafter members had been cut, which increases the loads to the surrounding members. The rafter members are under designed for current snow loads and likely the only reason they have not collapsed is because the heat from the building melts the snow during the winter, so it never builds up.

The concrete basement walls appear to be in decent condition for their age. However, buildings constructed in the late 1800s do not have the same standards for code minimums that we do today. Reinforcement is unlikely; if it does exist in the walls or slab, it most likely does not meet current minimum standards.

The lateral resisting system is inadequate. The columns observed in the basement sit directly on the slab/pilasters without connection to the concrete. The top of the columns may or may not be toe-nailed to the beam it supports. In a seismic event, posts can shift from under the beam they are supporting without positive connections. While the building has stood since 1882, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation. Multiple additions over the years could have unforeseen seismic defects.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. If the finishes were removed, a more thorough inspection could be performed of the structural members, especially with the many observed signs of water damage. The building could be analyzed for current standards and a framing and seismic retrofit could be performed. Rotten and missing members could be replaced, mold could be remediated, and deteriorated finishes could be replaced. At a minimum, the home will need to be remodeled and retrofitted. Unless the building is registered as a historic building, it is likely not economically feasible for the CBJ to own or rent the property.

5.0 214 DIXON STREET, JUNEAU, ALASKA

Residence Inspected:	214 Dixon Street
Date of Inspection:	November 1, 2023
Inspectors:	Janice Wells, PE, and Tobias Bjerklie, EIT

5.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building at 214 Dixon Street was built in 1913, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is three-stories with concrete basement walls, wood-framing above, and a gable roof system with roof rafters / site built trusses. The building appears to have a conventional footing with a slab-on-grade. The neighborhood is located on shallow bedrock. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the east side of the residence.

5.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 5-1 through 5-32.

Figure 5-1. East Side of the Building.

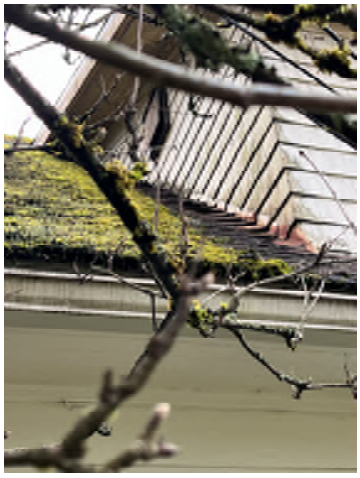


Figure 5-2. Moss on the Roof and Deteriorating Shingles and Siding.

Figure 5-3. Cracking in the Concrete Wall. The tank is not seismically anchored and the framing is rotten.

Figure 5-4. Deteriorated Siding With Moss Growing in the Gaps.

Figure 5-5. Southeast Corner of the Building.

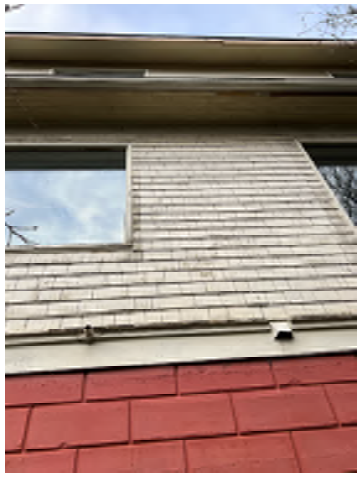


Figure 5-6. Deteriorating Siding and Eave.

Figure 5-7. Northwest Side of the Building.

Figure 5-8. Undermined Walkway on the West Side of the Building.

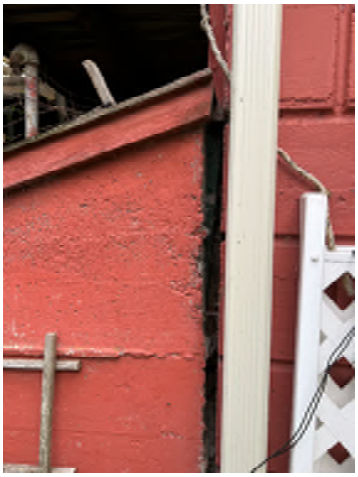


Figure 5-9. Concrete Fuel Tank Storage Detached From the Concrete Basement Wall.

Figure 5-10. Rotted Deck and Stairs. Deck posts are not anchored and have no positive connection to joists.

Figure 5-11. Column is Sitting on a Rock.

Figure 5-12. Rotten Beam Support and Deck.

Figure 5-13. North Side of the Building. No Shear Wall / Lateral System on Front on Garage.

Figure 5-14. Moss on the Roof and Peeling Paint on the Eave.

Figure 5-15. South Side of Garage. Moss on the roof.

Figure 5-16. West Side of Garage. Paint on the siding has significantly deteriorated.

Figure 5-17. Gutter Drainage Splashed on the Garage and Caused Significant Moss to Grow and the Plywood to Rot.

Figure 5-18. Deterioration Under the Eave.

INTERIOR ATTIC

Figure 5-19. Indications of Water Damage on the Roof Rafters.

Figure 5-20. Deteriorating Chimney.

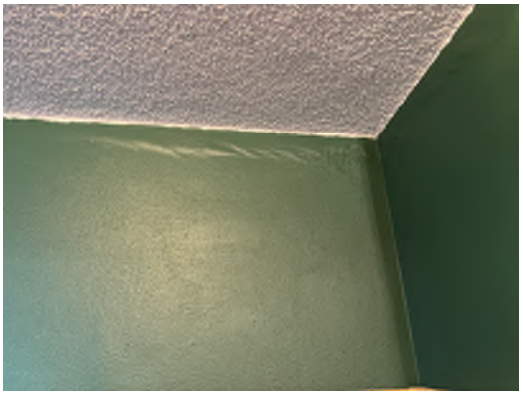


Figure 5-21. Bubbled Paint.

Figure 5-22. Cracked Ceiling Drywall.

Figure 5-23. Deteriorating Windowsill.

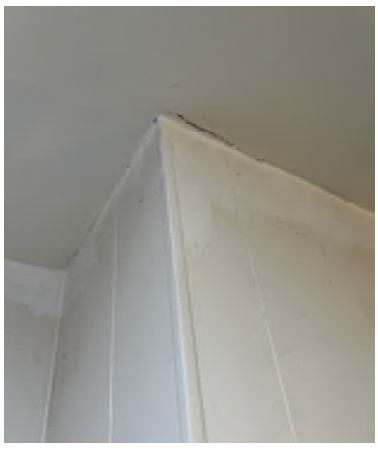


Figure 5-24. Continuous Ceiling Crack Around a Corner.

INTERIOR FIRST FLOOR

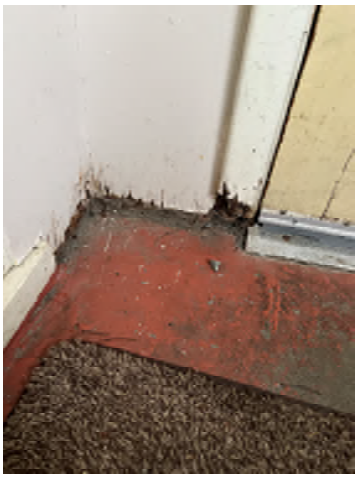


Figure 5-25. Rotting Wood Next to the Entryway Door.

Figure 5-26. Indications of Water Damage on Windowsill.

Figure 5-27. Water Damage Around Light Wiring Cover.

Figure 5-28. Cracks in the Ceiling Above the Dropped Ceiling in the Kitchen.

INTERIOR BASEMENT

Figure 5-29. Shimmed Column With No Positive Connection to the Beam.

Figure 5-30. Significant Corrosion on the Boiler.

Figure 5-31. Water-Damaged Insulation and Water Marks Running Down the Concrete Basement Wall.

Figure 5-32. Large Crack on the Interior of the Concrete Basement Wall.

5.3 DISCUSSION/CONCLUSION

This building has some deterioration. The roof is covered in moss except for the recently replaced peak. The siding has moss growing in some of the gaps. The deck and stairs at the northeast corner of the building are rotten and have become dangerous. The columns supporting the stair and deck framing do not have positive connections at the base or to the beam its supporting. The exterior of the concrete basement walls have cracking spanning significant lengths. The roof members have watermarks, most likely from past water infiltration before the roof peak was replaced. The roof rafters / site built trusses are under designed for current snow loads and likely the only reason they have not collapsed is because the heat from the building melts the snow during the winter, so it never builds up. Cracked drywall and signs of water damage exist throughout the building. A particular area of concern is the watermarks on the ceiling around many of the light fixtures. If the light fixtures consistently experience water infiltration, the wiring may corrode and create a fire hazard.

The interior of the concrete basement wall has significant cracking in a few locations, and watermarks indicate previous water infiltration. Buildings constructed in the early 1900s do not have the same standards for code minimums that we do today. Reinforcement in the concrete walls or slab is unlikely; if it does exist, it most likely does not meet current minimum standards.

The lateral force resisting system is inadequate. The observed columns are sitting directly on the slab/rock without connection to the concrete. The top of the columns may or may not be toe-nailed to the beam it is supporting. In a seismic event, posts can shift from under the beam they are supporting without positive connections. While the building has stood since 1913, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. If the finishes are removed, a more thorough inspection could be performed of the structural members. The building could be analyzed for

current standards and a framing and seismic retrofit could be performed. Rotten members could be replaced, foundation cracks could be patched, and deteriorated finishes could be replaced. At a minimum, the exterior wood stairs should be demolished and rebuilt to prevent an injury, and the home needs to be retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property.

6.0 211 DIXON STREET, JUNEAU, ALASKA

Residence Inspected:	211 Dixon Street
Date of Inspection:	November 2, 2023
Inspectors:	Janice Wells, PE, and Tobias Bjerklie, EIT

6.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building at 211 Dixon Street was built in 1917, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is three-stories with partial height concrete basement walls, wood-framing above, and a gable roof with rafters. The building appears to have a conventional footing with a slab-on-grade on part of the basement and unfinished floor on the other part. The neighborhood is located on shallow bedrock. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the west side of the residence.

6.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 6-1 through 6-27.

Figure 6-1. West Side of the Building.

Figure 6-2. Cracking in the Concrete Foundation.

Figure 6-3. Damaged Concrete Post.

Figure 6-4. Large Gap Between the Door and Doorframe.

Figure 6-5. North Side of the Building.

Figure 6-6. Cracking in the Concrete Foundation at the Northeast Corner of the Building.

Figure 6-7. East Side of the Building.

Figure 6-8. Fuel Tank Is Not Seismically Anchored.

Figure 6-9. Deteriorating Window Sill.

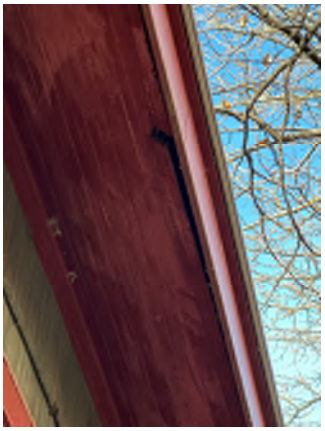


Figure 6-10. Damaged Eave.

Figure 6-11. Drainpipe Is Rusted.

Figure 6-12. South Side of the Building.

Figure 6-13. Gap in the Storm Window.

Figure 6-14. Crack in the Storm Window.

INTERIOR ATTIC

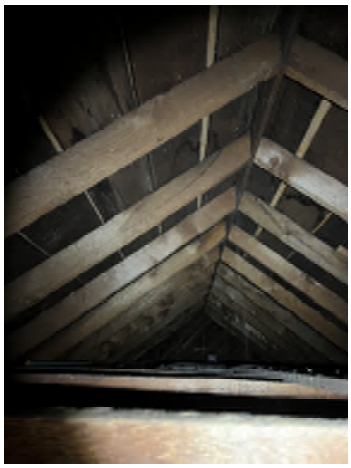


Figure 6-15. Signs of Old Water Damage. New roof sheathing exists above the old boards that appears to be in good condition.

Figure 6-16. Significant Amount of Old Water Damage Around the Chimney.

INTERIOR SECOND FLOOR

Figure 6-17. Cracking and Peeling Paint on the Ceiling.

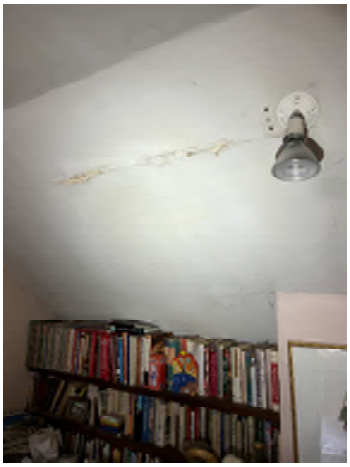


Figure 6-18. Cracking and Indications of Water Damage on the Ceiling.

Figure 6-19. Cracking and Water Damage Indications Above the Stairs.

INTERIOR FIRST FLOOR

Figure 6-20. Cracked Drywall and Drooping Ceiling.

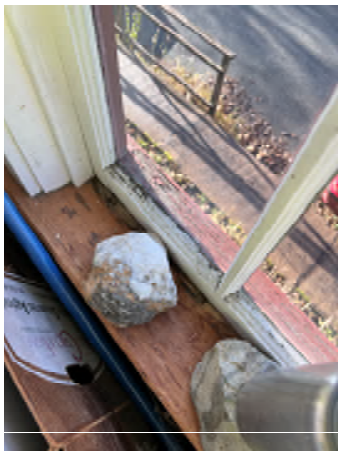


Figure 6-21. Indications of Water Damage on the Windowsill.

INTERIOR BASEMENT

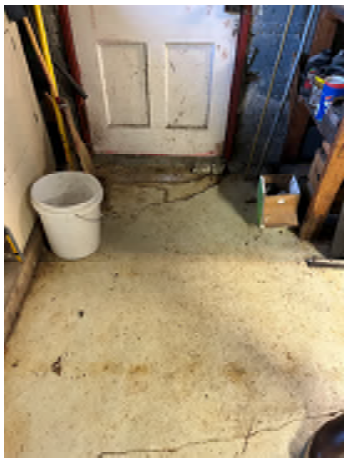


Figure 6-22. Cracked Slab-on-Grade at the North Basement Entrance.

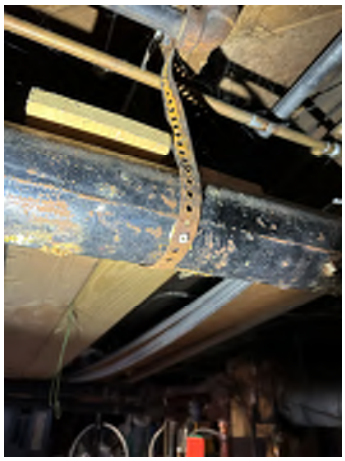


Figure 6-23. Rusted Strap.

Figure 6-24. Wood Post Supported Eccentrically by Stem Wall With a Chunk of Concrete Missing Directly Below the Post.

Figure 6-25. No Lateral Restraint/Connection From Beam to Column. The wood column is placed directly on top of the rock.

Figure 6-26. No Seismic Strapping on the Water Heater.

Figure 6-27. Pipe Leak Has Stained the Concrete Floor.

6.3 DISCUSSION/CONCLUSION

This building is in fair condition for its age. The siding has some moss. The roof was replaced recently, and watermarks on the roof rafters appear to be from old leaks and have since dried. There is cracked drywall throughout the building and signs of past water damage in some locations. The extent of the water damage and the effect on the structural elements is unknown with the finishes in place. In the basement, some of the pipes and support straps have rust. The perimeter concrete wall appears to be in good condition; however, the interior concrete walls have significant cracking and are missing chunks of concrete in some locations.

Buildings constructed in the early 1900s do not have the same standards for code minimums that we do today. Reinforcement in the concrete walls or slabs is unlikely; if it does exist, it most likely does not meet current minimum standards. No reinforcements were observed.

The lateral resisting system is inadequate. The columns observed sit directly on the concrete without connection. The top of the columns may or may not be toe-nailed to the beam it supports. In a seismic

event, posts can shift from under the beam they are supporting without positive connections. While the building has stood since 1917, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. If the finishes were removed, the structural members could be inspected more thoroughly. The building could be analyzed for current standards, and a framing and seismic retrofit could be performed. Rotten members could be replaced, mold remediated, and deteriorated finishes replaced. At a minimum, the home will need to be remodeled and retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property.

7.0 203 WEST 3RD STREET, JUNEAU, ALASKA

Residence Inspected:	203 West 3rd Street
Date of Inspection:	October 29, 2023
Inspectors:	Janice Wells, PE

7.1 GENERAL INFORMATION

Located on Telephone Hill in downtown Juneau, Alaska, the building on 203 West 3rd Street was built in 1947, according to the City and Borough of Juneau (CBJ) Assessor's Database. The residence is a four-stories with concrete basement walls, wood-framing above, and a hip and gable roof systemrafters. The building appears to have a conventional footing with a slab-on-grade. The neighborhood is located on shallow bedrock. The project site is illustrated in Figure ES-1.

RESPEC visually inspected the structural condition of the residence. No finishes were removed as part of the inspection. RESPEC assumes that Dixon Street runs north to south and is located on the east side of the residence.

7.2 OBSERVATIONS/PHOTOGRAPHS

RESPEC's observations and photographs of the site are illustrated in Figures 7-1 through 7-54. Note that Unit D was not inspected.

EXTERIOR

Figure 7-1. East Side of the Building.

Figure 7-2. There Is Some Deterioration to the Exterior, Including a Cracked Window and Spalled Concrete.

Figure 7-3. Moss on the Concrete Stairs.

Figure 7-4. Soft Wood at the Base of the Siding.

Figure 7-5. South Side of the Building.

Figure 7-6. Unprotected Plywood Sheathing by the Siding and Rust Around the Man Door.

Figure 7-7. A Rusted Tank That Is Not Seismically Secured.

Figure 7-8. Leaning Handrails.

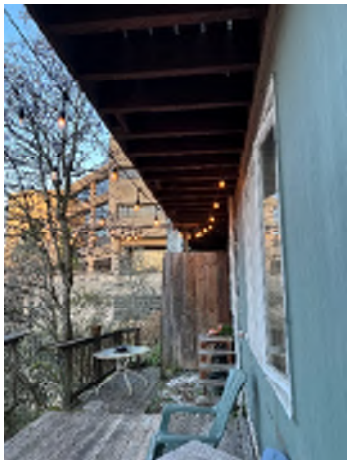


Figure 7-9. West Side of the Building.

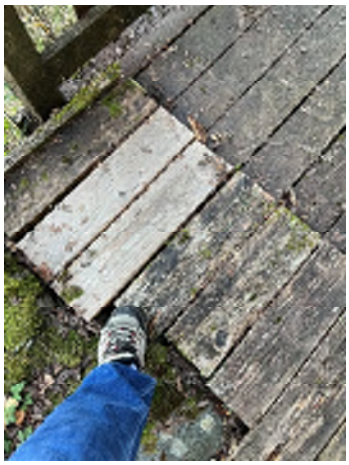


Figure 7-10. Rotten Boards on the Deck That Is a Hazard if Someone Steps Wrong and Falls Through.

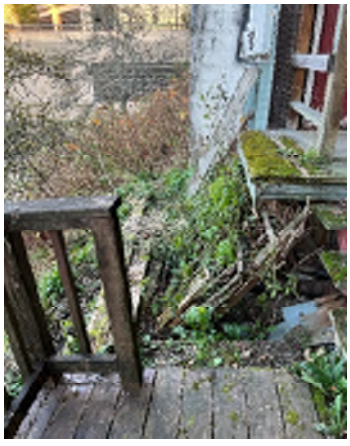


Figure 7-11. Moss on the Stair Landing and a Pile of Wood on the Ground.

Figure 7-12. A Broken Pipe Below the Pile of Wood That May Be a Sewer Pipe.

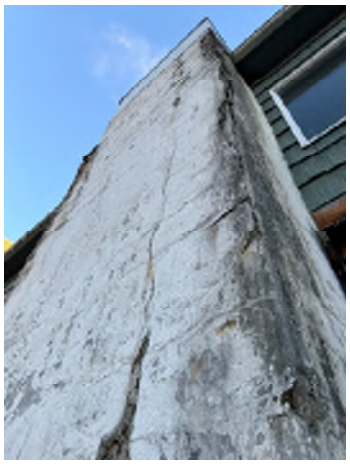


Figure 7-13. A Long Crack Up the Side of the Chimney.

Figure 7-14. Concrete Falling Off the Side of the Chimney.

Figure 7-15. Water-Stained Chimney With Visible Cracks.

Figure 7-16. A Basement Broken Window, Which Is Not Adequately Sealed, That Can Allow Water or Animals Inside.

Figure 7-17. North Side of the Building.

Figure 7-18. Missing Soffit Panels. The column is sitting on a concrete pile.

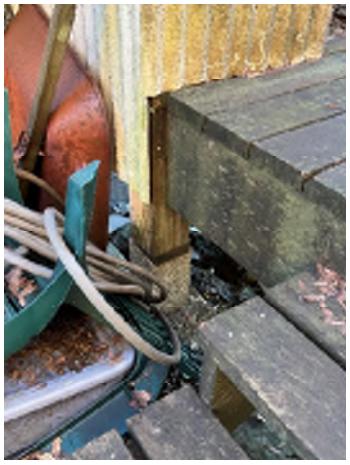


Figure 7-19. Moss Growing on the Deck. The column is shimmed and sitting on a concrete pile.

Figure 7-20. Rot at the Windowsill.

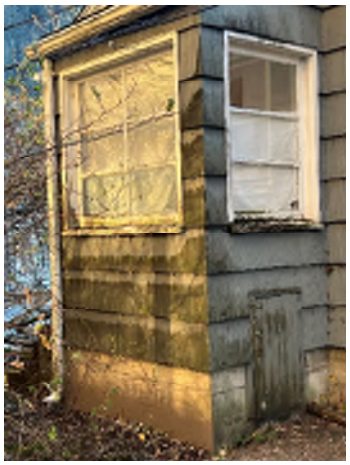


Figure 7-21. Moss on the Windowsills and Siding on Unit A's Back Entryway and Rot on the Windowsills.

Figure 7-22. Deteriorated and Rotted Portions of the Walkway Railings.

Figure 7-23. A Rotated Walkway Support Connector.

Figure 7-24. Deterioration to the Underside of the Eave.

Figure 7-25. Garage/Shed on the South Side of the Building. No Lateral System on Front.

Figure 7-26. Rot Near the Ground.

Figure 7-27. West Side of the Garage Building.

Figure 7-28. Moss Growing on Main Column Supports That Are not Pressure Treated. These columns can rot quicker untreated.

UNIT A

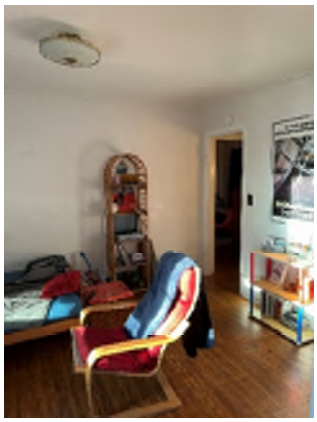


Figure 7-29. Small Cracks at the Sheetrock Panel Edges.

Figure 7-30. Moisture Damage and Rot in the Back Entryway.

UNIT B

Figure 7-31. An Upper-Level Sink Leaked.

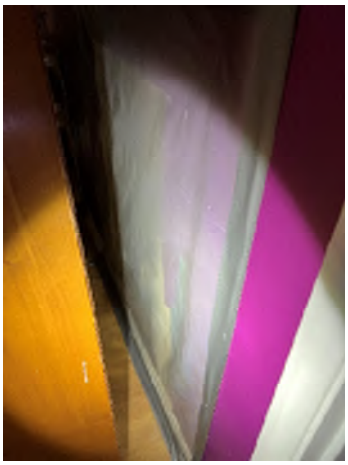


Figure 7-32. Back of the Wall That Was Opened to Repair the Leak and Covered With Vapor Barrier.

Figure 7-33. Damage to the Finishes Caused by the Sink Leak.

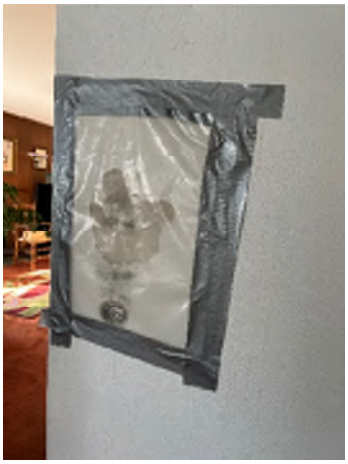


Figure 7-34. Mold Is Growing Under the Vapor Barrier. The Extent of Damage in the Wall Cavity Is Unknown.

Figure 7-35. Rot Under Some Windows.

Figure 7-36. Sheetrock Cracks Through the Unit.

Figure 7-37. Paint Is Chipped, and the Sheetrock Fasteners Are Visible in Some Places.

Figure 7-38. Paper Came off the Insulation, and the Insulation Corners Are Falling in the Attic Space.

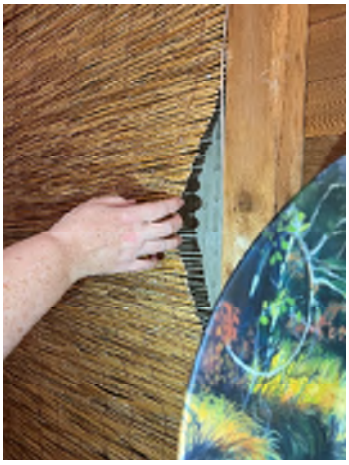


Figure 7-39. Tiles Were Found Behind the Old Fireplace Hearth. Approximately one-third of the tiles have fallen off the wall.

Figure 7-40. Rotten Boards on the corner of the Elevated Deck.

UNIT C

Figure 7-41. Finishes Appeared to Be in Good Condition.

Figure 7-42. The Window Frame Has Some Deterioration.

UNIT E

Figure 7-43. More Finishes Appeared to Be in Good Condition.

Figure 7-44. One Window No Longer Opens Properly.

BASEMENT

Figure 7-45. No Grout Columns Were Observed in the Visible Portion of the Masonry Wall. This wall is likely unreinforced.

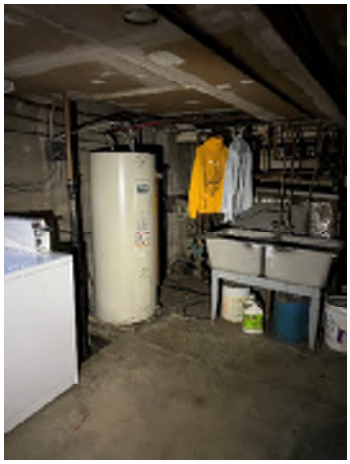


Figure 7-46. Water Heater Does Not Have Seismic Straps.

Figure 7-47. Multiple Signs of Water on the Basement Floor. There is a small trench for water around the perimeter.

CRAWL SPACE

Figure 7-48. One Column Is Sitting on the Bedrock With No Connections. There are shims at the top of the column.

Figure 7-49. A Large Shim at the Top of the Column.

Figure 7-50. The Column Is on a Concrete Block That Is Not Sitting Fully on the Concrete Below.

Figure 7-51. The Top of the Column Has a Shim. Even if toe-nails were present, it may not reach the beam its supporting.

Figure 7-52. The Tank Is Not Seismically Secured.

Figure 7-53. The Tank Is Not Seismically Secured.

7.3 DISCUSSION/CONCLUSION

This building appears to be in fair condition for its age. The exterior has significant moss, and the back deck is in poor condition. The railings and deck boards are rotten and pose a hazard for occupants. The elevated deck has some rotten locations but can be more dangerous because it is on the second level. The chimney has many cracks and some locations where the concrete has broken off. The broken pipe in the back appears to be a sewer pipe, and its contents are draining down the hill.

The lateral resisting system is inadequate. The observed columns have shims above or below the post. If toe nails exist, they do not reach the beam. In a seismic event, posts can shift from under the beam they are supporting without positive connections. The concrete block wall in the basement likely does not contain reinforcement that meets current minimum standards. While the building has stood since 1947, its shear walls would not meet current seismic demands. In general, the lateral load path is lacking proper seismic detailing, including connections, between the roof and floor diaphragms to the shear walls and the foundation.

The heat loss of the building through the roof is likely melting the accumulated snow (referred to as a hot roof). If the roof insulation was increased to meet current standards, the roof would retain more snow, which could exceed the roof framing and connection capacity. If additional insulation is considered, the roof must be analyzed and retrofitted.

Although the structure would not meet the requirements of the current codes, the International Existing Building Code contains provisions for existing and historic buildings. If the finishes are removed, a more thorough inspection could be performed of the structural members. The building could be analyzed for current standards, a framing and seismic retrofit could be performed, and deteriorated finishes could be replaced. At a minimum, the exterior decks should be demolished and rebuilt to prevent an injury, and the home needs to be retrofitted. Unless the building is saved as a historic building, it is likely not economically feasible for CBJ to own or rent the property.

City and Borough of Juneau, Alaska
Historic Resources Advisory Committee

December 11, 2023

Subject: Telephone Hill Redevelopment Plan

Honorable Mayor Weldon and Assembly:

The Historic Resources Advisory Committee (HRAC) is an Assembly appointed citizen committee established in the Land Use Ordinance (Title 49.10.410). One of the primary duties of HRAC is to advise the Assembly when historic resources of the community may be affected by proposed development. Telephone Hill is identified as an historic neighborhood in the CBJ Historic and Cultural Preservation Plan (Adopted Ordinance 2020-07). The Telephone Hill Redevelopment (THR) project, currently in a planning process, has the potential to negatively impact this historic neighborhood.

HRAC has been inquiring about the planning process since consultants were hired to proceed, especially concerned about analysis of the value and potential impacts to historic properties within the neighborhood. The understanding is that the process would include a study of the historic resources using the generally accepted criteria of Section 106 of the National Historic Preservation Act of 1966 as amended. This process has four primary steps:

1. Initiate consultation by notifying interested parties, i.e. local government entities, HRAC, local tribal entities, local historic societies, etc.
2. Identify historic properties of the project site and adjacent area and evaluate those resources for eligibility to be listed in the National Register of Historic Places.
3. Determine if there will be adverse impacts to historic resources determined eligible.
4. If adverse impacts are expected, resolve by avoiding, minimizing, or mitigating the loss of resources.

It should be noted that a determination of eligibility or listing in the National Register does not preclude property rights. Witness the recent demolition by property owners of the Elk's Hall – a National Register building within the Downtown National Register Historic District.

Community Development Department (CDD) staff has indicated to HRAC the Section 106 process has begun. However no formal notice has been given to HRAC or others per Step 1. Also, there has been no schedule of completion of the Section 106 process nor identification of when interested parties would have the opportunity for review and comment on draft findings. Yet, CDD has indicated the entire planning process would be complete in December 2023. The appropriate timeline would have the Section 106 process competed prior to formalizing a plan to allow consideration of the Section 106 findings.

Since the announcement of the THR project, HRAC has heard questions and public testimony at numerous regular meetings about the project and public process. The public expressed numerous concerns about the planning process of this high-profile project including the following:

1. Transparency of the process and easily accessible information related to the project. A search of relevant web sites (CBJ Main Site; Lands and Resources web page; CDD web page; First Forty Feet (consultant) website; MRV Architects (local liaison consultant) website) failed to find any

information about the project or planning process. Public attendees at the HRAC meetings had no idea the Section 106 process had begun and that they should have a right to comment on the findings.

2. Distribution of inaccurate information about the project. At the first two public meetings; in CBJ documents; and in public media articles the consultant quoted as saying that "none of the homes in the area are eligible for historic recognition because they have been modified." The Section 106 process is not complete thus this statement is premature and misleading. A 1984 Historic Site and Structures Survey determined that some of the houses were not eligible as individual buildings, but the neighborhood was eligible as a National Register Historic District. The Assembly Legislative Priorities for 2024 included Telephone Hill Redevelopment where it states "This project will include … demolition of existing structures …" yet the Section 106 process to evaluate the historic structures has not been completed.
3. The premature and misleading statements about the historic buildings may have influenced answers to polls and comments about preferences for future development at the site. If it is a foregone conclusion that the buildings have no historic value and will be demolished, the public is likely to see preservation as not an option. The Section 106 process should be completed prior to declarations that the buildings have no historic value as it is critical information for consideration of future development options.

Good public process provides easily accessible information about the project; adequate public notice of meetings and project schedule; and reasonable opportunity for input and expression of interest by members of the general population. The public has expressed to HRAC in very strong statements their dissatisfaction with the quality of the process and opportunity to speak about the project. Considering the public comments heard by HRAC, it is recommended the Assembly take the following actions:

1. Provide complete project information to the public through easily accessible website(s) as well as accurate press releases for local news media.

2. Issue press releases correcting the inaccurate public statements made regarding the premature conclusions that none of the buildings on Telephone Hill have historic value. Explain that the Section 106 process information will be available to the public for review and comment prior to finalization.

3. Add additional opportunities for the public to weigh in after the inaccuracies have been corrected and the Section 106 review has been distributed.

4. Provide more opportunity for public discussion about the project as opposed to cell phone polls. HRAC heard that the public wants opportunities to discuss and evaluate the various development options and that one option should include retaining the historic buildings.

5. Pause decisions on how to proceed with the THR project until receiving recommendations from the Historic Resources Advisory Committee following the completion of the Section 106 review.

We appreciate your consideration of our recommendations,

Sincerely;

Shannon Crossley, Vice-Chair

Note: Chair Zane Jones, employed by MRV Architects, declared a conflict.

NORTHERN LAND USE RESEARCH ALASKA, LLC
Specialists in Cultural Resource Management
725 Christensen Drive, Suite 4, Anchorage, Alaska 99501
Phone: 907.345.2457 Fax: 907.339.2457 www.northernlanduse.com

February 1, 2024

James Brackenhoff, AIA, Principal
First Forty Feet
412 NW Couch Street, Suite 405
Portland, Oregon 97209
james@firstfortyfeet.com

RE: Cultural Resources Desktop Assessment for the proposed Telephone Hill Land Redevelopment Study, Juneau, Alaska (Redacted for public release[1]).

Mr. Brackenhoff:

The City and Brough of Juneau, Alaska (CBJ), proposes to develop a master plan and high level civil engineering concepts for the Telephone Hill redevelopment area (Project).

The land on which the Project is located was formerly owned by the State of Alaska (SOA) but was deemed excess to the needs and transferred to the CBJ for economic development during the 2022 legislative session. In its current configuration, the Project is not a Federal Undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) or the National Environmental Policy Act (NEPA). The Project does not involve SOA-owned or controlled lands and is not subject to the provisions of the Alaska Historic Preservation Act.

Despite the lack of a federal or state nexus that would trigger an assessment of the Project's potential to impact historic properties, the CBJ has chosen to complete a cultural resource desktop assessment and updated historic site and structures survey for the known sites (structures) listed on the Alaska Heritage Resources Survey (AHRS), located within the Project Study Area.

CBJ contracted with First Forty Feet (FFF) for project management, a cultural resources desktop assessment, site survey, draft planning, engineering, cost estimating. FFF contracted Northern Land Use Research Alaska, LLC (NLURA) to complete a cultural resource desktop assessment

[1] The only information redacted from the original version of this report is the location of AHRS sites within the prehistoric study area originally shown in Figure 3.

for the Project. NLURA completed a review of previous reports, surveys, and consultation documents to identify cultural resources and historic properties[2] within the Project Study Area.[3]

A site visit was added to the scope while this research was underway. The purpose of the site visit was to assess the condition of previously identified structures listed on the AHRS and make a preliminary recommendation on their potential eligibility for listing on the National Register of Historic Places (NRHP). This information will be used for Project planning.

This document provides a summary of the previous cultural resource surveys within the preliminary area of potential effect (APE), information on known cultural resources in the Project Study Area, the results of the site visit (conducted on August 30, 2023), and recommendations for future cultural resources research.

1 Project Location and Preliminary Area of Potential Effect

The proposed Project is located in the historic neighborhood of Telephone Hill in Juneau, Alaska (Table 1, Figure 1). The historic neighborhood of Telephone Hill (also referred to as the Preliminary APE) is defined as the area located on W. 3rd St. and Dixon St. and consists of approximately 4.66 acres (ac.) (1.63 hectares [ha]).

Table 1. Project location.

Location	USGS Quadrangle	MTRS	Area	Landowner
Telephone Hill	Juneau B-2	C041S067E23	4.03 ac. (1.63 ha)	CBJ

Table notes:
CBJ = City and Borough of Juneau
Locational data from Department of Natural Resources and Bureau of Land Management
Landowner data from Bureau of Land Management General Land Status
ac.= acre(s)
ha = hectare(s)
MTRS = Meridian Township Range Section
USGS = United States Geological Survey

1.1 Project Study Area

Typically, NLURA utilizes a ½-mile (mi.) (.8 kilometer [km]) buffer around the Preliminary APE to define the Project Study Area. However, in order to obtain sufficient regional information regarding prehistoric, historic, and ethnographic site types and patterns, NLURA established separate study areas by resource category. As such, The Project Study Area consists of a Prehistoric Study Area, a Historic Study Area, and an Ethnographic Study Area (Figure 2).

1.1.1 Prehistoric Study Area

NLURA defined the Prehistoric Study Area based on the nearest representative examples of prehistoric AHRS sites, which are located approximately 11 mi. (17.7 km) away from the Preliminary APE.

[2] Historic properties are defined as cultural resources eligible for listing on the National Register of Historic Places (NRHP).

[3] See Section 1.1 for definition of Project Study Area.

1.1.2 Historic Study Area

NLURA defined the Historic Study Area as the Preliminary APE and adjacent parcels that may be directly and/or indirectly affected by the Project.

1.1.3 Ethnographic Study Area

NLURA defined the Ethnographic Study Area as the geographical region where the Aak' w Kwaan Tlingit currently and historically live. This geographical region depicting current and historic Aak' w Kwaan Tlingit occupation is based on information from the Sealaska Heritage Foundation, the Sitka Tribe of Alaska, Alaska Federation of Natives, the University of Alaska Southeast, The University of Alaska Fairbanks, and the Klukwan Heritage Foundation as presented by Metcalfe and Hope III (2003).

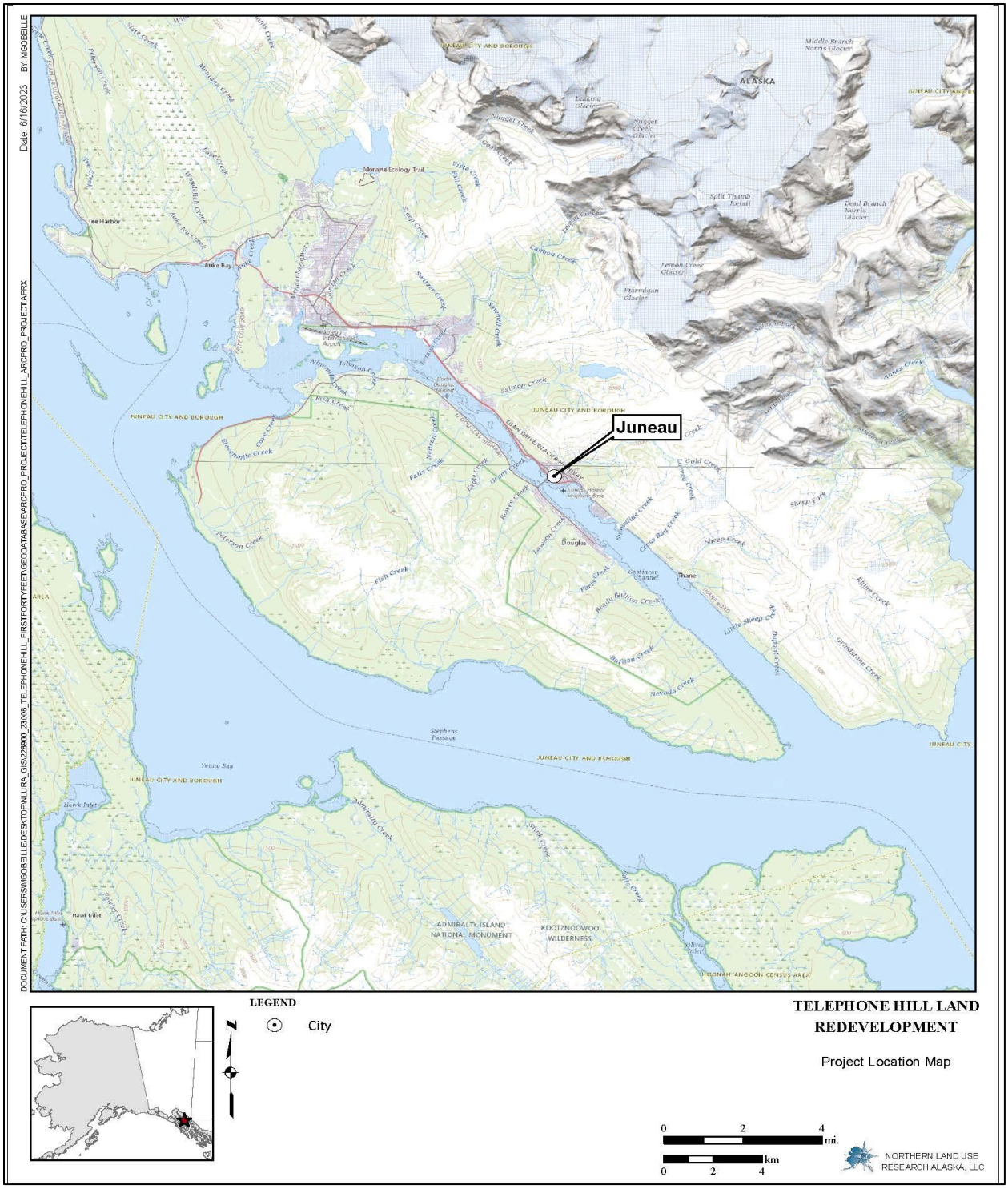


Figure 1. Project location.

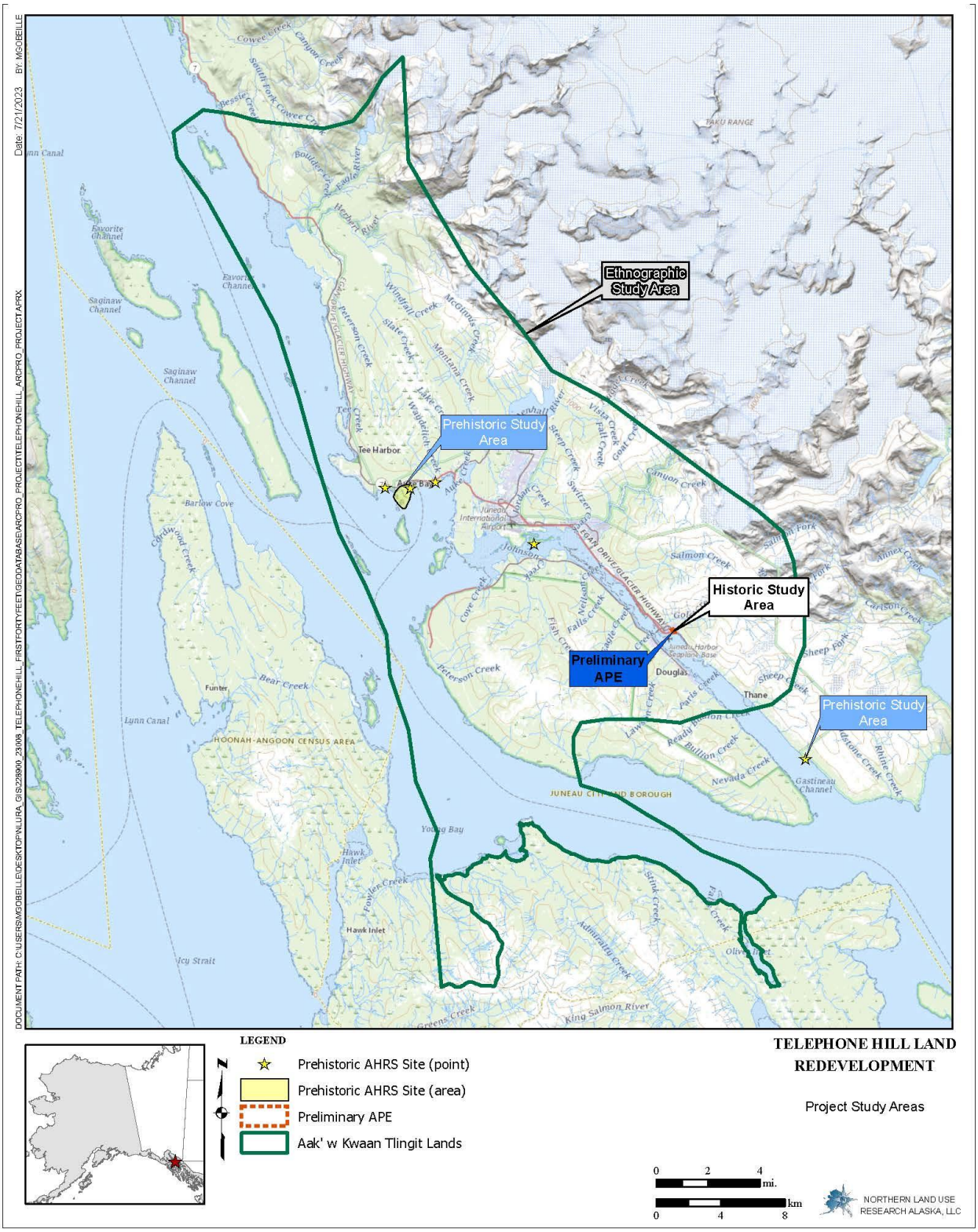


Figure 2. Preliminary APE and Prehistoric, Historic, and Ethnographic Study Areas (collectively referred to as the Project Study Area).

2 Cultural Resource Investigations in the Preliminary Area of Potential Effect

The desktop review identified three cultural resource investigations conducted in or dealing with resources located in the Preliminary APE (Table 2). Only one cultural resources survey (Choate 1984) has been conducted within the Preliminary APE.

Table 2. Previous cultural resource surveys in the Preliminary APE.

Date	Project	Description	Citation
1984	Telephone Hill Historic Site and Structure Survey Juneau, Alaska 1984	The Alaska Department of Transportation and Public Facilities contracted Alaska Archives Resource and Records Management to perform historical, architectural and archaeological surveys of the Telephone Hill site and structures. Telephone Hill, the recommended site of the new Legis1ative Ha11, that is located in the original Juneau townsite	(Choate 1984)
1986	Inventory of Historic Sites and Structures, City and Borough of Juneau, Alaska	The project goal of the update Inventory was the identification of historic neighborhoods that met the criteria for future designation as a historic district. This designation would aid the Planning Department in developing ordinances and assist in creating incentives for preservation and restoration within the historic district	(Peterson et al. 1986)
2002	Request for Concurrence re: Whittier to Main Street Improvements	Request that no historic Properties are affected by the Whittier to Main St. Improvements Project	(Yost 2002)

Table notes:
Source: AHRS IBS, accessed June 12, 2023

In 1984, Alaska Archives Resource and Records conducted records research and pedestrian survey of the Telephone Hill neighborhood for the proposed State of Alaska Legislative Hall. A pedestrian survey was conducted where possible in the neighborhood. Areas of steep terrain, areas of severe ground disturbances, and dense brush were not surveyed. The properties present at the time of the survey were documented and photographed. While the report produced did not determine any individual houses eligibility for inclusion in the National Register of Historic Places (NRHP), they did find that the structures built between 1882 and 1939 would be collectively significant for inclusion in a historic district, citing the sites' association with the early development of Juneau, and the buildings details reflecting the changing construction designs during the past century (Choate 1984).

The 1986 Inventory of Historic Sites and Structures in the City and Borough of Juneau was compiled by the Juneau Planning Department to develop a strategy for historical preservation. This report was an update of the 1980 report. This report synthesized and summarized the work that was done by Choate (1984).

The Yost (2002) letter requested SHPO concurrence that no historic properties would be affected by the Whittier to Main Street Improvement Project. No survey was conducted for this letter.

3 Known Cultural Resources within the Project Study Areas

This section provides information on documented cultural resources located in the Study Areas and provides information regarding the type of resource and the location of the resource relative to the Preliminary APE.

3.1 Alaska Heritage Resource Survey Sites

3.1.1 Known Prehistoric AHRS Sites

According to the AHRS, there are six prehistoric sites within the Prehistoric Study Area, none of which are located within the Preliminary APE (Figure 3). Four sites (JUN-00025, JUN-00239, JUN-00537, and JUN-00720) are all approximately 12 mi. (19.3 km) to the northwest of the Preliminary APE. The other two sites (JUN-00042 and JUN-00253) are approximately 7 mi. (11.2 km) from the Preliminary APE (Table 3).

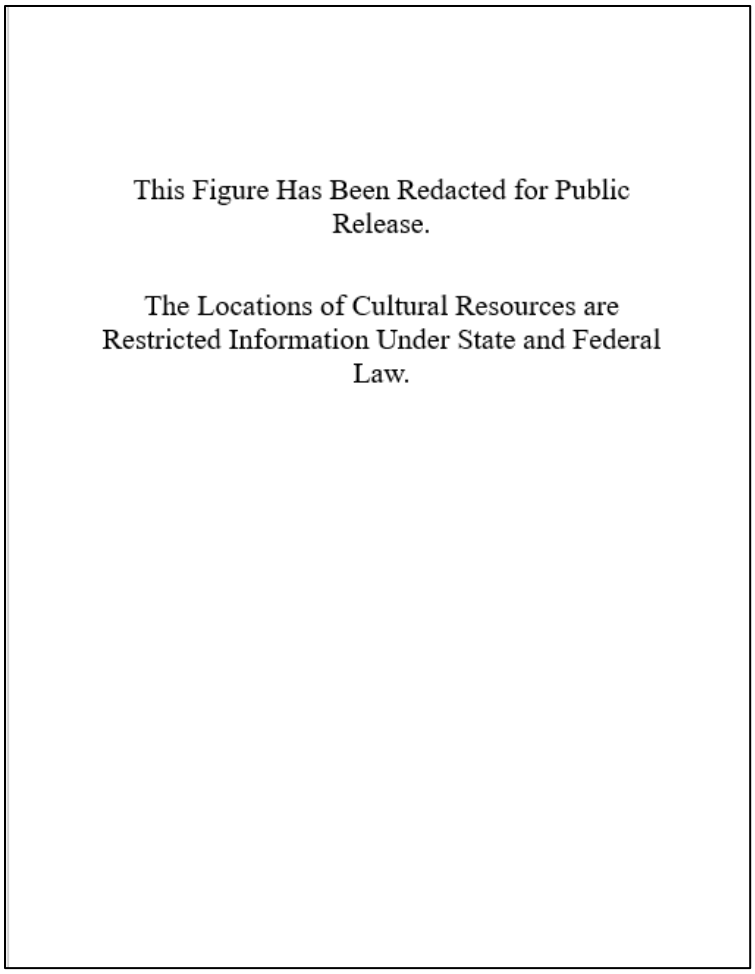


Figure 3. AHRS sites identified in the Prehistoric Study Area.

Table 3. AHRS sites within the Prehistoric Study Area.

AHRS No.	Site Name	Description	NRHP Eligibility	Distance to Preliminary APE
JUN-00025	Auke Bay Village	A multi-component site, originally reported as a Tlingit village site by informants and historic sources. Sealaska found no remains of Native origin but noted that the broad grassy area appeared to be a former area of Native houses. No remains of the cemetery area, shown on USGS maps, were noted	DE	12.5 mi. (20.1 km) northwest
JUN-00042	Dupont Point Petroglyph	Petroglyph reported by an informant as "on the beach at the last house beyond the point	NDE	7.4 mi. (11.9 km) south east
JUN-00239	Auk Nu Shell Midden	The site consists of a moderate to high density shell midden situated on the end of a peninsular terrace. Visible midden exposure covers a minimum of 300 sq m and contains an abundance of Mytilus and lesser quantities of charcoal, Saxidomus, Protothaca, Chinocardium, Balanus, and Littornia	NDE	12 mi. (19.3 km) northwest
JUN-00253	Runway Island Site	A single waste flake was located in talus material, below a soil horizon, on an elevated, wooded, rocky outcrop	NDE	6.3 mi. (10.1 km) northwest
JUN-00537	Graves and Canoe Run	The site consists of three unmarked Native graves and four canoe runs. The graves were first reported in 1960. Each grave is described as relatively large. It is not clear whether the graves were surface or subsurface features. In the intertidal zone on the beach are four linear rock features. Each consists of a strip of beach, perpendicular to the shore, in which boulders have been removed and piled on either side	NDE	12 mi. (19.3 km) northwest
JUN-00720	X'unaxi Traditional Cultural Property	The site consists of Tlingit camps and houses, with evidence of canoe runs and graves on the cape and islands. A midden was located along the eastern sea cliff with cultural deposits 600 to 800 years old, 67 CMTs, four canoe runs, and grave sites. The shell midden is approximately 300 sq. m in size and 40 cm deep	DE	12 mi. (19.3 km) northwest

Table notes:
Source: AHRS IBS, accessed June 14, 2023
AHRS = Alaska Heritage Resources Survey
APE = Area of Potential Effect
cm = centimeter(s)
CMT = Culturally modified tree(s)
DE = Determined Eligible
DNE = Determined Not Eligible
km = kilometer(s)
mi. = mile(s)

3.1.2 AHRS Sites

There are 20 AHRS sites recorded within the Historic Study Area, 13 of which are located within the Preliminary APE (Table 4, Figure 3).

None of the 13 AHRS sites located within the Preliminary APE (JUN-00070, JUN-00291, JUN-00292, JUN-00293, JUN-00294, JUN-00295, JUN-00296, JUN-00297, JUN-00313, JUN-00976, JUN-00977, JUN-00981, JUN-01013) have been subjected to formal Determinations of Eligibility (DOEs). Based on the AHRS cards and the 2023 site visit, four of these sites (JUN-00297, JUN-00976, JUN-00977, and JUN-00981) have been demolished. The Telephone Hill Neighborhood has been assigned two, duplicative AHRS numbers (JUN-00313 and JUN-01013). For the purposes of this report, JUN-00313 is used for the district. As such, at the time of this report, only 8 AHRS sites (7 buildings [JUN-00070, JUN-00291, JUN-00292, JUN-00293, JUN-00294, JUN-00295, JUN-00296, JUN-00297] and the Telephone Hill neighborhood [JUN-00313]) are still present within the Preliminary APE.

Of the seven AHRS sites located within the Historic Study Area, outside the Preliminary APE (JUN-00080, JUN-00120, JUN-00142, JUN-00180, JUN-00182, JUN-00188, JUN-01012), one (JUN-00120) has been determined not eligible for inclusion on the NRHP.

According to the AHRS cards, the three remaining sites (JUN-00142, JUN-00188, and JUN-01012) have had no formal Determination of Eligibility completed but are contributing properties to the Juneau Historic Downtown District (JUN-00456), which is listed on the NRHP. However, JUN-00188 has been demolished and no longer has the integrity required to be eligible for listing on the NRHP individually or as a contributing element to a historic district.

Table 4. AHRS sites within the Historic Study Area.

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
JUN-00070	Edward Webster House	A two-story wood frame structure with a hipped roof, open porch, and imitation-brick asphalt shingles over the original clapboard siding. Additions have significantly altered the original appearance. Construction was begun in 1882 and completed in 1884.	NDE	within Preliminary APE
JUN-00080	Flag of All Nations Cabin Site	The Flag of All Nations Cabin Site was of a simple 12 x 14 ft. log structure torn down in 1893. It served as the first Post Office in Juneau. There is no available description of the exterior of the cabin. Historic photographs only	Contributing property to Juneau Historic Downtown District	143 ft. (43.5 m) northeast

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
		illustrate the cabin interior (Demolished)		
JUN-00120	Pacific Steamship Wharf	Former site of Pacific Coastal Steamship Company beginning in 1901. Company steamers and ships from the Canadian Pacific Steamship Company docked here. It later became the site of Alaska Coastal Airways, an airline started in 1939 by Alex Holden and Sheldon Simmons. The site apparently includes a two-story, 302 x 52 ft. wood frame commercial waterfront structure built on pilings and wood posts	DNE	282 ft. (85.9 m) southeast
JUN-00142	San Francisco/ Purity Bakery	A two-story stressed concrete structure with hand-formed tin roof, stucco exterior, second-floor transom windows, and vernacular storefront facade. Constructed in 1914 by Gustave Messerschmidt, a Juneau baker. It was operated by the Messerschmidt family as the San Francisco Bakery (1914-1945) and as the Purity Bakery (1946-1980)	NDE	165 ft. (50.2 m) northeast
JUN-00180	Goldstein Building	A 100 x 100 ft., five-story, wood-formed reinforced concrete structure, with flat roof, and full concrete basement. Originally constructed in 1914 for Charles Goldstein, the building at one time housed the Governor's Office and State Legislature	Contributing property to Juneau Historic Downtown District	245 ft. (74.6 m) northeast
JUN-00182	Kubach - Studebaker Building	A 25 x 71 ft., two-story, wood frame structure on a concrete foundation, with a flat roof, lapped siding, and no basement. Originally constructed in 1898, renovations have totally obscured its original appearance. Now used for office and retail space	Contributing property to Juneau Historic Downtown District	182 ft. (55.4 m) east

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
JUN-00188	I.L.W.U. Hall	A 26 x 48 ft., one and a half story, wood frame structure on wood post foundation, having a gable roof with metal sheeting, false front, and vertical and horizontal, tongue and groove siding. Built in 1898, it was the oldest union hall in Alaska (Demolished)	NDE	345 ft. (105 m) west
JUN-00291	Bosch/Carrigan House	A 28 x 34 ft. one and a half story, Decorated Pioneer Farmhouse, with steeply pitched gable roof, boxed cornices, detailed fish scale siding on gable ends, cedar shingle siding, dormer, and open porch. Constructed by William Bosch in 1913-1914	NDE	within Preliminary APE
JUN-00292	Peterson/Kasnick House	A 26 x 68 ft. two-story, wood frame structure, with hip roof intersecting with gable roof of later addition, shake shingles, wood siding, two additions to the original structure, and poured concrete basement. Reportedly built in 1898 by Juneau miner, John G. Peterson. In 1944 his widow sold the property to William and Dorothy Johnson; today the structure is a multi-family dwelling	NDE	within Preliminary APE
JUN-00293	Bayless/Powers House	A 30 x 44 ft. one and a half story, post and beam frame structure, with gable roof, composition shingles, extended eaves with fascia boards, cedar shake exterior, two gabled dormers, small entry porch, and basement. Built circa 1885.	NDE	within Preliminary APE
JUN-00294	Martin/Johnston House	A 31 x 22 ½ ft. one and a half story, wood frame structure main section with two additions, wood shingled gable roof, and wood shingle siding. One addition is a 31 x 16.5ft., one-story, shed-roof structure. Originally	NDE	within Preliminary APE

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
		constructed for Ralph and Mildred Martin in 1931		
JUN-00295	Webster-Hurley House	A 24 x 44 ft. one-story, wood frame structure, with hip roof, cedar shingles over original clapboard siding, a 6 x 13 ft. shed-roof extension over an open porch, and a poured concrete foundation. H.S. Worthen constructed the house in 1914	NDE	within Preliminary APE
JUN-00296	Augustus Brown House	A 33 x 23 ft. wood frame structure, with gable roof, composition shingles, asphalt composition siding over the original wood siding, small open porch, and partial basement. Built circa 1915 as the home of Augustus Brown	NDE	within Preliminary APE
JUN-00297	Kodzoff House	A two-story, wood frame structure, with intersecting gable roofs, composition shingles, asphalt composition siding except for wood-shingled south facade, glassed-in porch with shed roof, extended eaves with boxed cornices, and poured concrete partial basement. Built circa 1900	NDE; demolished 1988	within Preliminary APE
JUN-00313	Telephone Hill	Conspicuous promontory, encompassing 4.66 ac., site of short-lived military post named for Commander Rockwell. was the home of the Juneau and Douglas Telephone Company, 1915-1956	NDE	Duplicate site to JUN-01013; within Preliminary APE
JUN-00313	Telephone Hill	Conspicuous promontory, encompassing 4.66 ac., site of short-lived military post named for Commander Rockwell. was the home of the Juneau and Douglas Telephone Company, 1915-1956	NDE	within Preliminary APE
JUN-00976	Alexander House	This bungalow style one and a half story, 24 x 36 ft. structure, encompasses 1,028 square ft. It has a	NDE; demolished 1988	within Preliminary APE

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
		green stucco exterior and an intersecting cedar-shingle gable roof with minimal eaves and original chimney. Wood steps lead up to the front entry located on the facade. The entry is sheltered by a shed-roofed open canopy. A rectangular garage has shiplap siding, corrugated-metal roofing on a low-pitch gable roof		
JUN-00977	Percy Reynolds House	This two-story 30 x 35 1/2 ft. structure with brown siding and trim had an intersecting gable composition roof with minimal eaves. Stucco siding covers the lower two thirds of the house; painted siding covers the upper one-third. Poured concrete steps lead to an	NDE	within Preliminary APE
JUN-00981	Engstrom Building	The commercial building, constructed in 1951 housed the Alaska Public Works Department from 1951 to 1973. The two-story structure contains business offices and apartments. The main structure is 27 x 35 ft. with a floor area of 945 square ft. The one-story extension is 22 x 41 ft., encompassing 902 square ft. The extension entry was on the north facade	NDE; demolished	within Preliminary APE
JUN-01012	Juneau and Douglas Telephone Company	The rectangular, one-story, Industrial Box building, was constructed in 1956. Its 40 x 100 ft. area encompasses 4,000 sq. ft. The structure is made of steel and concrete with a steel entry door and stepped, flat canopy on the east facade. The main floor's small switching room previously served as a public service counter. Today it serves as a switching station	NDE	25 ft. (7.62 m) east

AHRS No.	Site Name	Description	NRHP Eligibility	Distance from Preliminary APE
JUN-01013	Telephone Hill Neighborhood	Telephone Hill is one of the oldest, continuously occupied areas in Juneau. In 1881 the U.S. Navy established a government reservation on the northern portion of the hill and constructed a military post. A government courthouse was constructed in 1893 after the Navy abandoned the post. Turn-of-the-century photographs of the townsite show residences on the hill, a few of which still exist. The Telephone Hill structures meet the qualifications for a historic district	NDE	Duplicate site to JUN-00313; within Preliminary APE

Table notes:
Source: AHRS IBS, accessed June 8, 2023
AHRS = Alaska Heritage Resources Survey
APE = Area of Potential Effect
cm = centimeter(s)
DE = Determined Eligible
DNE = Determined Not Eligible
ft. = foot (feet)
km = kilometer(s)
m = meter(s)
mi. = mile(s)
N/A = Not applicable
NDE = No determination of eligibility
NRHP = National Register of Historic Properties
sq. = square

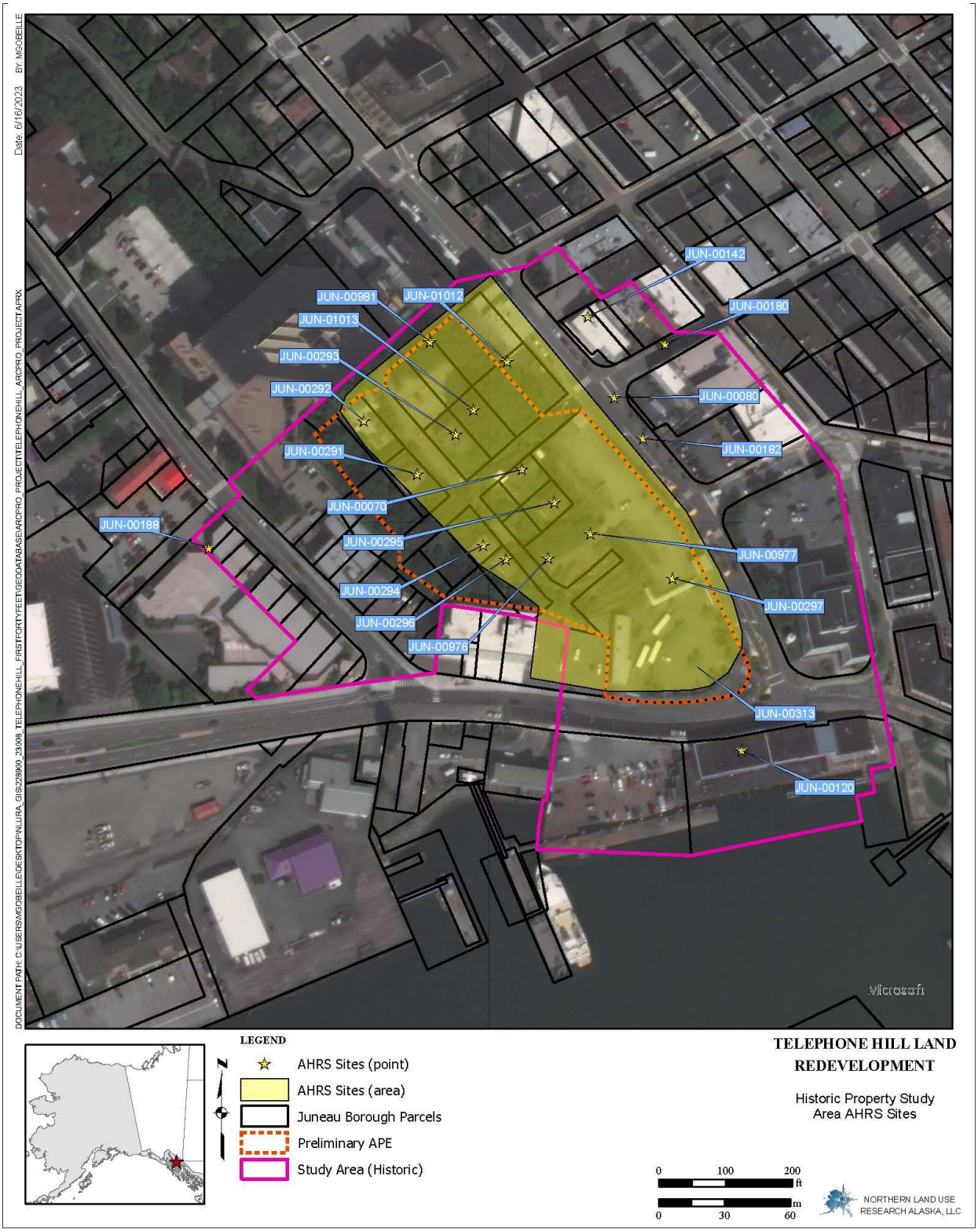


Figure 4. AHRS sites within the Historic Study Area.

NLURA synthesized the site information provided below for AHRS sites located within the Preliminary APE and Historic Study Area based on the 2023 site visit and information from the AHRS-IBS (AHRS 2023), the Choate (1984) survey report, and the 1986 *Inventory of Historic Sites and Structures* (Peterson et al. 1986).

3.1.2.1 AHRS SITES WITHIN THE PRELIMINARY APE

The Edward Webster House (JUN-00070) is located at 135-139 West 2nd St. and was built between 1882 and 1884. It was originally a two-story wood frame structure with a hipped roof, open porch, and imitation-brick asphalt shingles over the original clapboard siding. Additions have significantly altered the original structure. The house was built by Edward Webster, who founded the Juneau and Douglas Telephone Company in 1893 and ran the business out of an addition to the house until 1967. There has been no formal Determination of Eligibility completed for this property.

During the 2023 site visit, the Edward Webster House (JUN-00070) (Figure 5) was found to be standing but appeared to have been heavily modified, with modern doors, windows, and siding. The building also appeared to have been divided into apartments. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 5. Looking east from Dixon St. at the Edward Webster House (JUN-00070) in 2023 (NLURA Photograph).

The Bosch/Carrigan House (JUN-00291) is located at 214 Dixon St. and was constructed by William Bosch in 1913 and completed in 1914. It is a 28 x 34 ft., one and a half story, decorated pioneer farmhouse featuring a steeply pitched gable roof, boxed cornices, detailed fish scale siding, cedar shingle siding, dormers, and an open porch. William Bosch was the owner and operator of the Old Stand Saloon located on Front St. There has been no Determination of Eligibility completed for JUN-00291.

During the 2023 site visit, the Bosch/Carrigan House (JUN-00291) was found to be standing and retained windows, doors, siding, and fenestration consistent with its date of construction. A small garage located on the north side of the house had a modern garage door, but otherwise had an appearance consistent with the age of the house. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 6. Looking southwest from Dixon St. at the Bosch/Carrigan House (JUN-00291).

Figure 7. Looking west from Dixon St. at the Bosch/Carrigan House (JUN-00291). Note the Victorian style shingles in the gable end (NLURA photograph).

The Peterson/Kasnick House (JUN-00292) at 203 West 3rd St. was built in 1898 by Juneau miner John G. Peterson. It was originally a 26 x 68 ft., two-story, wood frame structure, with a hip roof intersecting a gable roof addition. It featured a poured concrete basement and had shake shingles and wood siding. Two additions to the original structure have been added over time and the property is currently a multi-family dwelling. There has been no Determination of Eligibility completed for JUN-00292.

During the 2023 site visit, the Peterson/Kasnick House (JUN-00292) (Figure 8) was found to be standing and retained windows, doors, siding, and fenestration consistent with its date of construction. A small garage (Figure 9) located on the south side of the lot had an appearance consistent with the age of the house. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 8. Looking northwest from Dixon St. at the Peterson/Kasnick House (JUN-00292) (NLURA photograph).

Figure 9. Looking west from Dixon St. at the garage of the Peterson/Kasnick House (JUN-00292) (NLURA photograph).

The Bayless/Powers House (JUN-00293) is located at 211 Dixon St.. It was originally built in 1885 and was a 30 x 44 ft., one and a half story, post and beam frame structure, with a gable roof, extended eaves with fascia boards, composition shingles, a cedar shake exterior, two gabled dormers, a small entry porch, and basement. There has been no Determination of Eligibility completed for JUN-00293.

During the 2023 site visit, the Bayless/Powers House (JUN-00293) was found to be standing and retained windows, doors, siding, and fenestration consistent with its date of construction. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 10. Looking east from Dixon Steet at the Bayless/Powers House (JUN-00293) (NLURA photograph).

The Martin/Johnston House (JUN-00294) is located at 128 Dixon St. and was built in 1931 by Ralph and Mildred Martin. It was a 31 x 22 1/2 ft., one and a half story, wood frame structure with a wood shingled gable roof, and wood shingle siding. It was expanded with two additions over time. There has been no Determination of Eligibility completed for JUN-00294.

During the 2023 site visit, the Martin/Johnston House (JUN-00294) was found to be standing and retained windows, siding, and fenestration consistent with its date of construction, though the door appears to be modern. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 11. Looking west from Dixon St. at the Martin/Johnston House (JUN-00294) (NLURA photograph).

The Webster/Hurley House, also identified as the Worthen/Hurley House (JUN-00295) is located at 125 Dixon St.. It was built By H.S. Worthen in 1914 and was sold to the Webster and Hurley families (owners of the Juneau and Douglas Telephone Company). It was a 24 x 44 ft., one-story, wood frame structure featuring a hip roof, cedar shingles and clapboard siding. The home was built on a poured concrete foundation. There has been no Determination of Eligibility completed for JUN-00295.

During the 2023 site visit, the Webster/Hurley House (JUN-00295) (Figure 12) was found to be standing and retained windows, doors, siding, and fenestration consistent with its date of construction. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 12. Looking east from Dixon St. at the Webster/Hurley House (JUN-00295) (NLURA photograph).

The Augustus Brown House (JUN-00296) is located at 124 Dixon St.. It was originally built in 1915 by Juneau businessman Augustus Brown and he resided there until his death in 1949. It was originally a 33 x 23 ft. wood frame structure, with a gable roof, with wood siding, a small open porch, and partial basement. The exterior has been altered over time. There has been no Determination of Eligibility completed for JUN-00296.

During the 2023 site visit, the Augustus Brown House (JUN-00296) was found to be standing and retained windows, doors, siding, and fenestration consistent with its date of construction. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 13. Looking southwest from Dixon St. at the Augustus Brown House (JUN-00296) (NLURA photograph).

Figure 14. Looking west from Dixon St. at the Augustus Brown House (JUN-00296) (NLURA photograph).

The Kodzoff House (JUN-00297) was located at 107-109 West 1st St.. It was originally built in 1900 and was a two-story, wood frame structure, with intersecting gable roofs, extended eaves with boxed cornices. It had composition shingles and asphalt composition siding except for a wood-shingled south façade. It featured a glassed-in porch with shed roof and a poured concrete partial basement. The property was reported as demolished in 1988 (City and Borough of Juneau Assessors Office 2023).

During the 2023 site visit, the Kodzoff House (JUN-00297) was found to have been demolished and was within the footprint of the parking garage on the east side of Telephone Hill (Figure 15). No additional research is recommended for this building as it lacks the integrity required for listing on the NRHP.

Figure 15. Looking roughly south at the former location of the Kodzoff House (JUN-00297) (NLURA Photograph).

The Alexander House (JUN-00976) was located at 120 West 1st St.. It was originally built by George Forest Alexander in 1939. It was a 24 x 36 ft. bungalow-style, one and a half story structure. It had a green stucco exterior and an intersecting cedar-shingle gable roof. It featured a porch and dormered windows. There has been no Determination of Eligibility completed for

JUN-00976 this property was reported as demolished in 1988 (City and Borough of Juneau Assessors Office 2023).

During the 2023 site visit, the Alexander House (JUN-00976) was found to have been demolished (Figure 16). No additional research is recommended for this building as it lacks the integrity required for listing on the NRHP.

Figure 16. Looking north at the former location of the Alexander House (JUN-00976) showing the site is demolished (NLURA photograph).

The Percy Reynolds House (JUN-00977) was located at 116 West 1st St.. Percy Reynolds built the house in 1936. It was a two-story, cream stucco, 30 x 35 1/2 ft. structure with brown siding and trim had an intersecting gable composition roof with minimal eaves. It featured stucco siding on the lower two thirds of the house and painted siding on the upper one-third. It had a poured concrete basement and one car garage. There has been no Determination of Eligibility completed for JUN-00977 and this property was reported as demolished in 1991 (City and Borough of Juneau Assessors Office 2023).

During the 2023 site visit, the Percy Reynolds House (JUN-00977) was found to have been demolished (Figure 17). No additional research is recommended for this building as it lacks the integrity required for listing on the NRHP.

Figure 17. Looking northwest at the former location of the Percy Reynolds House (JUN-00977) showing the site is demolished (NLURA photograph).

The Engstrom Building (JUN-00981) was located at 111-113 West 3rd St. and was originally built in 1951 by the Elton and Allan Engstrom. This was a 27 x 35 ft. two-story main structure with a 22 x 41 ft.one-story extension attached to its east facade. This was built as a commercial building and housed the Alaska Public Works Department from 1951 until 1973. It was later used as offices and apartments. There has been no Determination of Eligibility completed for JUN-00981 and this property was reported as demolished (City and Borough of Juneau Assessors Office 2023).

During the 2023 site visit, the Engstrom Building (JUN-00981) was found to have been demolished (Figure 18). No additional research is recommended for this building as it lacks the integrity required for listing on the NRHP.

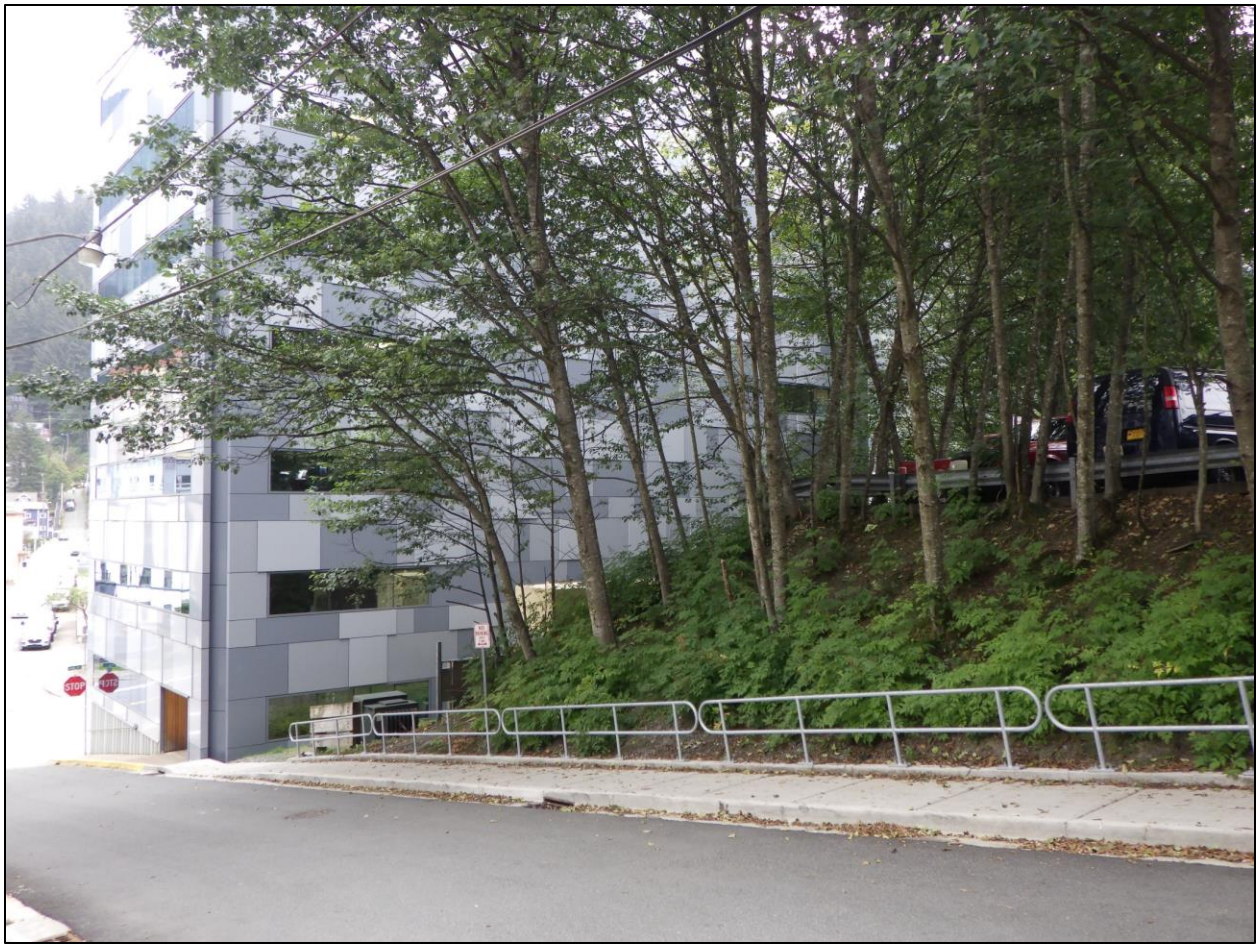


Figure 18. Looking roughly east from West 3rd St. at the former location of the Engstrom Building (JUN-00981) showing the site is demolished (NLURA photograph).

The Telephone Hill site (JUN-00313) covers 4.66 ac. (1.88 ha) on the top of Telephone Hill (Figure 4). The site was originally a military post named after Commander Rockwell. The first courthouse in Juneau was built on the site in 1893 but was replaced numerous times. The current State of Alaska office buildings (AHRS 2023) are in the location of the former courthouse. No Determination of Eligibility has been completed for the Telephone Hill site (JUN-00313). There are currently seven historic buildings (JUN-00070, JUN-00291, JUN-00292, JUN-00293, JUN-00294, JUN-00295, JUN-00296, JUN-00297) within the boundaries of the Telephone Hill site (JUN-00313). Additional research would be required to determine if the Telephone Hill site (JUN-00313) is eligible for listing on the NRHP as a historic district, and if it is a contributing or non-contributing element to any other historic district or districts.

Telephone Hill Neighborhood (JUN-01013) consists of approximately 4.66 ac. (1.88 ha) bounded by West 3rd St., Main St., Egan Drive (Dr.), and Willoughby Avenue (Ave.). The US Navy established a reservation on the hill in 1881. The Telephone Hill name became associated with the southern half of the hill after 1884, when Edward Webster established the Juneau Douglas Telephone Company from his home on the hill (Edward Webster House [JUN-00070]). A courthouse was constructed on the northern end of the hill in 1893 and some historic accounts

refer to the hill as Court House Hill. Telephone Hill is one of the oldest continuously occupied areas in Juneau.

No Determination of Eligibility has been completed for the Telephone Hill Neighborhood (JUN-01013). The site appears to be a duplicate of the Telephone Hill site (JUN-00313). It is recommended that these two sites be consolidated. See the Telephone Hill site (JUN-00313) section of this report for recommendations for additional research.

3.1.2.2 AHRS SITES WITHIN THE HISTORIC STUDY AREA, OUTSIDE THE PRELIMINARY APE

The Flag of All Nations Site (JUN-00080) was a simple 12 x 14 ft. log structure that was torn down in 1893. There is no available description of the exterior but historic photographs of the cabin's interior exist. The building served as Juneau's first post office and community meeting space.

No Determination of Eligibility has been completed for the site, but the AHRS card states the Flag of All Nations Site (JUN-00080) is a contributing element to the NRHP listed Juneau Downtown Historic District (JUN-00456).

During the 2023 site visit, the location of the Flag of All Nations Site (JUN-00080) shown on the AHRS was found to be in the center of the intersection of Second and Main Sts. (Figure 19).

During 2023 site visit a two-story historic structure was observed at 119 2nd St. which did not have an AHRS number. After the fieldwork, NLURA examined the Juneau Historic Structures Database, which is maintained by the CBJ Office of Community Development (City and Borough of Juneau Historic Resources Advisory Committee 2023). According to the database, the Flag of All Nations Site was located at 119 2nd St. and the building observed during the 2023 site visit is the Koosher Building, which was constructed in 1893. The database, and the AHRS states that Koosher tore down the Flag of All Nations cabin to construct a pharmacy. However, the database mistakenly lists the address for the Koosher Building as 130 Seward Street. The 1986 inventory report (Peterson et al. 1986) lists the property at 130 Second St.

Additional research is recommended for this site/building to determine the integrity required for listing on the NRHP or to be a contributing or non-contributing element to a historic district.

Figure 19. Looking roughly north west at the location of the Flag of All Nations Site (JUN-00080) (NLURA photograph). The AHRS point is in the center of Main St. .The Juneau and Douglas Telephone Company (JUN-01012) is the lower building in the foreground (NLURA photograph).

The Pacific Coastal Steamship Wharf (JUN-00120) is located at 1 Egan Dr., on the waterfront. The oldest part of the building was used by the Pacific Coastal Steam Ship Company beginning in 1901. A seaplane hangar was added in the 1920s and beginning in 1939, the building housed Alaska Coastal Airways, which operated a float plane airline from the site until 1976. The building is described as a 302 X 52 ft. wood frame two-story building with an attached 50 x 100 ft. single story airplane hangar. The building was completely remodeled in 1976 and now houses small privately owned businesses.

The Pacific Coastal Steamship Wharf (JUN-00120) was determined not eligible for listing on the NRHP in 1996 and is not a contributing or non-contributing element to a historic district.

During the 2023 site visit, the Pacific Coastal Steamship Wharf (JUN-00120) was still standing and in the condition described on the AHRS card (Figure 20). No additional research is recommended for this building as it has been determined not eligible for listing on the NRHP.

Figure 20. Looking southeast at the Pacific Coastal Steamship Wharf from Egan Ave. (JUN-00120) (NLURA photograph).

The San Francisco/Purity Bakery (JUN-00142) was a two-story stressed concrete structure constructed in 1914 by Gustave Messerschmidt at 120 2nd St.. As originally constructed, the building had a tin roof, stucco exterior, a second-floor transom window, and a vernacular storefront window. Between 1914 and 1980, the Messerschmidt family operated a bakery in the building. The Messerschmidt family sold the building in 1980 and it is now the Silver Bow Inn.

No Determination of Eligibility has been completed for the San Francisco/Purity Bakery (JUN-00142).

During the 2023 site visit, the San Francisco/Purity Bakery (JUN-00142) was found to be standing and the building retains its historic defining features including front façade, transom windows and stucco exterior (Figure 21). Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

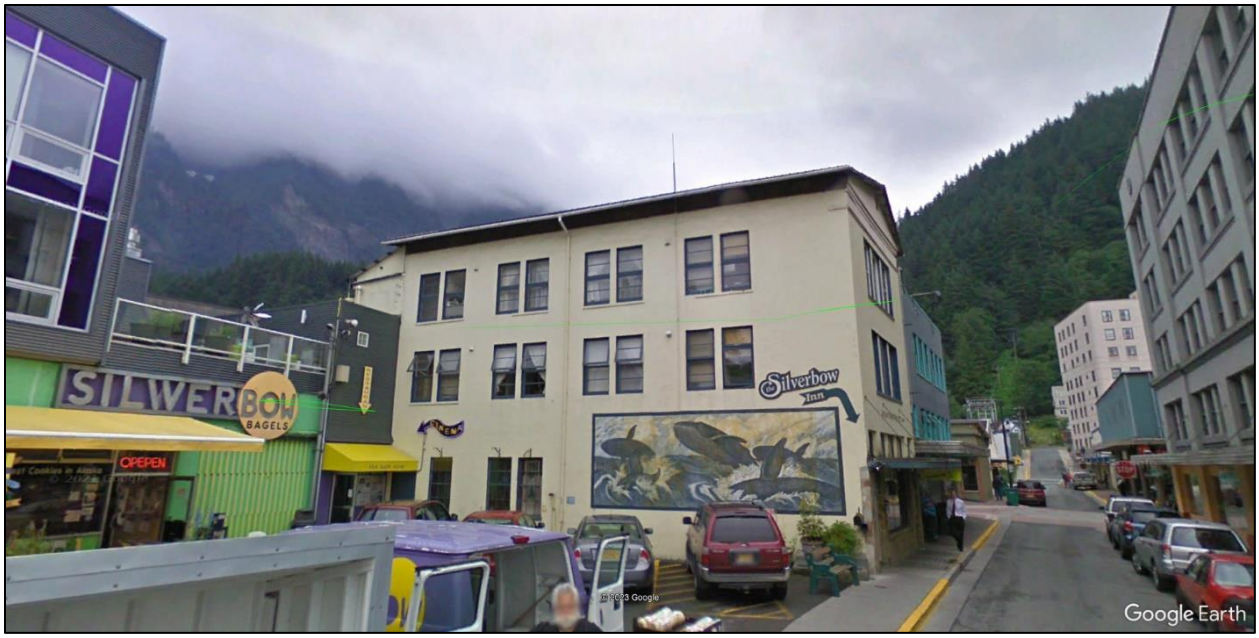


Figure 21. Looking northeast at the San Francisco/Purity Bakery (JUN-00142) from Main St. (photograph courtesy of Google Earth).

The Goldstein Building (JUN-00180) is a 100 x 100 ft., five story reinforced concrete building with a flat roof constructed in 1914 by Charles Goldstein at 130 Seward St.. Once the Governor's Office and the State Legislature, the building was gutted by fire in 1939 but was restored and reopened in 1946 with a more modern look.

No Determination of Eligibility has been completed for the Goldstein Building (JUN-00180) but it is a contributing element to the NRHP listed Juneau Downtown Historic District (JUN-00456).

During the 2023 site visit, the Goldstein Building (JUN-00180) was standing and appears to retain its post 1946 appearance (Figure 22). Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

Figure 22. Looking Southwest at the Goldstein Building (JUN-00180) from the intersection of Seward and 2nd Sts. (NLURA photograph).

The Kubach/Studebaker Building (JUN-00182) was a 25 x 75 ft. two story wood frame building with a flat roof and lapped siding constructed in 1898 at 124 Front St. Although the building has undergone modifications, the AHRS card states it retains its original massing, windows, and cornice.

No Determination of Eligibility has been completed for the Kubach/Studebaker Building (JUN-00182), but it is a contributing element to the NRHP listed Juneau Downtown Historic District (JUN-00456).

During the 2023 site visit, the AHRS point for the Kubach/Studebaker Building (JUN-00182) was found to be in an adjoining parking area along Main St.. However, the building was standing and appeared to retain its original massing, and cornice. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

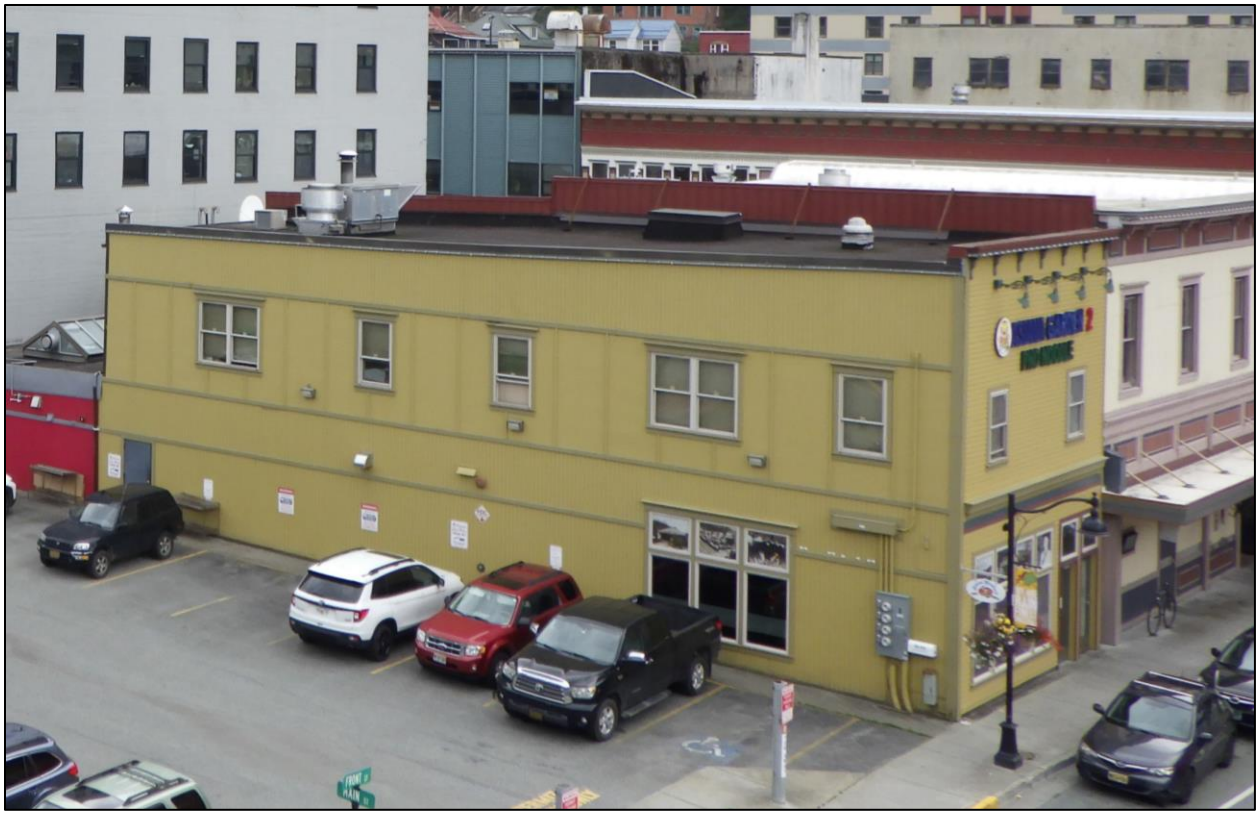


Figure 23. Looking northwest at the Kubach/Studebaker Building (JUN-00182) from the top of the parking garage (NLURA photograph).

The I.L.W.U. (International Longshore and Warehouse Union) Hall (JUN-00188) was a 26 x 48 ft. one and a half story structure built at 222 Willoughby Ave. in 1898. It was a wood frame building with a post foundation, metal gable roof, false front, and tongue and groove siding. The building was the oldest union hall in Alaska but according to the AHRS card was "apparently" destroyed, date unknown.

No Determination of Eligibility has been completed for the I.L.W.U. Hall (JUN-00188).

During the 2023 site visit, the I.L.W.U. Hall (JUN-00188) was found to have been demolished (Figure 18). No additional research is recommended for this building as it lacks the integrity required for listing on the NRHP or to be a contributing or non-contributing element to a historic district.

Figure 24. Looking southeast along Willoughby Ave. at the former site of the I.L.W.U. Hall (JUN-00188) (NLURA photograph).

The Juneau Douglas Telephone Company (JUN-01012) was constructed in 1956 by the Webster family, who owned the telephone company, to serve the needs of the growing telephone system. It was a one story 40 x 100 ft. steel and concrete industrial box building with a flat roof. When completed, the building housed the first automatic dialing system in Juneau. The Webster family sold the Juneau and Douglas Telephone Company to the Continental Telephone Company in 1968 and the building, though modified, continues to serve as a switching station.

No Determination of Eligibility has been completed for Juneau Douglas Telephone Company (JUN-01012).

During the 2023 site visit, the Juneau Douglas Telephone Company (JUN-01012) (Figure 19) was still standing but showed evidence of a recent refurbishment. Additional research would be required to determine how much the building has been altered since its period of significance, if it is eligible for listing on the NRHP, and if it is a contributing or non-contributing element to a historic district or districts.

3.2 RS2477 Trails

According to the State of Alaska RS2477 Historic Trails Database (DNR 2023), there are no historic trails located within the Preliminary APE.

3.3 Other Known Historic Resources

The 2nd St. Pedestrian Tunnel is 350 ft. (106.6 m) long and was constructed in the 1970s by the Alaska Electric Light and Power Company to facilitate a high voltage power line and provide a pedestrian short cut under Telephone Hill (Resnick 2018). After construction was completed, it was found that water seeped through the highly fractured rock and the tunnel was deemed not suitable for pedestrian use. It has been closed off from the public since the 1970s. In 2001, a 16 inch water line was run through the tunnel (Resnick 2018). This tunnel currently has no AHRS number but is located (subsurface) within the Preliminary APE.

4 Ethnohistory of the Project Study Area

Current literature for the Project Study Area includes ethnohistories which document Tlingit traditional culture, Native language, and land use over time (Table 5). Based on the information in these publications, there is evidence that the area around Gold Creek, to the west of Telephone Hill, was used for subsistence uses by the Aak'w Kwaan Tlingit.

Table 5. Sample of ethnographic works on Aak'w Kwaan Tlingit.

Date	Title	description	reference
1956	The Tlingit Indians: Results of a Trip to the Northwest Coast of America and the Bering Straits	Alaska, ethnographic study of Tlingit Natives in Southeast Alaska, includes folklore, legends, stories	(Krause 1956)
1967	The Tlingit: An Introduction to Their Culture and History	Tlingit tribes during a series of visits, each in the summer season, in the years 1933, 1934, 1949, and 1954, studying the structure and functions of the complex social life. It includes additional data on other aspects of Tlingit life	(Olson 1967)
1980	Auke Village	Ethnographic study of the Auke Tlingit at Auke village	(Moss 1980)
1984	The Subsistence Lifeway of the Tlingit People: Excerpts of Oral Interviews	Ethnographic study of subsistence patterns in Tlingit Native communities	(Newton and Moss 1984)
1987	Haa Shuka, Our Ancestors	Ethnographic collection of Tlingit narratives	(Dauenhauer and Dauenhauer 1987)
1994	Haa Kusteeyi, Our Culture: Tlingit Life Stories	Ethnographic collection of Tlingit narratives	(Dauenhauer and Dauenhauer 1994)
1997	Traditional Cultural Property Investigation for Auke Cape, Alaska	Study of Auke Cape including archaeological, documentation, and oral sources of information. Local Native consultation including more than 40 interviews	(Thornton 1997)
1998	Haa Aani' Our Land. Tlingit and Haida Land Rights and Use	Ethnographic study of Tlingit land use issues in Southeast	(Goldschmidt and Haas 1998)

Date	Title	description	reference
		Alaska including Native land claims and territoriality	
2001	The Tlingit: An Introduction to Their Culture and History	History of Tlingit Native culture including interviews of local informants	(Olson 2001)

Table notes:
Source: AHRS IBS, accessed June 12-20, 2023

While numerous Alaska Natives reside in the Juneau area, the A'akw Kwáan of the Tlingit Tribe have a long-documented history of inhabiting the Juneau area and are represented by the Douglas Indian Association (DIA). The known sites associated with this Tribe include village sites in Berners Bay (JUN-00059 and JUN-00062) and sites in Auke Bay (JUN-00025, JUN-00533, JUN-01077, and JUN-00239). According to the current data available (ADF&G 2023), the nearest anadromous stream (Gold Creek) is approximately 2,100 ft. (640 m) west of Telephone Hill and has a salmon run in August. The traditional land use sites identified in the Juneau area associated with the A'akw Kwáan include seasonal activities like berry picking, salmon fishing, hunting, and trapping. (Emmons 1991; Goldschmidt and Haas 1998; Joseph 1967; Krause 1956). There are historic references to seasonal camps near the mouth of Gold Creek that had smokehouses, gardens, and berry picking in the area (Joseph 1967; Krause 1956; Rockwell 1882). It was also reported that the A'akw Kwáan established a hunting and fishing village called Dzántik'i Héeni, on Flounders Creek (modern Gold Creek), but spent winters at the main Auke Bay Village (Moss 1980).

According to the first naval chart produced for Juneau in 1881 (Figure 25, Figure 26, and Figure 27), Dzántik'i Héeni was located near the base of Telephone Hill (Allen 2020). Rockwell (1882) reported that the Auke people living around the newly organized town were asked to move to the mouth of Gold Creek. Similarly, there is information that the Auke Tlingit primary village at Auke Bay was abandoned sometime around 1900 and that most of the population had moved to the Juneau townsite (Olson 1967).

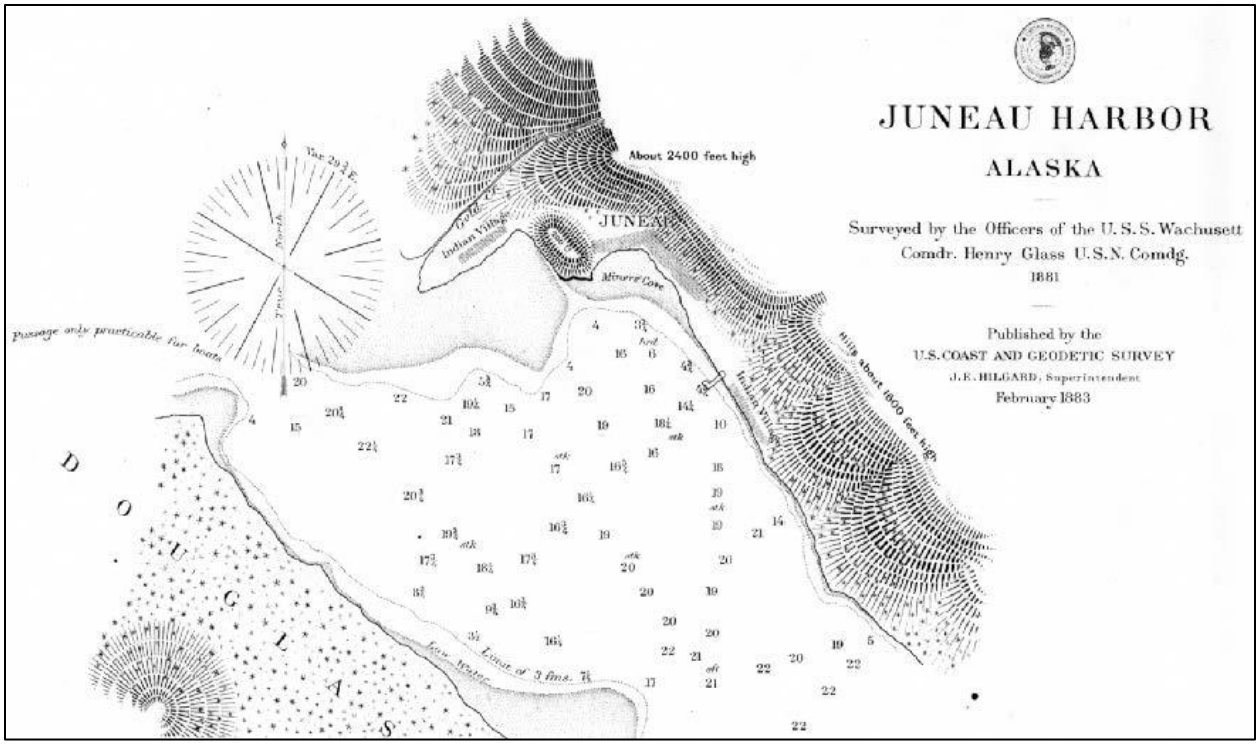


Figure 25. 1881 Naval Chart produced by the Officers of the USS Waschusett showing an "Indian Village" at the mouth of Gold Creek (Allen 2020).

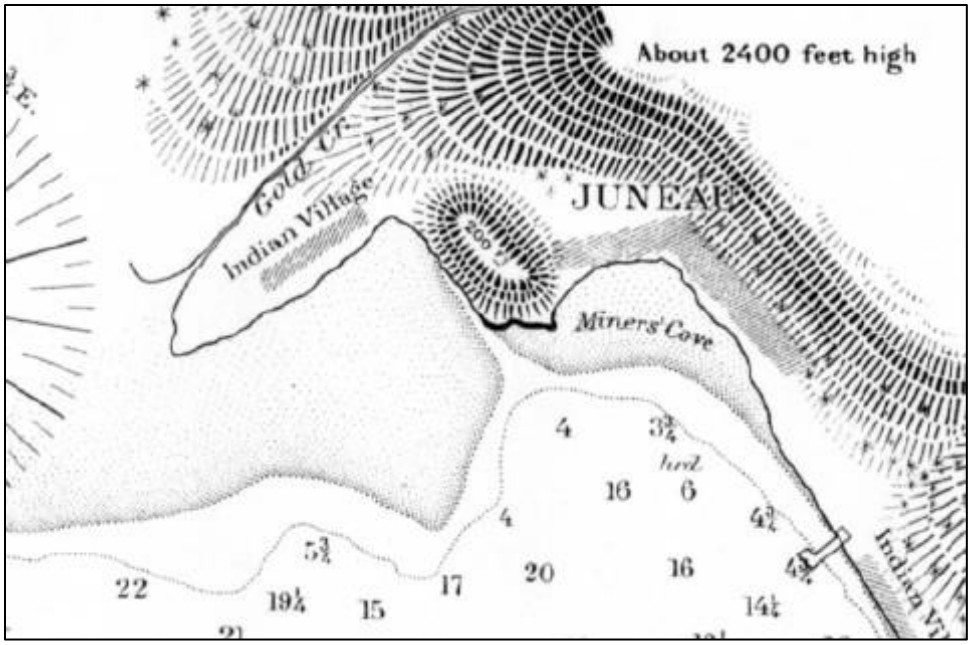


Figure 26. Detail of 1881 Naval Chart (Allen 2020).

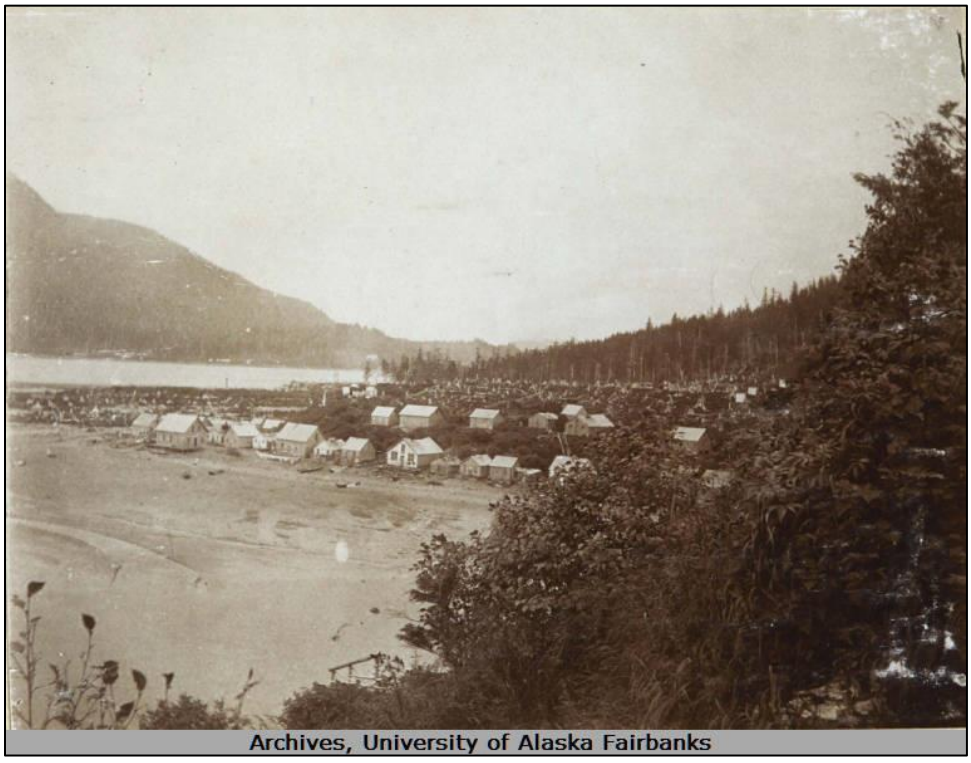


Figure 27. Auke village along shoreline of Juneau townsite with homes on Telephone Hill in 1890 (Courtesy of the University of Alaska Fairbanks Archives).

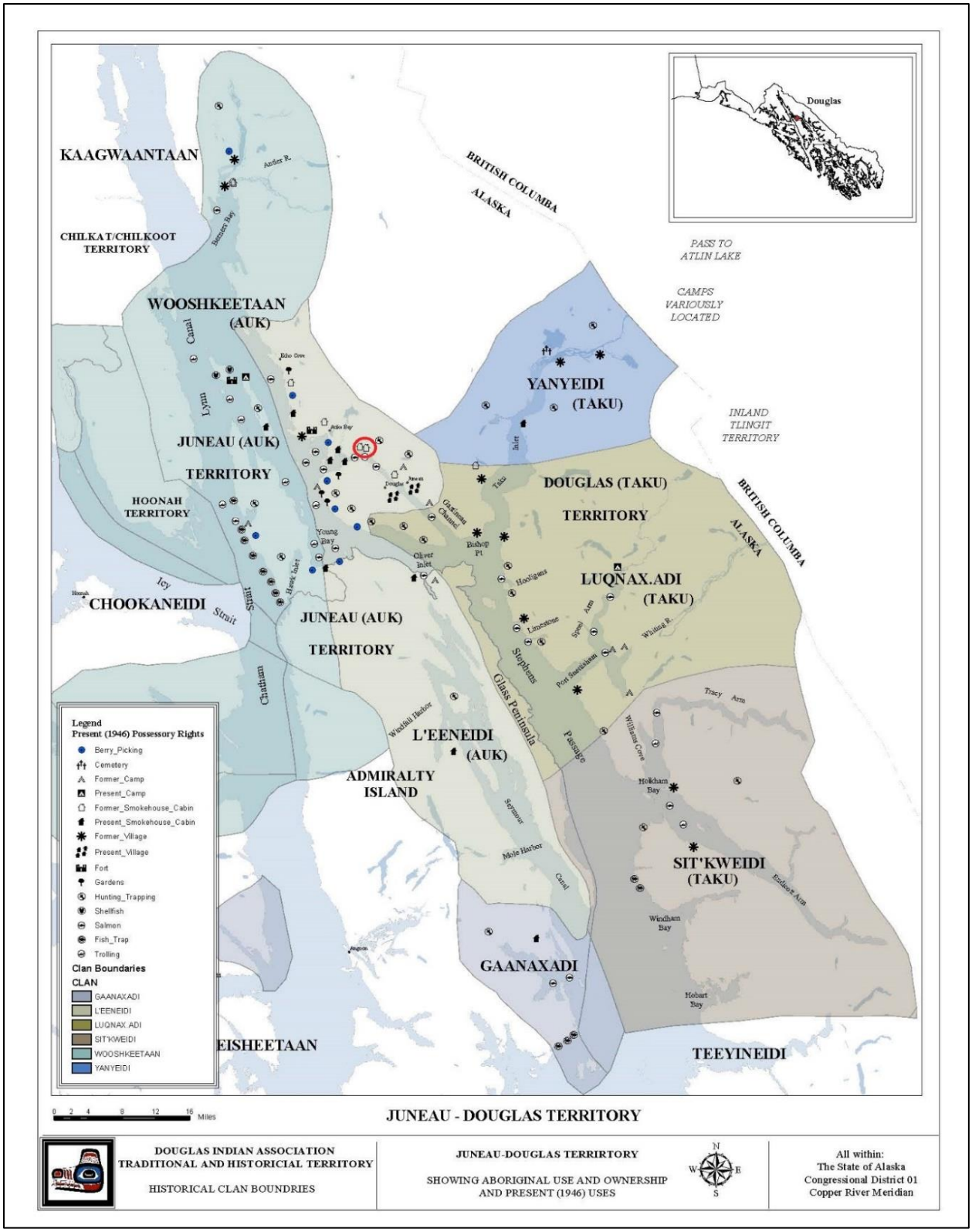


Figure 28. Traditional use areas in the Juneau/ Douglas area. The approximate location of the Preliminary APE circled in red (Douglas Indian Association 2017).

5 Cultural Resource Potential in the Project Study Area

The previous cultural resource investigations and known cultural resources described in the previous sections provide baseline data on the potential for prehistoric, historic, and ethnographic resources to be located within the Project Study Area. The data provides a guide to the location and type of cultural resources that may be encountered within the Preliminary APE.

5.1 Prehistoric Site Potential

High and moderate potential locations for prehistoric archaeological sites are found:

(Farvacque 2008; Tedor 2022):

- Well drained and stable terrain (e.g., dry terrain without a topographic prominence)
- Defined topographical rise on level terrain (e.g., terraces, moraines, ridges)
- Level terrain near breaks in slope
- Rock shelters and caves (i.e., natural shelter)
- Adjacent confluences of rivers and streams
- Adjacent lakes
- Adjacent travel routes (e.g., rivers, streams, wetland edges, and passes)
- Adjacent areas that congregate game (e.g., natural game corridors, grazing areas, perennial and relict ice patches, mineral licks, salmon-bearing streams)
- In or adjacent to old-growth or mature vegetation
- Adjacent resources (e.g., potable water, toolstone, concentrations of plants of known ethnographic use)
- A location that offers protection from prevailing wind and/or drifting snow
- There are known cultural resource sites elsewhere on a landform
- Any of the above characteristics that were present in the past but not today (e.g., relic lake shores and river channels)

Based on the fact that the Preliminary APE is located on a well-drained and stable topographical rise overlooking various anadromous waters it is NLURA's professional opinion that there is a moderate to high potential to encounter subsurface prehistoric artifacts, features, and/or sites within intact soil matrices located in the Preliminary APE.

5.2 Historic Site Potential

Telephone Hill was one of the first settled areas when the townsite of Juneau was established in 1881. The first military post was established on the hill in 1881and abandoned later that same year. The federal courthouse was located on the hill between 1893 and 1967 (DeArmond 1980). The first telephone company in Juneau was established there in 1893 and was headquartered on the hill until its sale in 1956. Numerous local businessmen had homes located on the hill over the years (DeArmond 1980).

The known historic-age cultural resources within the Project Study Area can be categorized by the historic themes known for the region. Historic themes are broad patterns of historic development of a community or region that are represented by the historic resource and provide

context for evaluating historic cultural resources (NPS 2023). Historic themes, their contexts, and representative site examples are provided in Table 6.

Table 6. Historic themes for the Project Study Area.

National Historic Theme[1]	Sub-themes/Historic Context	Examples within the Study Areas
Communications	Telegraph and Telephone	Edward Webster House (JUN-00070) and Douglas Telephone Company (JUN-01012)
Industry	N/A	Engstrom Building (JUN-00981), Juneau, I.L.W.U. Building (JUN-00188), and the Douglas Telephone Company (JUN-01012)
Government	N/A	Flag of All Nations Site (JUN-00080) and the Goldstein Building (JUN-00180)
Community	Domesticity and Family Life	Edward Webster House (JUN-00070), Bosch/Carrigan House (JUN-00291), Peterson/Kasnick House (JUN-00292), Bayless/Powers House (JUN-00293), Martin/Johnston House (JUN-00294), Webster/Hurley House (JUN-00295), Augustus Brown House (JUN-00296), Kodzoff House (JUN-00297), Alexander House (JUN-00976), and Percy Reynolds House (JUN-00977)

Table notes:
[1]National historical themes in America as defined by the National Park Service www.nps.gov/parkhistory/categrs.htm
N/A = Not Applicable

Based on the various themes represented by the known historic resources within the Project Study Area, it is NLURA's professional opinion that there is a potential to encounter subsurface historic artifacts, features, and/or sites within intact soil matrices located in the Preliminary APE.

5.3 Ethnographic Resource Potential

Ethnographic resources are objects or places of religious or cultural importance. Ethnographic resources can possess naturally occurring and/or culturally modified characteristics. They can also be tangible (i.e., mountain, artifact, structure) and/or intangible (i.e., traditional knowledge or feeling associated with an object or place). Numerous historic and ethnographic reports (Arndt et al. 1987; Goldschmidt and Haas 1946; Joseph 1967; Krause 1956; Olson 1967; Vancouver 1798 [1984]) have observed or reported Tlingit people occupying the Gastineau Channel region including the Juneau townsite. For example, (Arndt et al. 1987; Goldschmidt and Haas 1998; Sealaska Regional Corporation 1975) report a possible seasonal village site at Sheep Creek in Thane approximately 4 mi. (6.4 km) south of the Preliminary APE, but no AHRS site is currently recorded at the location.

In addition to the information presented in Section 4, CBJ has formally consulted with DIA requesting input on potential areas of Tribal interest.

Based on the location of the Preliminary APE relative to documented traditional Alaska Native land use, it is NLURA's professional opinion that there is a potential for ethnographic resources to be located within and/or directly adjacent to the Preliminary APE. Ethnographic resources should be identified by the community sharing the values, traditions, beliefs, or social institutions

associated with such objects or places (see Section 6 for further recommendations regarding ethnographic resource potential).

6 Conclusions and Recommendations

Thirteen historic AHRS sites (JUN-00070, JUN-00291, JUN-00292, JUN-00293, JUN-00294, JUN-00295, JUN-00296, JUN-00297, JUN-00313, JUN-00976, JUN-00977, JUN-00981, and JUN-01013) are located within the Preliminary APE. All 13 sites have not been subjected to a formal DOE, and three of the sites (JUN-00297, JUN-00976, and JUN-00981) have been demolished. Two sites (JUN-00313 and JUN-01013) designate the Telephone Hill neighborhood as a site and represent the assignment of two separate AHRS numbers being assigned to the same resource. It is recommended that these two sites be consolidated.

Seven historic AHRS sites (JUN-00120, JUN-00142, JUN-00188, JUN-01012, JUN-00080, JUN00180 and JUN-00182) are directly adjacent to the Preliminary APE within the Historic Study Area All of these Site represent built resources. One site (JUN-00120) has been determined not eligible for inclusion on the NRHP, three sites (JUN-00142, JUN-00188, and JUN-01012) have not been subjected to a formal DOE, and three sites (JUN-00080, JUN00180, and JUN-00182) are contributing properties of the Juneau Historic Downtown District (JUN-00456). Two sites (JUN-00080 and JUN-00188) have been demolished.

During the 2023 site visit, several apparently historic area buildings adjacent to the Preliminary APE, within the Historic Study Area, were found not to have AHRS numbers.

The proposed actions associated with the Project have the potential to have a direct adverse effect on individual AHRS sites within the Preliminary APE and an indirect (primarily visual) adverse effect on the individual AHRS sites within the Historic Study Area should additional research determine they are eligible for listing on the NRHP. In addition, the proposed actions associated with the Project also have the potential to adversely affect the Juneau Historic Downtown District and potential Telephone Hill historic district (represented by JUN-00313 and JUN-01013) as a result of any direct or indirect adverse effects on their contributing elements or to the district(s) as a whole.

There are no known prehistoric or ethnographic AHRS sites located in the Preliminary APE. However, NLURA's research indicates that there is potential for prehistoric and historic archaeological and ethnographic resources to be present within the Preliminary APE.

Although the Project is not subject to Section 106 or the AHPA, CBJ has chosen to complete a cultural resource desktop assessment and updated historic site and structures survey for the known sites (structures) within the Project Study Area listed on the Alaska Heritage Resources Survey (AHRS). If the CBJ desires to move forward in keeping with Section 106 practice, NLURA recommends the following:

- Phase II (Evaluation) survey for all historic AHRS sites (historic-age buildings) located within the Preliminary APE and Historic Study Area;
- Phase II Evaluation of a potential Telephone Hill Historic District;

- Phase I (Identification)/II (Evaluation) survey of previously unsurveyed and/or undeveloped portions of the Preliminary APE;
- Phase I (Identification)/II (Evaluation) survey of historic structures adjacent to the Preliminary APE that have not been assigned AHRS numbers.
- Evaluation of indirect effects from the proposed actions on the NRHP listed Downtown Juneau Historic District (JUN-00456);
- Proposed Project activities within previously disturbed portions of the Preliminary APE should operate under an Inadvertent Discovery Plan;
- Consult with local Alaska Native Tribes to inventory and evaluate ethnographic resources within the Preliminary APE (if any); and,
- Consult with local Alaska Native Tribes to determine whether or not the Preliminary APE adequately captures any potential direct or indirect effects to ethnographic resources (if any).

7 Limitations

Under the provisions of the National Historic Preservation Act (NHPA), site location information is restricted in distribution; disclosure of such information may be exempt from requests under federal and state freedom of information laws. Location information for prehistoric sites has been redacted from this report for public release. The location of historic buildings has not bee redacted from this report.

This Project was carried out, and this document prepared, in accordance with generally accepted professional practices for the nature and type of work completed, at the time the work was performed. This document is based upon written information and/or verbal accounts provided by the agencies and individuals indicated above. NLURA can only relay this information and cannot be responsible for its accuracy or completeness. This report is not meant to represent a legal opinion. If you have any comments or questions regarding the information presented in this document please contact NLURA General Manager Lindsay Simmons (lja@northernlanduse.com).

Sincerely,

Lindsay Simmons, M.A., R.P.A.

NLURA General Manager

References Cited

ADF&G
2023 Alaska Anadromous Streams. Vol. 2023, Alaska Department of Fish and Game, Juneau, Alaska.

AHRS
2023 Alaska Heritage Resources Survey Integrated Business Suite (accessed June 13, 2023) https://dnr.alaska.gov/parks/oha/ahrs/ahrs.htm, State of Alaska Department of Natural Resources, Office of History and Archaeology, Anchorage, Alaska.

Allen, Chris
2020 *A Rough and Tumble Country, Juneau's Origins as Alaska's First Gold Mining Boomtown as Described by Eyewitnesses, 1880-1881*. US Department of the Interior, National Park Service, Fairbanks, Alaska.

Arndt, Katherine L., Russell H. Sackett and James A. Ketz
1987 *A Cultural Resource Overview of the Tongass National Forest, Alaska, Part 2a: Catalog, Prehistoric and Ethnohistoric Sites*. Report prepared for USDA National Forest Service, Tongass National Forest, by GDM, Inc., Fairbanks, Alaska.

Choate, Glenda
1984 *Telephone Hill Historic Site and Structures Survey*. Report prepared for City and Borough of Juneau, Alaska by Alaska Archives Resource and Records Management, Juneau, Alaska.

City and Borough of Juneau Assessors Office
2023 Juneau property database
https://property.juneau.org/, City and Borough of Juneau, Alaska.

City and Borough of Juneau Historic Resources Advisory Committee
2023 City of Juneau Office of Community Development Historic Structures Database, City and Borough of Juneau, Juneau, Alaska.

Dauenhauer, Nora M. and Richard Dauenhauer (editors)
1994 *Haa Kusteeyi, Our Culture: Tlingit Life Stories*. University of Washington Press/Sealaska Heritage Foundation, Seattle, Washington and Juneau, Alaska.

Dauenhauer, Nora Marks and Richard Dauenhauer (editors)
1987 *Haa Shuka, Our Ancestors*. University of Washington Press, Seattle, Washington and London, England (Published with Sealaska Heritage Foundation).

DeArmond, Robert N.
1980 *The Founding of Juneau*. Gastineau Channel Centennial Association, Juneau, Alaska.

DNR
2023 Alaska Department of Natural Resources AK State Geo-Spatial Data Clearinghouse RS2477 Trails.

Douglas Indian Association
2017 *The A'akw Kwaan & T'akuu Kwaan Tribal History*. Douglas Indian Association, Juneau, Alaska.

Emmons, George T.
1991 *The Tlingit Indians*. University of Washington Press, Seattle, Washington.

Farvacque, Rémi N. R.
2008 Archaeological Impact Assessment of Peace River Coal Inc. Roman Coal Mine. BC HCA Permit Report 2007-0320. In *Roman Coal Mine Project Environmental Assessment Report Volume 3, Section 17: Archaeology*, Prepared for BC Environmental Assessment Office Victoria, British Columbia by Peace River Coal Inc., Vancouver, British Columbia, Canada.

Goldschmidt, Walter R. and Theodore H. Haas
1946 *Possessory Rights of the Natives of Southeastern Alaska - Section B Auke Bay*. Prepared for University of Washington Press, Seattle and London, England and Sealaska Heritage Foundation. Juneau, Alaska.

1998 *Haa Aani' Our Land. Tlingit and Haida Land Rights and Use*. Edited and with an introduction by Thomas F. Thornton. University of Washington Press, Seattle and London and Sealaska Heritage Foundation, Juneau, Alaska.

Joseph, Phillip
1967 The History of Aukquwon. *New Alaskan* December:8-15.

Krause, Aurel
1956 *The Tlingit Indians: Results of a Trip to the Northwest Coast of America and the Bering Straits*. Translated by Erna Gunther. American Ethnological Society Publication, Monograph 26. University of Washington Press, Seattle, Washington.

Metcalfe, Peter M. and Andrew Hope III
2003 Tlingit Country Map, Sealaska Heritage Foundation, Sitka, Alaska.

Moss, Madonna L.
1980 Auke Village. In *Cultural Resource Notes, No. 1*, edited by Gerald H. Clark, pp. 7-10. Alaska Region Report No. 116, US Department of Agriculture, Forest Service, Alaska Region, Juneau, Alaska.

Newton, Richard and Madonna L. Moss
1984 *The Subsistence Lifeway of the Tlingit People: Excerpts of Oral Interviews*. Administrative Document No. 131. US Department of Agriculture, Forest Service, Alaska Region, Juneau, Alaska.

NPS
2023 Historical Themes in America. Vol. 2023https://www.nps.gov/parkhistory/categrs.htm, Publisher: US Department of the Interior, National Park Service, Washington, DC.

Olson, Ronald L.
1967 *Social Structure and Social Life of the Tlingit in Alaska*. Anthropological Records Volume 26. University of California Press, Berkely, California.

Olson, Wallace M.
2001 *The Tlingit: An Introduction to Their Culture and History*. 2001, 4th updated ed. Heritage Research, Auke Bay, Alaska.

Peterson, Thomas J., Gabrielle E. LaRoche, Jane Wentworth, Glenda Choate, Diane Brady and Victoria Wyatt
1986 *Inventory of Historic Sites and Structures, City and Borough of Juneau, Alaska*. Planning Department, City and Borough of Juneau, Alaska.

Resnick, Jacob
2018 *Juneau's Forgotten Pedestrian Tunnel Carries Water, Power Through Telephone Hill*. KTOO, Juneau, Alaska.

Rockwell, C.H.
1882 *Report of United States Officers Cruising in Alaska Waters*. 47th Congress, 1st Session, House of Representatives, Washington, DC.

Sealaska Regional Corporation
1975 *Native Cemetery and Historic Sites of Southeast Alaska, Preliminary Report*. Prepared for Sealaska Corporation, Juneau, Alaska by Wilsey and Ham. Seattle, Washington.

Tedor, Randolph
2022 The Arctic Small Tool Tradition in Southwest Alaska, Lake Iliamna Region University of Alaska, Anchorage, Alaska.

Thornton, Thomas F.
1997 *Traditional Cultural Property Investigation for Auke Cape, Alaska - Final Report CONFIDENTIAL Project No: 601.00, Contract No. 50ABNA600056*. Prepared for the National Oceanic and Atmospheric Administration by Livingston Slone, Inc., Juneau, Alaska.

Vancouver, George
1798 [1984] *A Voyage of Discovery to the North Pacific Ocean and Round the World 1791-1795*. The Hakluyt Society, London, England.

Yost, Reuben
2002 *Letter to Judith Bittner seeking concurrence re: Whittier to Main Street Improvements Project No. 68253/NH-093-2(41)*. Prepared for the State Historic Preservation Officer by the Alaska Department of Transportation and Public Facilities, Juneau, Alaska.

Telephone Hill

Historic Building Survey: Update (Draft)

Juneau, Alaska 2023

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

RESPEC

FIRST FORTY FEET

MRV ARCHITECTS
ARCHITECTURE · PLANNING · INTERIORS

NORTHERN LAND USE RESEARCH ALASKA, LLC
Specialists in Cultural Resource Management

Executive Summary

This historic building survey and inventory was completed during the fall of 2023. It presents updates to the Telephone Hill Historic Site and Structures Survey of 1984.

Nearly forty years have passed since the last survey was completed, and MRV found that little modification has occurred since then. Some of the homes show signs of weathering and are in significant need of upkeep and maintenance. Compared to the 1984 report, this report highlights additional findings of historic value and current conditions. This report, like the 1984 report, also recognizes not only the individual houses as historically significant, but the collections of houses forming a historic district*. Telephone Hill as a neighborhood has a history of both positive and negative connotations, with the negative connotations previously most often left unmentioned. This report gives focus to both positive and negative historic connotations, in particular with its location as a strategic position of topographic power in the formation of Juneau and the Alaska Government.

Project Purpose

The City and Borough of Juneau (CBJ) contracted First Forty Feet with MRV Architects as consultant to perform a historic condition survey of the Telephone Hill Neighborhood and its houses. MRV Architects carried out multiple site visits to photograph and document the historic condition of the houses and neighborhood of Telephone Hill. The primary goal of the work is to update the 1984 Historic Survey completed by the Alaska Archives Resource and Records Management. This document is not a replacement.

The CBJ consultant team of First Forty Feet, MRV, and Northern Land Use Research Alaska have reviewed the report findings and have found historic value to note. This report gives a brief overview of the historic context in which the houses and neighborhood was built. It provides a general, initial assessment of the properties current retention of historic value. This assessment is meant to inform CBJ on future steps of a formal Determination of Eligibility (DOE).

Methodology

The project team began by consulting the previous Telephone Hill Historic Site and Structures Survey of 1984. They then gathered imagery and information over the course of several site visits, creating, to the best of their ability, a direct comparison in photography.

From the photos and site visits, architectural descriptions were written. Each description includes an overview of lot size, information gathered from the City and Borough of Juneau's GIS parcel viewer and the CBJ Community Development Department's (CDD) Street and Property Atlas, updates, if necessary, on lot locations, and rough dimensions of each dwelling. The descriptions also note current conditions of the dwelling in relation to historic periods of significance including updated siding, windows, and roof lines.

Statements of significance were constructed based on the 1984 survey, additional images gathered by the Juneau-Douglas City Museum, and contemporary site visits conducted by MRV Architects.

*Historically, the City and Borough of Juneau has referred to historic districts as neighborhoods. Moving forward, this document refers to the Telephone Hill historic district as a neighborhood.

Evaluative Criteria

This survey provides an initial and general assessment of the integrity of the residences of the Telephone Hill neighborhood using criteria outlined in the *National Parks Service's National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, the *National Parks Service's National Register Bulletin 24, Guideline for Local Surveys: A Basis for Preservation Planning*, the *National Parks Service's National Register Bulletin 16A, How to Complete the National Register Registration Form*, and the *Alaska Office of History and Archaeology's Alaska Historic Building Surveys Manual and Style Guide.*

This survey acts to aid in CBJ's goal of assessing the significance and integrity of the Telephone Hill neighborhood as a whole rather than just the significance of each individual property. Per CBJ's request, however, a statement of significance including historic information, context, and an assessment of how and why the property does or does not meet National Register Criteria A, B, C, and D, has been included. The Criteria is defined as follows:

A. An association with events that made a significant contribution to broad patterns of history;

B. An association with the lives of persons significant to the past;

C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit;

D. Informational potential of the resource (generally archaeology)

In addition to assessment of a residence's compliance or noncompliance with National Register Criteria A, B, C, and D, CBJ has requested a discussion of the National Register's seven aspects of integrity associated with each residence. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association; they are defined as follows:

> Integrity is the ability of a property to convey its significance...To retain historic integrity a property will always possess several, and usually most of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.
>
> **Location**: Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened.
>
> **Design**: Design is the combination of elements that create the form, plan, space, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture.
>
> **Setting**: Setting is the physical environment of a historic property. ... setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

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...A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved...a property whose historic features and materials have been lost and then reconstructed is usually not eligible.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory... Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

***Feeling**: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

***Association**: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

*Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.

The National Register's definitions of a contributing and noncontributing resource is as follows:

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was present during the period of significance, and possess historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

A noncontributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria. ("National Parks Service's National Register Bulletin 24" 1985)

As previously stated, this document is meant to provide CBJ with the necessary context to allow them to make an informed decision regarding Determinations of Eligibility (DOE). These DOEs will pertain to both the residences as individual properties and their contributions to the eligibility of Telephone Hill as a Historic District.

The National Register's definition of a District is as follows:

> A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. ("National Parks Service's National Register Bulletin 15" 1997)

Districts must comply with the following criteria as outlined by the National Register.

> **Concentration, Linkage, & Continuity of Features**
> A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties...
>
> **Significance**
> A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archaeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.
>
> **Types of Features**
> A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.
>
> A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.
>
> **Geographical Boundaries**
> A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.
> ("National Parks Service's National Register Bulletin 15" 1997)

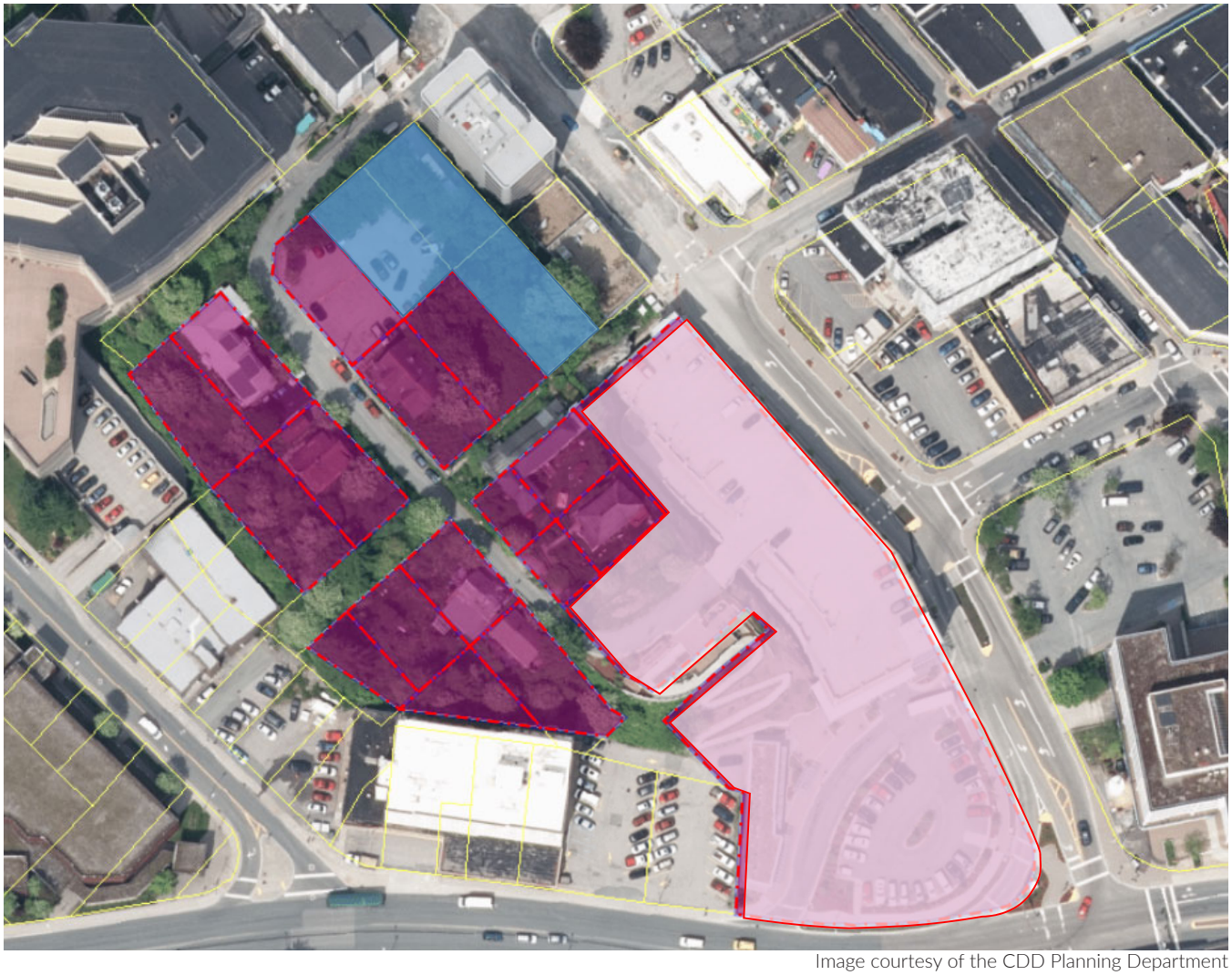


Image courtesy of the CDD Planning Department

Telephone Hill Planning Area

Description of Survey Area

The survey area, depicted above in magenta, consists of Blocks 1, 6, D, and E. It contains 16 Lots which, according to the CDD Street and Property Atlas, have been consolidated numerically, accommodating the seven residences that occupy multiple lots. At the time of the 1984 Survey, structures in the areas highlighted above in pink and blue were included. These structures, numbering 5, no longer exist.

All of the dwellings are rental properties; most have been subdivided to accommodate multiple residents.

Updates to the 1984 Survey

5 buildings included in the 1984 survey are no longer extant:

- Juneau Motor Company (11 Egan Drive)
- Kodzoff House (107 - 109 West First Street)
- Percy Reynolds House (116 West First Street)
- Alexander House (120 West First Street)
- Engstrom Building (125 West Third Street)

1 building included in the 1984 survey does not affect the proposed survey results:

- Juneau and Douglas Telephone Company (204 Main Street)

Eligible Buildings within Telephone Hill Planning Area

AHRS Code	CBJ Code	Address	Historic Name	Date
JUN-070	D-02	135 W. Second Street	Edward Webster House	1882
JUN-291	D-03	214 Dixon Street	Bosch-Carrigan House	1913/1914
JUN-292	D-04	203 W. Third Street	Peterson-Kasnick House	c. 1898
JUN-293	D-05	211 Dixon Street	Bayless-Powers House	1913
JUN-294	D-06	128 Dixon Street	Martin-Johnston House	1931
JUN-295	D-07	125 Dixon Street	Worthen-Hurley House	1914
JUN-296	D-08	124 Dixon Street	Augustus Brown House	c. 1915

Buildings by Date of Construction

AHRS Code	CBJ Code	Address	Historic Name	Date
JUN-070	D-02	135 W. Second Street	Edward Webster House	1882
JUN-292	D-04	203 W. Third Street	Peterson-Kasnick House	c. 1898
JUN-293	D-05	211 Dixon Street	Bayless-Powers House	1913
JUN-291	D-03	214 Dixon Street	Bosch-Carrigan House	1913/ 1914
JUN-295	D-07	125 Dixon Street	Worthen-Hurley House	1914
JUN-296	D-08	124 Dixon Street	Augustus Brown House	c. 1915
JUN-294	D-06	128 Dixon Street	Martin-Johnston House	1931

Telephone Hill Planning Area Context Summary Statement

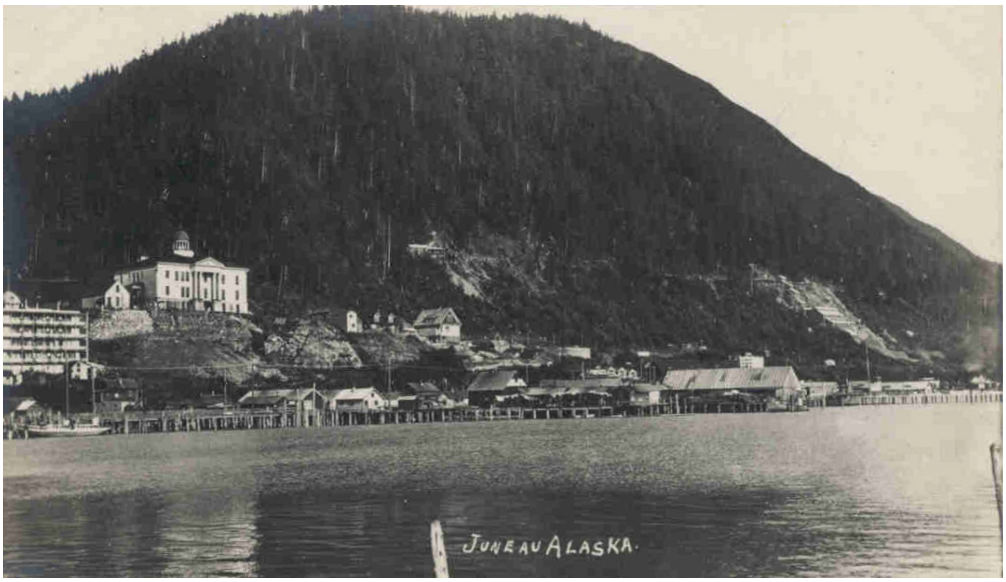
Prior to settler occupation of Juneau, the area now know as Telephone Hill served as an outer barrier to the fish-rich Dzantik'i Héeni (Gold Creek) Delta. Made up of low bedrock, the original Áak'w Village sat at its base. The hill itself was known as Dzantik'i, meaning "flounder" in reference to it's shape ("Haa Léelk'w Hás Aaní Saax'u" 2012).

In 1881, the United States Navy established a government reservation and military post on the northern portion of the hill. Later, it became the site of two government courthouses, thus giving it its first settler name: Courthouse Hill. The first courthouse was constructed in 1893; following a fire in 1898, the second was constructed in 1904 (Image A). Eventually that courthouse was razed to make way for the current State Office Building.

As occupation of Telephone Hill began in 1881, it is associated with some of Juneau's oldest history, including the Juneau Townsite Survey which spanned from 1881 to 1894. Telephone or Courthouse Hill was home to some of Juneau's earliest settlers. Richard Harris, co-founder of the Juneau Townsite, built a home and owned several lots; the Harris family maintained their ownership of Telephone Hill property until the 1950s. John G. Peterson, who staked several mining claims in the Eagle River District during the initial Gold Rush, also constructed a home here and owned a couple of lots.

Edward Webster, a businessman whose family established the first stamp mill in the Juneau Gold Belt, created the Juneau and Douglas Telephone Company in 1893 with Frank Bach. The company was located in an addition on his home on Courthouse Hill. It was the demand and subsequent contribution of the Juneau and Douglas Telephone Company to the growth, development, and historic relationship of the neighborhood with the rest of Juneau that prompted a name change for the portion of the hill south of Third Street.

Additional historic context on Telephone Hill can be found in the *Cultural Resource Desktop Assessment* produced by Norther Land Use Research Alaska, LLC .



A. Image depicting the second courthouse and some early residences, 1915. Image Courtesy of Juneau-Douglas City Museum, (90.20.011)

Periods of Significance

Telephone Hill's period of significance, in relation to the structures that currently occupy it, spans from 1881 to 1939. This includes, as defined by CDD, the Initial Development Era (1880-1911), the Territorial Government and Beginning Mining Era (1912-1920), and the Peak Mining and Gold Mining Era (1921-1939).

Initial Development Era (1880-1911)

The United States Navy, in an effort to add to "the friendly feeling now prevailing towards the whites", visited Aanchgaltsóow, the primary Áak'w village, in 1880 to explain that valuable minerals had been found and they were anticipating "a large immigration in the spring" (Rockwell 1881b).

Come the summer of 1881, the U.S. Navy began an expulsion of the Tlingit from the settlement. Naval records state that this removal was carried out to prevent conflict between the settlers and Tlingit people. In a letter to Commander Henry Glass who was stationed in Sitka, Alaska, Lieutenant Commander Rockwell writes, "I have caused those Indians who were camped on the beach to remove to other places, outside of town limits, and they have established two villages, on each side of the town, near the water" (Rockwell 1881b).

Mary O. Reynolds further described the settlers' developments in Juneau, writing for the *San Francisco Examiner*, Dec. 18, 1881:

> "This little camp, whose site a year previous to the time of which I write had never been visited by white men, now consists of nearly a hundred homes, and bids fair to double its size before another year shall have rolled around. On the eastern side of the town lies a little hill [Telephone Hill] upon which is situated the military post, where a Gatling gun commands a most comprehensive view of the town and also of the Áak'w village on the opposite side of the hill.
>
> The Auks had formerly occupied the site upon which Harrisburg [Juneau] now stands, but were subsequently invited to remove themselves around the point..."

Shortly after this report, the oldest of the surviving houses on Telephone Hill was constructed, followed by two courthouses, the second a replacement of the first. The establishment of the courthouses on the hill generated the site's first settler name: Courthouse Hill. Of the surveyed dwellings, two were constructed during the Initial Development Era.

Territorial Government and Beginning Mining Era (1912-1920)

With the passage of the Second Organic Act of 1912, the Territory of Alaska was created and Juneau was confirmed as the capital. The development of the Alaska Juneau Gold Mining Company and the expansion of the Alaska Gastineau Mining Company during this time instigated population boom, growing 86% from 1910 to 1920.

Edward Webster, a resident of the southern portion of Courthouse Hill, and Frank Bach expanded their Juneau and Douglas Telephone Company during this time to service the growing population. Webster gained sole ownership of the company and its operation was moved to an addition in his Courthouse

Hill home. This move prompted the adoption of "Telephone Hill" for the portion of the hill south of Third Street. During this time, four of the seven surveyed dwellings were constructed.

Peak Mining and Gold Mining Era (1921-1939)

During this time, the Juneau Townsite experienced significant development, but only one of the seven surveyed dwellings was constructed. This era marked the beginning of relatively little change on Telephone Hill.

B. Image depicting early Telephone Hill dwellings, 1891. Image Courtesy of Juneau-Douglas City Museum, (2006.38.058)

D-02: Edward Webster House

West Facade; Higher roofline reflects the initial, two-story house. Lower roofline shows later renovation encompassing the original house.
Edward Webster House, 2023

AHRS#: JUN-070

Historic Name: Edward Webster House

Period of Significance: Initial Development Era 1883-1911

Location Description or Address: 135-139 W Second Street

Architectural Style: Eclectic-Classic Box

Architectural Description:

135 W Second Street is situated on Lot 7 in Block 1; having undergone a consolidation of two separate lots, Lots 7 and 8 became Lot 7 in the 2012 CBJ Street and Property Atlas, with a subsequent revision in April 2021. The lot is rectangular in shape and measures 100' x 50'.

The initial design of the residence was a two-story, hipped roof, classic box house. Various phases

of construction have left their mark on the property. Around 1890, a one-story shed-roof addition was constructed on the north facade. In 1946, an enclosed 10'x17' hip-roofed sun porch was added, contributing to the evolution of the architectural style. In its current state, the two story, L-Shaped dwelling has an imitation-brick asphalt shingle exterior that conceals the original clapboard siding.

The windows showcase the different stages of the house's development. The older and original sections feature a mix of double-hung sash and fixed multi-lite windows, some with sidelites. Modifications over time have seen the introduction of picture windows, replacing certain original windows and contributing a contemporary element to the structure. On the south facade, a large picture window now occupies the space where a bay window once stood.

Some of the original storm windows have been retained, underscoring a partial preservation of the structure's historical features. The main entrance, located on the north facade, is accessed through an enclosed porch featuring a multi-pane door with sidelites.

A staircase that used to connect the residences sun porch to the rest of the city along 2nd Street has been removed in the time since the 1984 survey.

Statement of Significance: 135 W Second Street was constructed in 1882, associating it with the Initial Development Era of Juneau, and dating it as one of the earliest homes in the area (Criteria A). Its original owner, Edward Webster, was the co-founder of the Juneau and Douglas Telephone Company (Criteria B). After gaining sole ownership, the company was operated out of the residence from 1915 to 1958. It was the first commercial telephone service in Alaska. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, B

A. An association with events that made a significant contribution to broad patterns of history;

B. An association with the lives of persons significant to the past;
("National Parks Service's National Register Bulletin 24" 1985)

Enclosed sun porch, added in 1946.
Edward Webster House, 2023

North Facade, main entrance
Edward Webster House, 2023

Asphalt-shingle siding covers the original clapboard siding. Therefore the residence does not retain the key exterior materials dating from the period of its historic significance.
Edward Webster House, 2023

D-03: Bosch-Carrigan House

East Facade
Bosch-Carrigan House, 2023

AHRS#: JUN-291

Historic Name: Bosch-Carrigan House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 214 Dixon Street

Architectural Style: Late Victorian/Queen Anne

Architectural Description:

214 Dixon Street is located on Lots 3 and 4 in Block D; the combined lots result in a 100'x100' square footprint. The dwelling, measuring 1 ½ stories and 28'x34', is designed in a decorated pioneer farmhouse style.

The architectural features include a steeply pitched gable roof with boxed cornices, details such as

scalloped/fish scale siding on the gable ends, and original shingle siding.
The dwelling incorporates shed dormers on both gable slopes, with the southern dormer being a contemporary addition. The windows showcase a variety of styles, including double-hung sash, fixed sash, multi-lite, picture, and casement windows. Some windows feature a diagonal leaded glass pattern.

Throughout the evolution of the property, certain windows have been replaced. Notably, a decorative bay window on the south facade has been substituted with a large picture window, contributing a contemporary element to the structure. Additional fixed-sash windows have been added on the front and rear facades.

A wood deck and concrete walkway have been installed on the north and east facades.

Statement of Significance: 214 Dixon Street was constructed in 1913-14, associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). Its original owner, William Bosch, owned the Old Stand Saloon on Front Street. The dwelling retains aspects of architectural significance such as the scalloped siding and original shingle siding, indicative of its Late Victorian/ Queen Anne Style (Criteria C). To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, C

A. An association with events that made a significant contribution to broad patterns of history;

C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit;
("National Parks Service's National Register Bulletin 24" 1985)

Original scalloped/fish scale siding retained
Bosch-Carrigan House, 2023

Contemporary additions include the picture windows
and dormer on the south facade
Bosch-Carrigan House, 2023

D-04: Peterson-Kasnick House

East Facade. Additions have encompassed the original residence.
Peterson-Kasnick House, 2023

AHRS#: JUN-292

Historic Name: Peterson-Kasnick House

Period of Significance: Initial Development Era 1883-1911

Location Description or Address: 203 W. Third Street

Architectural Style: Eclectic

Architectural Description:

203 West Third Street is situated on Lots 5 & 6 in Block D; the combined lots form a 100'x100' square property. The L-shaped structure, measuring 26' x 68', currently functions as a multi-family dwelling. It comprises a large main floor apartment, three efficiency apartments in the basement, and a single unit within the original portion predating 1898. The cumulative effect of various additions over time has resulted in an eclectic architectural style.

The northern section of the residence encompasses John Peterson's original building, characterized by a hip roof intersecting with the gable roof of a later addition. Both the roof and the main level are covered with shake shingles. Shed-style dormers facing east and west are present on the gable roof of the primary addition.

The facades exhibit a diversity of window styles. Notably, the south facade of the northern section features picture windows with sidelites, while double-hung sash windows adorn all three facades of the original structure. The addition introduces a mix of double-hung sash, casement, and fixed single-pane windows.

Entrances to the three basement apartments are distributed on the east, south, and west facades. The west facade accommodates a deck and a brick chimney that extends the full 1 ½ story height.

Statement of Significance: 203 W. Third Street was constructed circa 1898, associating it with the Initial Development Era of Juneau (Criteria A). It's original owner, John G. Peterson, "established 11 mining claims in the Eagle River District and owned a tin-metal shop on Front Street from 1915-1916" (City and Borough of Juneau). Shortly after being sold to William and Dorthy Johnson in 1944, the original 20'x24' dwelling underwent "extensive" alterations until it was sold to Joe and Aletha Henri in 1965. The Henri's made further alterations, bringing the house to its current 26'x68' size. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

> A. An association with events that made a significant contribution to broad patterns of history;
> ("National Parks Service's National Register Bulletin 24" 1985)

West Facade. Contemporary decks added to allow access to the three basement apartments. The dormer is also a contemporary addition.
Peterson-Kasnick House, 2023

South Facade featuring a contemporary picture window
and an entrance to one of the three basement units.
Shake-Shingle siding covers the entire residence.
Peterson-Kasnick House, 2023

D-05: Bayless-Powers House

South Facade. Original, double-hung sash windows and original cedar shake siding retained. Wooden gutter has been replicated and replaced in the 1980s.
Bayless-Powers House, 2023

AHRS#: JUN-293

Historic Name: Bayless-Powers House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 211 Dixon Street

Architectural Style: Late 19th and Early 20th C. American Movements/Bungalow/Craftsman

Architectural Description:

211 Dixon Street is situated on Lots 1 and 2 in Block 6, collectively forming a 100' x 100' square footprint. This 1 ½ story multi-family dwelling, spanning 30'x44.5', adheres to the Craftsman-Shingle architectural style.

The structure's post-and-beam frame is enveloped in cedar shakes, resting on a poured concrete

foundation. A gabled roof with extended eaves and fascia boards is covered with composition shingles. The west facade features two gabled dormers. The original double-hung sash windows, adorned with upper multi-lites, are symmetrically arranged on all facades. Some of the original wood storm windows remain.

Throughout its history, 211 Dixon Street has seen some maintenance. According to a local resident, the property underwent a painting process in the mid to late 1990s. Additionally, the wooden gutters, a unique feature of the residence, have been replaced twice within the last 30 years.

Statement of Significance: 211 Dixon Street was constructed in 1913 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). It is a Craftsman-Shingle dwelling; the exterior of the home has been unaltered (Criteria C). Its original owners, Claire and Edward Bayless, purchased the lot from Juneau co-founder Richard T. Harris. Bayless operated a law library on the premises before selling the house to Thomas J. McCaul (Criteria B). In 1941 Senna Paul Powers purchased Lots 1 and 2. In the time of her ownership, the house was converted into a multi-family dwelling with three units. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, B, C

A. An association with events that made a significant contribution to broad patterns of history;

B. An association with the lives of persons significant to the past;

C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit;
("National Parks Service's National Register Bulletin 24" 1985)

West and South Facades.
Bayless-Powers House, 2023

Main entrance
Bayless-Powers House, 2023

D-06: Martin-Johnston House

East Facade. Contemporary windows replace originals. Contemporary wooden deck added. Martin-Johnston House, 2023

AHRS#: JUN-294

Historic Name: Martin-Johnston House

Period of Significance: Peak Gold Mining Era 1921-1939

Location Description or Address: 128 Dixon Street

Architectural Style: Late 19th and Early 20th C. Revivals/Tudor Revival

Architectural Description:

128 Dixon Street is situated on Lots 5, 6, and 7 in Block E, collectively forming an irregular shape measuring approximately 80' x 115'. The residence, characterized as an eclectic dwelling, primarily comprises a 1 ½ story main section measuring 31' x 22.5'.

Its architectural features include a steeply pitched wood-shingled gable roof, modest overhangs, and an

overlapping front gable. A linked-top, cement block chimney situated along the south facade has been replaced with a metal chimney since the 1984 Survey.

Access to the main entrance is facilitated by a contemporary wood deck on the north facade, leading to the basement apartment via steps. The exterior is adorned with wood shingles, and symmetrically placed double-hung sash windows contribute to the overall facade composition.

Statement of Significance: 128 Dixon Street was constructed in 1931 associating it with the Peak Gold Mining Era of Juneau (Criteria A). It was constructed for Ralph and Mildred Martin by a local contractor James Larson (Carrigan, Johnston 1983). Martin worked for the Alaska Electric Light and Power Company for 25 years (Bayers Collection 1947). The Johnstons purchased the home from Mildred Martin in 1950. It was sold again in 1981 to Homan-McDowell. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)

East Facade. Retention of diagonal leaded glass patterned window.
Martin-Johnston House, 2023

South Facade. A metal chimney has since replaced the original cement block chimney. Martin-Johnston House, 2023

D-07: Worthen-Hurley House

West Facade. Cedar shingles cover original clapboard siding. The large, picture windows in the upper left are part of the open porch that was enclosed in the 1950s. Worthen-Hurley House, 2023

AHRS#: JUN-295

Historic Name: Worthen-Hurley House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 125 Dixon Street

Architectural Style: Late 19th and Early 20th C. American Movements/Bungalow/Craftsman

Architectural Description:

125 Dixon Street is located on Lot 8 in Block 1, formerly recognized as separate Lots 6 & 7 and later consolidated as per the 2012 CBJ Street and Property Atlas, revised in April 2021. The lot measures 100' x 50'. The one-story. 24' x 44' rectangular bungalow incorporates an above-grade basement.

The dwelling features a hip roof with flared eaves and exposed rafter ends. A brick chimney along the

ridgeline is an original element of the structure. Cedar shingles now cover the original clapboard siding. Additional contemporary elements include two decks with steps added to the east and west facades.

The windows on the house consist of double-hung sash, with a fixed-sash diamond-shaped window on the front facade. Other windows are fixed single-sash, with several incorporating sidelites. On the west facade, there is a 6' x 13' shed roof, initially serving as an open porch before being enclosed in the 1950s.

Statement of Significance: 125 Dixon Street was constructed in 1914 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). The house is adjacent to the Edward Webster House; H.S Worthen, a friend of the Websters and president of Worthen Lumber Mill, was allowed to build on the Websters' property so long as they "retained ownership". To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)

West Facade. Stairs and decks are
contemporary additions.
Worthen-Hurley House, 2023

D-08: Augustus Brown House

South and East Facades.
Augustus-Brown House, 2023

AHRS#: JUN-296

Historic Name: Augustus Brown House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 124 Dixon Street

Architectural Style: Pioneer Farmhouse

Architectural Description:

124 Dixon Street occupies Lots 3 and 4 in Block E, creating a triangular shaped lot measuring 114' x 118' x 150'. The 1 ½ story wood frame structure spans 33' x 23' and features a steeply pitched composition shingle gable roof and a cinder-block chimney along the ridgeline.

The exterior of the house is currently clad in vinyl siding; it is unclear if this contemporary addition was

installed directly over the previously documented asphalt composition siding and whether the original wood siding is still intact beneath these layers. A stucco finish covers the partial basement.

Fixed-sash windows with sidelites are placed under the gable eaves on both the north and south facades. Additionally, two double-hung sash windows are located on the main and basement levels. The south facade features a picture window with sidelites and a small, polygonal window.

The two entrances to the residence are situated on the northeast and west facades, connected by a small porch.

Statement of Significance: 124 Dixon Street was constructed circa 1915 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). In the late 1880s, Augustus Brown obtained the property; according to local records, however, the lot has no significant value until 1913. “Brown was reportedly on his way to the Klondike gold fields when he arrived in Juneau, but readily became a permanent fixture in town.” Assumed to have lived off rental income and an estate allowance from England, he left $30,000 for the construction of an indoor pool upon his death in 1949. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)

South Facade. Contemporary vinyl siding clads the residence.
Augustus-Brown House, 2023

South Facade. Picture windows are placed under the gable and at the main level of the residence. Augustus-Brown House, 2023

Sources

City and Borough of Juneau Planning Department. (2023). Juneau Townsite Historic Building Survey.

Juneau-Douglas City Museum Document File 98.20.011

National Park Service, "How to Apply the National Register Criteria for Evaluation," National Register Bulletin, no. 15 (1997): 11-47

National Park Service, "How to Complete the National Register Registration Form," National Register Bulletin, 16A (1997): 1-73

National Park Service, "Guidelines for Local Surveys: A Basis for Preservation Planning," National Register Bulletin, no. 24 (1985): 1-50

Reynolds, Mary O.
From the Notebook of a San Francisco Lady. San Francisco Examiner, December 18, 1881. *In A Rough and Tumble Country: Juneau's Origins as Alaska's First Gold Mining Boomtown As Described by Eyewitnesses, 1880-1881*, ed. by Chris Allan and Mark Kirchhoff. 2020. Printed in Fairbanks, AK, by the Editors

Rickman, Summer. Alaska Historic Buildings Survey Manual & Style Guide. Anchorage, Alaska: Office of History and Archaeology Report no. 162, 2016

Rockwell, C.H., Lieutenant Commander of Military Post at Rockwell, AK
1881a. Letter to Letter to Commander Henry Glass, U.S.S. Jamestown, Sitka, AK. (May 29, 1881) In Report of the United States Naval Officers Cruising in Alaska Waters 1880-1882.

1881b. Letter to Letter to Commander Henry Glass, U.S.S. Jamestown, Sitka, AK (June 25, 1881) In Report of the United States Naval Officers Cruising in Alaska Waters 1880-1882.

Thornton, Thomas F. Haa Léelk'w Hás Aaní Saax'ú *Our Grandparents' Names on the Land*. Sealaska Heritage Institute, 2012.

Inventory of Telephone Hill Structures (Updated 2023)

Historic Name	Address	Block #	Lot #	Owner	Construction Date	Style	AHRS	Remarks
Edward Webster House	135 W. Second Street	1	7	CBJ	1882	Eclectic-Classic Box	JUN-070	Alterations belie significance.
Bosch-Carrigan House	214 Dixon Street	D	3 & 4	CBJ	1913/1914	Late Victorian/ Queen Anne	JUN-291	Moderately maintained example of building type.
Peterson-Kasnick House	203 W. Third Street	D	5 & 6	CBJ	c. 1898	Eclectic	JUN-292	Alterations belie significance.
Bayless-Powers House	211 Dixon Street	6	1 & 2	CBJ	1913	Late 19th/Early 20th C. American Movements/Bungalow/Craftsman	JUN-293	Maintained example of building type.
Martin-Johnston House	128 Dixon Street	E	5, 6, & 7	CBJ	1931	Late 19th/Early 20th C. Revivals/ Tudor Revival	JUN-294	Common, national architectural style; significant work needed to restore.
Worthen-Hurley House	125 Dixon Street	1	8	CBJ	1914	Late 19th/Early 20th C. American Movements/Bungalow/Craftsman	JUN-295	Common, national architectural style; signifcant work needed to restore.
Augustus Brown House	124 Dixon Street	E	3 & 4	CBJ	c. 1915	Pioneer Farmhouse	JUN-296	Common, national architectural style. Historic materials have not been maintained

Inventory of Telephone Hill Structures (1984 Survey)

NAME	ADDRESS	BLOCK#	LOT#	OWNER	CONSTRUCTION DATE	STYLE	AHRS	REMARKS
Alexander House	120 West First Street	1	1	Southeastern Newspaper Corporation	1939	Eclectic Bungalow	Yes	Lacks historical, architectural significance
Augustus Brown House	124 Dixon Street	E	2,3,4	Southeastern Newspaper Corporation	circa 1915	Pioneer Farmhouse	Yes	Good example of building type
Bayless-Powers House	211 Dixon Street	6	1,2	Senna Powers	1913	Craftsman-Shingle	Yes	Major architectural significance
Bosch-Carrigan House	214 Dixon Street	D	3,4	Roy and Verna Carrigan	1913-1914	Decorated Pioneer Farmhouse	Yes	Major architectural significance
Edward Webster House	135-139 West Second Street	1	7,8	Robert E. Hurley	1882	Eclectic-Classic Box	AHRS JUN-070	Major historical significance; altered beyond recognition
Engstrom Building	125 West Third Street	6	6,7	Allan A. Engstrom	1951	Stepped Commercial	No	Lacks historical, architectural significance
Juneau and Douglas Telephone Company	204 Main Street	6	3,4	Continental Telephone System	1956	Industrial Box	No	Lacks historical, architectural significance

Inventory of Telephone Hill Structures (1984 Survey)

Juneau Motor Company	11 Egan Drive	F	7,8	Juneau Motor Company, Inc.	1958; 1965	Utilitarian Commercial	No	Lacks historical, architectural, significance
Kodzoff House	107-109 West First Street	F	5,6	Anita Kodzoff	circa 1900	Pioneer Bungalow	Yes	Fair example of building type
Martin-Johnston House	128 Dixon Street	E	5,6,7	Homan-McDowell	1931	Tudor-Builder	Yes	Moderate architectural significance
Percy Reynolds House	116 West First Street	1	2	Southeastern Newspaper Corporation	1939	Eclectic	Yes	Lacks historical, architectural significance
Peterson-Kasnick House	203 West Third Street	D	5,6	Fred and Rachel Kasnick	circa 1898	Eclectic	Yes	Altered beyond recognition
Worthen-Hurley House	125 Dixon Street	1	6,7	Robert E. Hurley	1914	Rectangular Bungalow	Yes	Moderate historical, architectural significance