

HISTORIC RESOURCES ADVISORY COMMITTEE - SPECIAL MEETING AGENDA

March 20, 2024 at 12:00 PM

City Hall Conf. Room 224/Zoom Webinar

https://juneau.zoom.us/j/89661475855?pwd=xluomaMmfFgcoltM6l8wiquvt3arp2.1

or 1-719-359-4580 Meeting ID: 896 6147 5855 Passcode: 506100

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. 2024.03.06
- F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- G. AGENDA TOPICS

New Business

- 2. Telephone Hill Existing Structures Condition Report
- 3. Cultural Resource Desktop Assessment
- 4. Updated Site & Structure Survey
- H. STAFF REPORTS
- I. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- J. **NEXT MEETING DATE -** 2024.04.03
- K. SUPPLEMENTAL MATERIALS
- L. 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.gov.



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

Historic Resources Advisory Committee Agenda

March 6, 2024 at 5:00pm City Hall Conference Room 224 **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, Don Harris, Chuck Smythe, Shannon Crossley, Steve Winker and Dorene Lorenz.

Committee members present via zoom: Jerrick Hope-Lang, Gary Gillette

Committee members absent: Erik Moots Staff present: Forrest Courtney, CDD Planner Members of the public present: Skip Gray

Members of the public present via zoom: 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. 02.22.2024 HRAC draft minutes

Mr. Gillette motioned to approve the minutes with the corrected spelling of Mr. Winker's name and striking Mr. Gillette's comments about the National Registry 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 and Mr. Adams provided public testimony.

G. AGENDA TOPICS

2. Old Business:

- 1. <u>Annual Report</u> Chair Zane commented he needed to get something to Mr. Courtney as his report is due April 1st. No action taken.
- 2. <u>Telephone Hill</u> The committee continued to discuss the three (3) reports written for the Assembly on Telephone Hill. No action taken. Another special meeting has been called for March 20th to further discuss the reports.



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3. <u>Section 106 Letter</u> – The committee continued to discuss the two draft letters submitted for review from HRAC to the CBJ Assembly on the importance of finishing the Section 106 review. Mrs. Crossley will continue to work on the draft and send to Mr. Smythe, Mr. Gillette and Ms. Lorenz for approval before sending to Mr. Courtney. No action taken.

3. New Business:

- 1. HDDR 455 S. Franklin Street_— Nycole Gizinski from R&M in Ketchikan came to HRAC with two design options for 455 S. Franklin Street with discussions on how the proposed design fits the design standards for the historic district. Committee members gave advice on the design. Mrs. Gizinski will incorporate comments into storefront design.
- 2. Letter to CBJ Tourism Manager Vice-Chair Crossley updated the committee on her meeting with Alex Pierce, CBJ Tourism Manager, about historic preservation opportunities and projects to use the CBJ head tax toward. It's too late to write a letter of recommendation on the 2024-2025 list of projects, however Vice-Chair Crossley brought an idea for next year of head tax money to be used toward research for a walking tour for tourists to scan QR codes throughout the community and take themselves on a walking tour of the historic downtown neighborhoods.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE – April 3, 2024

J. ADJOURNMENT

Mr. Smythe motioned that the committee at 7:27 PM adjourn the January 10, 2023, HRAC meeting, Mrs. Crossley 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.

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.



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



Figure 1-5. West Side of the Building.



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



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



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



Figure 1-11. North Side of the Building.



Figure 1-8. Rotten Window Sill.



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

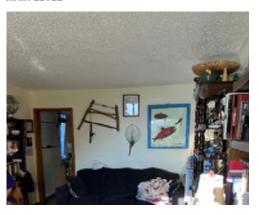


Figure 1-21. Very Few Sheetrock Cracks Were Observed on the Main Level.



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

UPPER LEVEL

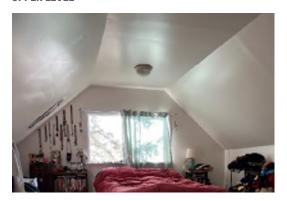


Figure 1-23. The Wood Framing Is Not Visible at the Edges Because the Upper Level Is Fully Finished.



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



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



Figure 1-26. Water Heater Without Seismic Strapping.

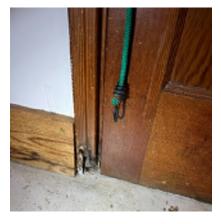


Figure 1-28. Bottom of the Door Frame Trim Is Rotten, Indicating Water Damage.



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.

RSI-3411



EXTERIOR



Figure 2-1. West Side of the Building.



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



Figure 2-5. South Side of the Building.



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



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



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



Figure 2-11. North Side of the Building.



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



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



Figure 2-12. Tank Is Not Seismically Anchored.



INTERIOR ATTIC



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 2-15. 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 2-14. Masonry Chimney Constructed With an Angle at the Top. The chimney is unreinforced masonry; if an earthquake occurred, the chimney may collapse.



Figure 2-16. 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.

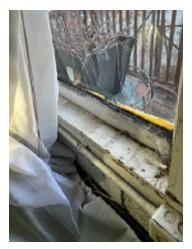


Figure 2-31. Window Sill Is Rotten.



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



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



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



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.

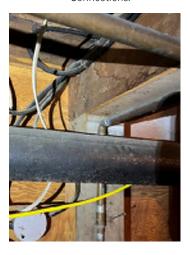


Figure 2-37. Columns Are Toe-Nailed at the Top to the Beam. No positive connection at the base of the column to the concrete exists.



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.

RSI-3411



EXTERIOR



Figure 3-1. East Side of the Building.



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



Figure 3-5. North Side of the Building.



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



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



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



Figure 3-11. West Side of the Building.



Figure 3-8. Failed Wooden Retaining Wall.



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



Figure 3-12. The Collapsed Greenhouse.





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



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



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



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



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



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



INTERIOR MAIN LEVEL



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



 $\textbf{Figure 3-20.} \ \ \textbf{Significant Sheetrock Damage in the Closet}.$

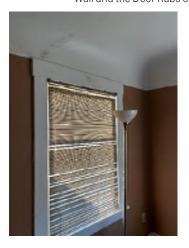


Figure 3-21. Sheetrock Cracks in the Ceiling and Walls.

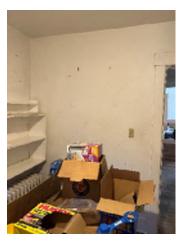


Figure 3-22. Wall Cracks Extending Diagonally Across the Entire Wall.



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 3-27. Floor Damage.



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



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



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 3-33. Mold in the Windowsill.



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



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



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



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 3-39. Significant Checking in this Column.



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



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



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



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 at 135 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.



EXTERIOR



Figure 4-1. North Side of the Building.

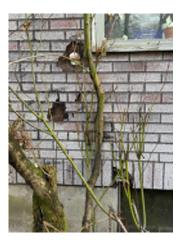


Figure 4-3. Holes in the Siding.



Figure 4-5. East Side of the Building.



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



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



Figure 4-6. Deteriorated Siding and Windowsills.





Figure 4-7. South Side of Building.



Figure 4-9. West Side of Building.



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



Figure 4-8. Deteriorated/Missing Siding.



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



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 4-17. Deteriorating Windowsill.

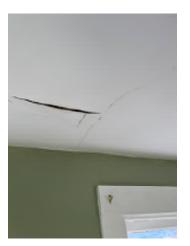


Figure 4-16. Cracked Sheetrock and Peeling Paint on the Ceiling.



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.

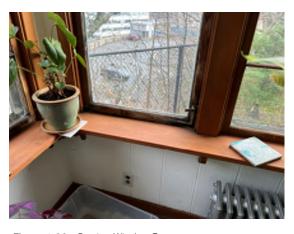


Figure 4-20. Rotting Window Frame.



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



 $\textbf{Figure 4-22.} \ \ \, \textbf{Rotting Storm Window and Window Frame}.$



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



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



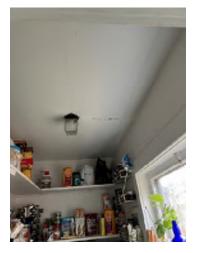


Figure 4-25. Sheetrock Cracks at Panel Edges.

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.

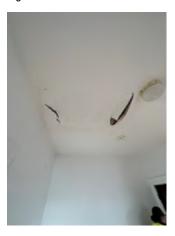


Figure 4-29. Peeled Paint and Cracked Sheetrock on the Ceiling from Water Damage.



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



INTERIOR BASEMENT



Figure 4-31. Deteriorated Ceiling.



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



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



Figure 4-32. Rotting Floorboards.



Figure 4-34. Nonstandard Beam Support.



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.



EXTERIOR



Figure 5-1. East Side of the Building.



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



Figure 5-5. Southeast Corner of the Building.



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



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



Figure 5-6. Deteriorating Siding and Eave.





Figure 5-7. Northwest Side of the Building.



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



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



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



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



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 5-21. Bubbled Paint.



Figure 5-23. Deteriorating Windowsill.



Figure 5-20. Deteriorating Chimney.

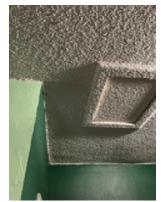


Figure 5-22. Cracked Ceiling Drywall.



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



INTERIOR FIRST FLOOR

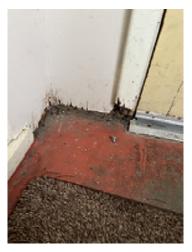


Figure 5-25. Rotting Wood Next to the Entryway Door.



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



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



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.





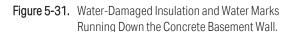




Figure 5-32. Large Crack on the Interior of the Concrete Basement Wall.

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 f



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.

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EXTERIOR



Figure 6-1. West Side of the Building.



Figure 6-3. Damaged Concrete Post.



Figure 6-5. North Side of the Building.



Figure 6-2. Cracking in the Concrete Foundation.



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



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





Figure 6-7. East Side of the Building.



Figure 6-9. Deteriorating Window Sill.



Figure 6-11. Drainpipe Is Rusted.



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



Figure 6-10. Damaged Eave.



Figure 6-12. South Side of the Building.

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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.

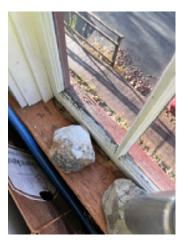


Figure 6-21. Indications of Water Damage on the Windowsill.

INTERIOR BASEMENT



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



Figure 6-23. Rusted Strap.

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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.

RSI-3411



EXTERIOR



Figure 7-1. East Side of the Building.



Figure 7-3. Moss on the Concrete Stairs.



Figure 7-5. South Side of the Building.



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



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



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.



INTERIOR ATTIC



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



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



Figure 7-17. North Side of the Building.



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



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



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



Figure 7-23. A Rotated Walkway Support Connector.



Figure 7-20. Rot at the Windowsill.



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



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 7-27. West Side of the Garage Building.



Figure 7-26. Rot Near the Ground.



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



Figure 7-35. Rot Under Some Windows.



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



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



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.

RSI-3411



Specialists in Cultural Resource Management

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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

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 properties² 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.

REDACTED

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

See Section 1.1 for definition of Project Study Area.

1.1.2 <u>Historic Study Area</u>

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).

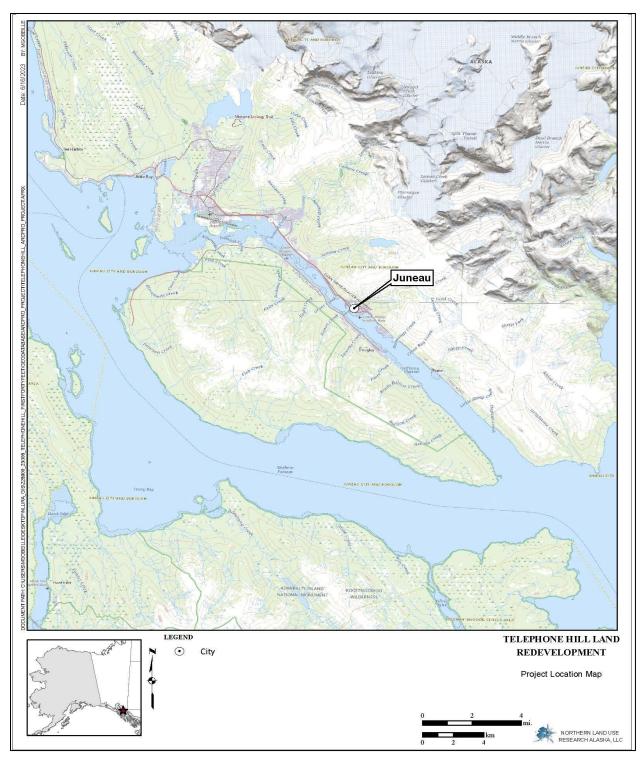


Figure 1. Project location.

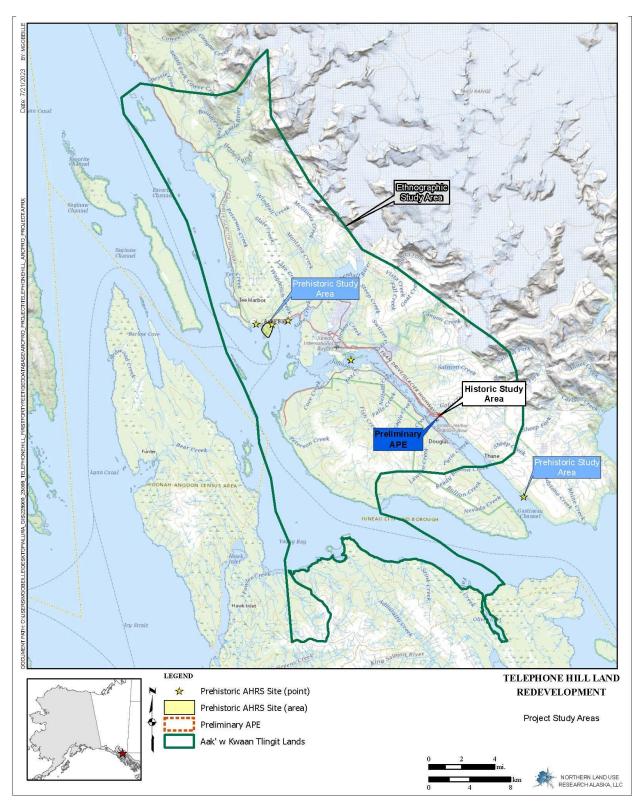


Figure 2. Preliminary APE and Prehistoric, Historic, and Ethnographic Study Areas (collectively referred to as the Project Study Area).

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).

This Figure Has Been Redacted for Public Release.

The Locations of Cultural Resources are Restricted Information Under State and Federal Law.

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	Liigiomey	
		(Demolished)		
JUN-00120	Pacific	Former site of Pacific	DNE	282 ft. (85.9 m) southeast
	Steamship Wharf	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		
HD1 001 12	G F : /	pilings and wood posts	NDE.	165 6 (50.2
JUN-00142	San Francisco/	A two-story stressed	NDE	165 ft. (50.2 m) northeast
	Purity Bakery	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)		
JUN-00180	Goldstein	A 100 x 100 ft., five-story,	Contributing	245 ft. (74.6 m) northeast
3011 00100	Building	wood-formed reinforced	property to	2 13 ft. (7 1.0 m) normeust
		concrete structure, with flat	Juneau	
		roof, and full concrete	Historic	
		basement. Originally	Downtown	
		constructed in 1914 for	District	
		Charles Goldstein, the		
		building at one time housed the Governor's Office and		
		State Legislature		
JUN-00182	Kubach -	A 25 x 71 ft., two-story,	Contributing	182 ft. (55.4 m) east
551, 50102	Studebaker	wood frame structure on a	property to	10210 (00.111) 6400
	Building	concrete foundation, with a	Juneau	
		flat roof, lapped siding, and	Historic	
		no basement. Originally	Downtown	
		constructed in 1898,	District	
		renovations have totally		
		obscured its original		
		appearance. Now used for office and retail space		

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 multifamily 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

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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	Distance from
AHKS No.	Site Name	Description	Eligibility	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	Telephone Hill is one of the	NDE	Duplicate site to JUN-
	Neighborhood	oldest, continuously		00313; within Preliminary
		occupied areas in Juneau. In		APE
		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		

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

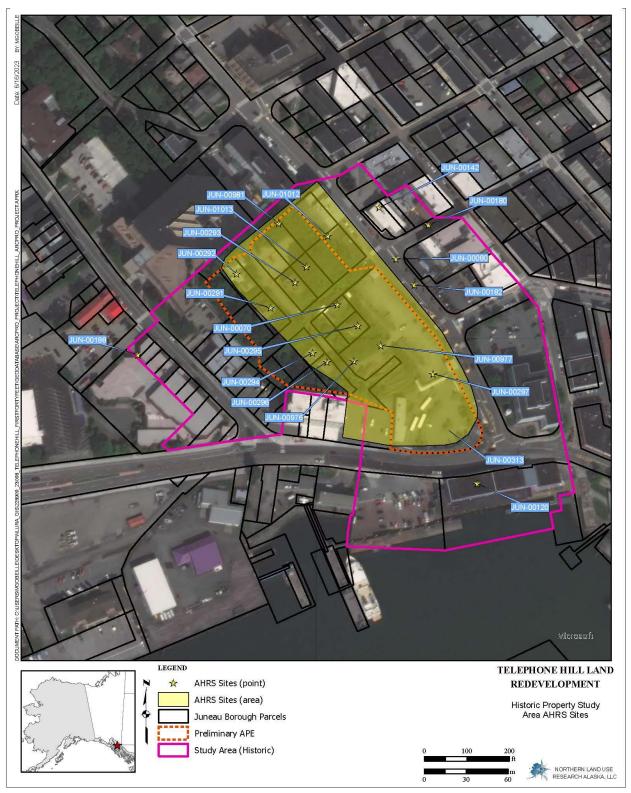


Figure 4. AHRS sites within the Historic Study Area.

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.

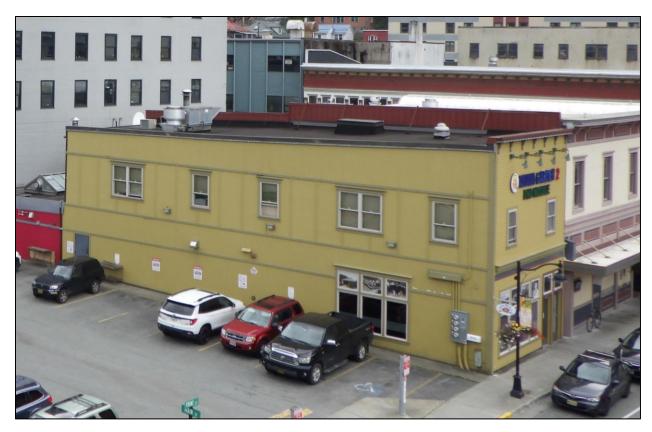


Figure 23. Looking northwest at the Kubach/Studebaker Building (JUN-00182) from the top of the parking garage (NLURA photograph).

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	Alaska, ethnographic study of Tlingit Natives in Southeast	(Krause 1956)
	and the Bering Straits	Alaska, includes folklore,	
	and the Bernig Straits	legends, stories	
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	History of Tlingit Native	(Olson 2001)
	Culture and History	culture including interviews of	
		local informants	

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).

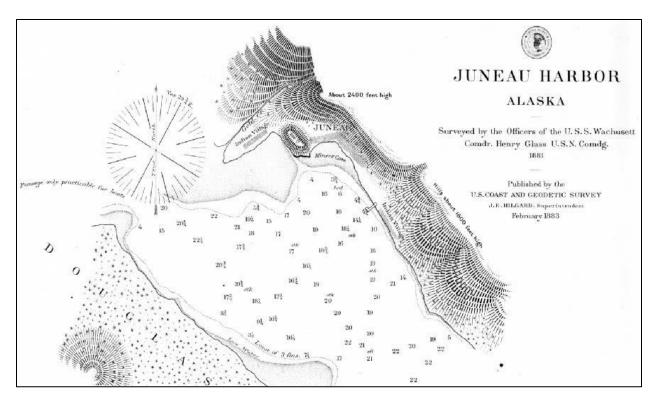


Figure 25. 1881 Naval Chart produced by the Officers of the USS Waschusett showing an "Indian Village" at the mouth of Gold Creek (Allen 2020).

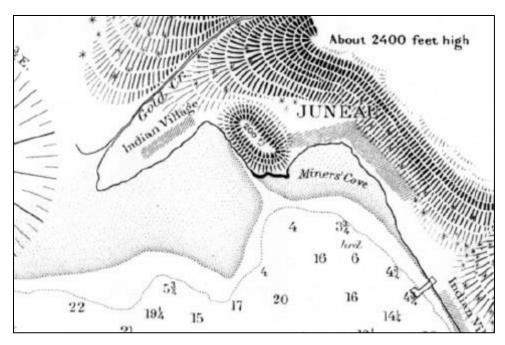


Figure 26. Detail of 1881 Naval Chart (Allen 2020).

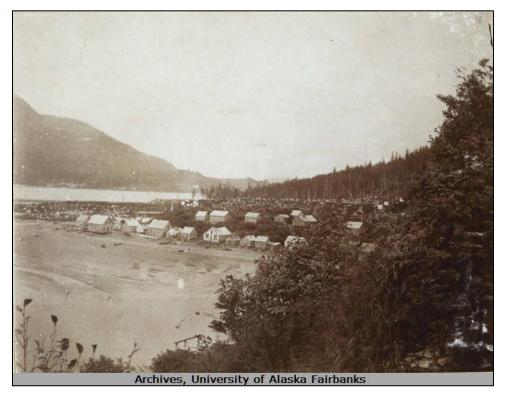


Figure 27. Auke village along shoreline of Juneau townsite with homes on Telephone Hill in 1890 (Courtesy of the University of Alaska Fairbanks Archives).

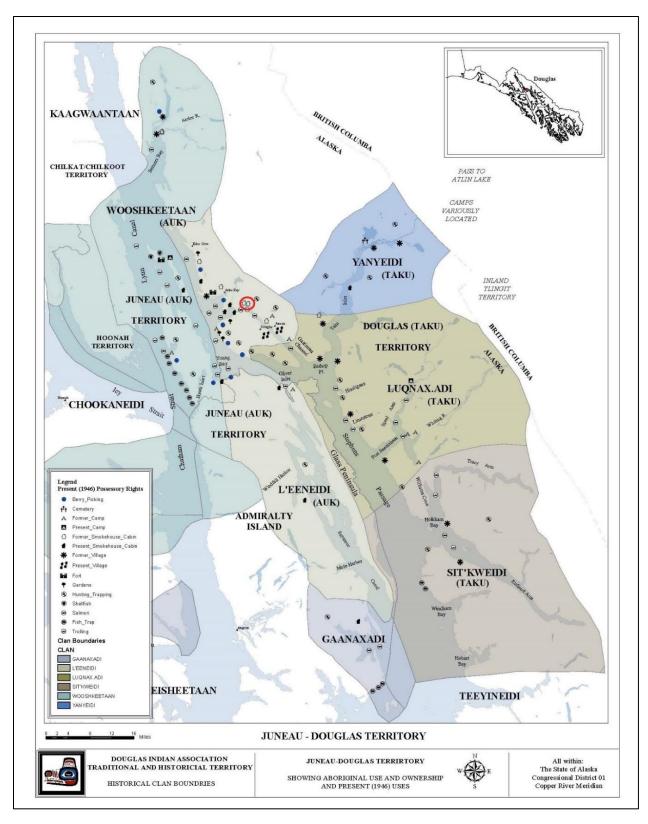


Figure 28. Traditional use areas in the Juneau/ Douglas area. The approximate location of the Preliminary APE circled in red (Douglas Indian Association 2017).

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 1881 and 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:

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

 $^{^{1}}$ National historical themes in America as defined by the National Park Service www.nps.gov/parkhistory/categrs.htm N/A = Not Applicable

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

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Thornton, Thomas F.

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Yost, Reuben

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TELEPHONE HILL

Historic Site and Structures Survey

Juneau, Alaska 1984

Alaska Archives Resource and Records Management

TELEPHONE HILL HISTORIC SITE AND STRUCTURES SURVEY

FINAL REPORT

1 February 1984

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1 February 1984

Mike McKinnon
Technical Services
Department of Transportation and Public Facilities
Southeast Region
Douglas Island
Juneau, Alaska

Dear Mike:

We are pleased to submit to you and your office the final report on the Telephone Hill Historic Site and Structures Survey. The project has been a source of great satisfaction to the survey staff. Our research of the study area's history, while performing a comprehensive survey and applying the National Register criteria, allowed us an opportunity to capture history in a number of ways -- written, photographic, oral and artistic. We would like to thank you and your staff for giving us the opportunity to do the project and make this contribution to Alaska's history. Your guidance and support is very much appreciated.

Sincerely,

GNenda Choate Project Manager

ACKNOWLEDGEMENTS

Alaska Archives Resource and Records Management gratefully acknowledges the help of the following people: Mike McKinnon, Bill Ballard, Verda Carey, Kevin Araki, Phyllis DeMuth, Robert N. DeArmond, Verna Carrigan, Trevor Davis, Edna Johnston, Robert E. Hurley, Ruth Blake, and the Staff, Office of History and Archaeology.

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I. INTRODUCTION

INTRODUCTION

Telephone Hill, the recommended site of the new Legislative Hall, is located within the original Juneau townsite and was one of the first areas claimed by early settlers. With its sweeping view of Gastineau Channel and Douglas Island, the hill has been an attraction throughout the area's history of habitation. Because of the 13 structures present and the association of people significant in Alaska history with the site and structures, it was appropriate to conduct a historic site and structures survey.

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. We were to apply the criteria of the National Register of Historic Places to our findings and make recommendations as to significance. A preliminary report on the survey was submitted on 3 January 1984. The final report contains the results of the survey and the findings of significance. A discussion of survey methodology is included, and the full range of activities, interviews, research and data-gathering methods is presented.

Chapter 35, Section 41.35.070 of the Alaska Historic Preservation Act, defines the guidelines for the preservation of significant historic, prehistoric and archaeological resources threatened by public construction. In compliance with the Alaska Historic Preservation Act and using the criteria of the National Register of Historic Places, Alaska Archives Resource and Records Management submits the following report of its research and findings. The report includes:

TELEPHONE HILL INTRODUCTION

a review of the research and literature on the site and structures, and historical, architectural and archaeological findings.

Historic preservation is of concern to all sectors in society. It has been addressed by legislation on federal, state and local levels because of citizen desires to retain ties with the past. Protection of historic and natural resources of national significance can be traced to the Antiquities Act of 1906 and the Historic Sites Act of 1935. The National Historic Preservation Act of 1966 expanded the federal government's concern for historic resources to include those of state and local significance. This firmly established a partnership between the federal government and the states in preservation. The National Register of Historic Places serves as the basic catalogue of historic properties in the U.S., and its listing includes buildings, sites, districts, structures and objects significant in history, architecture, archaeology or culture. Criteria for inclusion in this listing are designed to guide federal agencies, state and local governments, the public and the Secretary of the Interior in evaluating potential entries to the National Register. The criteria for the National Register states:

"The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad pattern of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, or that possess high artistic value, or that represent significant and a distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory" (36 CFR Part 60).

TELEPHONE HILL INTRODUCTION

The application of the National Register criteria is not always an easy task. The role of the historian is to gather information that is specific, factual, objective and comprehensive. Although the National Register criteria are broad, general and allow latitude in the specific application, the interpretation of a site or structure and its significance remains objective, subjective and open to further interpretation.

The task was to fill in another page in Alaska's history; the result is a history of a specific site where people built homes, raised families, conducted business and lived out their lives. The structures, photographs, records and oral histories comprise the only remaining evidence of earlier times. Historical perspective guided the survey's development and shaping of its findings.

PROJECT METHODOLOGY

Alaska Archives Resource and Records Management performed a number of tasks during the survey to create a data base, document the site and structures, and apply the National Register criteria. The survey results, with an interpretation of its historical, architectural and archaeological significance, are included in the final report.

TASKS PERFORMED

- (1) Interviews were held with study area property owners and residents, historians, anthropologists, archaeologists and long-time Juneau residents.
- (2) Structure facades were photographed and a photo log created. Historic photographs were obtained from individual collections, the Alaska Historical Library, and the State Archives and Records Center. An architectural description was developed for each structure and used with the photographs for evaluation.
- (3) Assessment and Tax Rolls, City of Juneau (1901-1951, 1965-1983), were reviewed for property ownership and improvements. The District Recorder records contained the early transfer of properties and lot location claims beginning in 1881. Using block and lot numbers, each surveyed unit on Telephone Hill was researched throughout its recorded history and a data base created of ownership and improvement values.
- (4) The Curry-Weissbrodt Collection, which documents the land claims of Alaska's Tlingit and Haida Indian Tribes and is located in the Sealaska

TELEPHONE HILL METHODOLOGY

Heritage Foundation Tribal Archives, provided a wealth of resource information on Native Alaskan land and water use in the Juneau area. The collection also documented early Euro-American contact and explorations in southeast Alaska.

- (5) Maps and plats, located in the City and Borough of Juneau Planning and Engineering Departments, and Sanborn Fire Insurance Maps (1904, 1914, 1927), located in the Alaska Historical Library, were consulted.
- (6) Literature research of all articles and book and manuscript collections was conducted at the Alaska State Library, Alaska Historical Library and Juneau Memorial Library.
- (7) Microfilm of early-Alaskan newspapers and recorded mining claims were reviewed.
- (8) Historical Architect Janet Matheson of Fairbanks reviewed structure photographs and architectural descriptions. Earlier Matheson had performed historic structures surveys in the City of Fairbanks, City and Borough of Ketchikan, Fairbanks North Star Borough, and the City of Haines.
- (9) A data base was created on each structure and history of ownership documented. Information through interviews about the people who had either constructed or been associated with the structure during its history was included.
- (10) The history of the Telephone Hill site was developed using all of the above sources.
- (11) The project survey team compiled and synthesized the data. An artist provided drawings of Telephone Hill structures and scenes to add to the site's documentation.

TELEPHONE HILL METHODOLOGY

(12) An editor reviewed the written work of the researchers and provided consistency, clarification and technical expertise to the document.

Many agencies, organizations and people provided support and cooperation during the survey, sharing their expertise, information and memories. However, the survey was inhibited, in part, by the inaccessibility of several structures' interiors; owners or residents were seldom, if ever, home. Relatives of only one family of early settlers of the hill remain in Juneau.

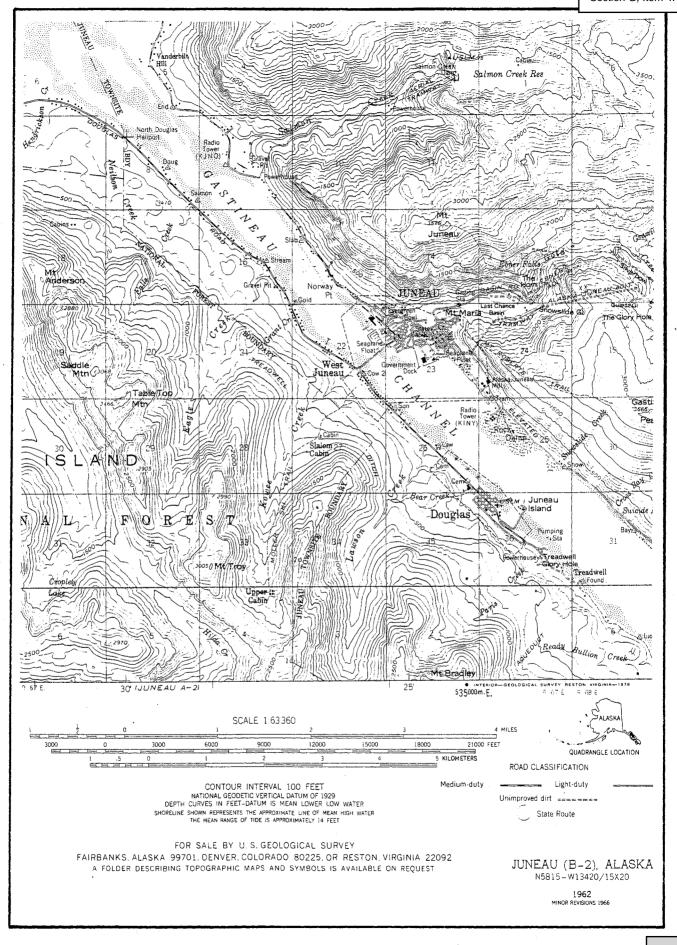
Many of the properties today have absentee owners and are rentals. The neighborhood is transient and is a mixture of public and private buildings. But Telephone Hill continues to project its historic ambience and reminds all Alaskans of an earlier period.

ARCHAEOLOGICAL INVESTIGATION

A surface reconnaissance of the study area was conducted for evidence of significant archaeological remains. Random transects were employed to inventory all accessible areas. Certain aspects of the natural and cultural terrain made it difficult to follow a straight transect. Steep terrain, in places, made traverses practically impossible. The scattered thick brush and grass cover limited ground visibility. Severe ground disturbances due to roadways, parking lots, building construction and walkways, especially along the base of Telephone Hill, inhibited observation of possible archaeological remains.

The coverage of the study area was thorough. One hundred percent of all exposed areas were surveyed. Eroded slopes, vertical cuts and former sites of turn-of-the-century structures were examined. Concrete foundations, rock and concrete walls, wooden stairways, walkways and fences, and vintage telephone poles were also observed and evaluated for their historic significance.

Alaska Archives Resource and Records Management reviewed historic, ethnographic and ethnohistoric literature and record sources for data on the study area's settlement history. We interviewed current residents of Telephone Hill, local historians, anthropologists and archaeologists to ascertain the existence of archaeological remains in the study area. A cultural resource investigation and comprehensive evaluation of the study area's prehistoric/historic resources had never been conducted prior to this survey.



NATIVE AMERICAN HISTORY

The earliest documented Native American group to inhabit the Juneau area was the Auk Tlingits (Goldschmidt and Haas 1946). There was no permanent Native American habitation in the region until the establishment of the Juneau townsite. Prior to Euro-American settlement, the main villages of the Auks were on Stephen's Passage at Auke Bay (Point Louisa), on the north end of Admiralty Island and on Douglas Island (Petroff 1880; Krause 1956). On the mainland the Auks occupied the shoreline from Berner's Bay south to Thane on Gastineau Channel (Goldschmidt and Haas 1946). The local Taku Tlingits had settlements at the entrance of Taku Inlet, at the mouth of Taku River and on Douglas Island (Goldschmidt and Haas 1946).

With the Euro-American discovery of gold in the Silver Bow Basin, Native groups established permanent settlements nearby. The Auks set up a winter village at their former seasonal camp north of town at the mouth of Gold Creek (Krause 1956; Rockwell 1881). The Takus settled on the beach south of town near the Alaska-Juneau (A-J) Mill.

The Auks were one of 14 distinct geographical Tlingit groups (Swanton 1908). The groups were further subdivided into autonomous social groups or village clans, and the earliest reference to the Tlingits was when the Russians arrived in southeast Alaska. Referred to as "Kolosh" or "Koluschan" (Petroff 1880), the Tlingit population during the early contact period was estimated at 10,000 (Mooney 1928). The Russians observed an organized tribal system whose inhabitants lived in well-built log houses (Dall 1870; Olson 1967). The houses in their winter or permanent villages were generally in a single row, a few feet

above the extreme high water mark, and often constructed on pilings. They were situated along narrow beaches, usually at the base of steep hills that offered shelter, "...generally upon level land...through which streams of fresh snow water empty into the sea, and which in season are crowded with salmon, which constitute the principal portion of their food..." (Beardslee 1882:174). The southeast Alaska waters also provided an abundant supply of herring, halibut and other fish.

The Tlingits' well-built canoes plied these waterways, connecting the far-flung villages of the Tlingit and Haida with a transportation network that stretched as far south as Puget Sound. The Tlingit established seasonal hunting and fishing camps away from their fixed, winter villages. Known in Tlingit as "Tscantiq'chini," Flounders or Gold Creek was a popular fish camp for the Auks prior to the arrival of the white miners. The stream had one of the largest salmon runs of any drainages along Gastineau Channel. Early miners observed two smokehouses and many gardens along the creek (Joseph 1967). The Auks also established summer camps and smoke houses at the mouths of Salmon Creek, Sheep Creek and Fish Creek on Douglas Island (Joseph 1967). Hunting and berrygathering parties also used these camps.

The earliest historical reference to an Auk Tlingit settlement was made by members of Captain George Vancouver's 1794 expedition (Vancouver 1967). The crew observed a village near Point Louisa. Originally from the Stikine River area, the Auks reportedly had occupied Point Louisa since 1564 (Joseph 1967; Clark 1980). Their name, "Ak-won" or "Aukquwon," was derived from their discovery of Auke Bay; "auke" means lake in Tlingit (Clark 1980).

The Auke and Taku people had been recognized as separate Tlingit tribes since the chronicles of the Russian priest Veniaminov. In 1835 he estimated a Tlingit population of 5,800 while the Auks numbered 100 (Petroff 1880). A

definitive account of the various Tlingit subdivisions was not available until 1839. Douglas of the Hudson Bay Company broke the Tlingit groups down into local units. He noted the Auks "north of the Takoo River" with a population of 203. The Takus numbered 493 (Petroff 1880).

The 1868 Report of the Commissioner of Indian Affairs (Document #102) noted that the Auks were scattered along Douglas Channel, on Douglas Island and on the mainland from Lynn Canal to Taku Inlet, numbering 700. The following decade several United States military and civilian expeditions contacted the Auk peoples. In 1879 naturalist John Muir and missionary S. Hall Young made their historic exploration of southeast Alaska. During their travels they visited the Auks at Point Louisa. Muir's theories of large gold deposits in the vicinity of present-day Juneau led to Harris and Juneau's historic exploration with Chief Kowee of the Auk Tribe. During the exploration, gold was discovered at Gold Creek and Silver Bow Basin.

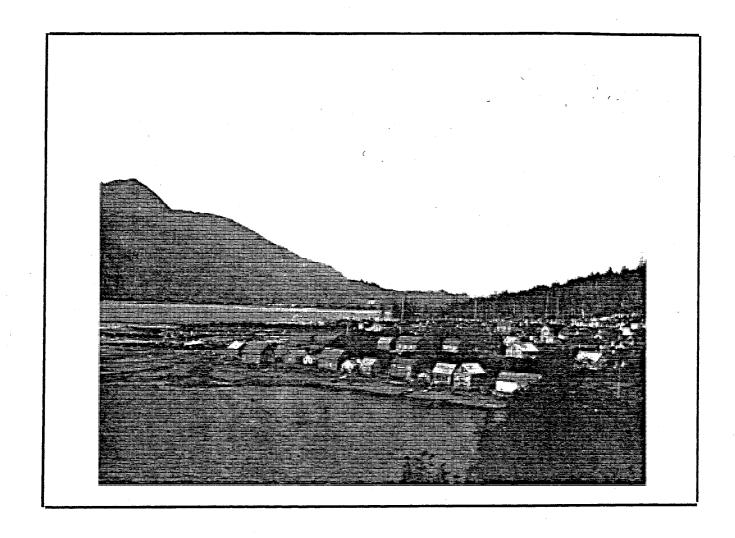
Petroff's census of 1880 is the most authoritative account of the population breakdown of the main Auk villages. The Auks, numbering 640 out of a total Tlingit population of 6,763, had 290 people at Stephen's Passage, 300 people on Admiralty Island and 500 people on Douglas Island.

The first account of the Auks at their winter villages in Juneau came from Naval Commander C.H. Rockwell in 1881. Rockwell's writings say the Native population on the town's shoreline were moved to village sites north and south of town to prevent potential conflicts with the miners. Lt. Frederick Schwatka, in his 1883 military reconnaissance of Alaska, observed the winter village at the mouth of Gold Creek, "...a place of substantial and well-built homes" (1885:75).

The Auks abandoned their Point Louisa village to obtain employment in the Juneau mines. During the same period, Krause observed 200 Natives at Juneau

where they were "hired for rather a high wage, one to two dollars a day, by the whites as diggers, carriers and wood choppers" (Krause 1956:68-69). By the turn of the century, there were 200 to 300 Natives in Juneau, with another 300 at Douglas-Treadwell, working in the mines and canneries (Alaska Monthly 1907). The Native groups worked in the mines until their closure in the 1930s and 1940s.

The 100 years following the establishment of the Juneau Indian village has been a period of profound social and economic change for the Auk and Taku Tlingit people. Nevertheless, Juneau Tlingits still reside in a portion of their original village site along Willoughby Avenue near Gold Creek.



Juneau Indian Village. Circa 1900. (Winter and Pond, Alaska Historical Library)

EURO-AMERICAN HISTORY

Euro-American presence in southeast Alaska began in the latter part of the 18th century when explorers visited the area in search of highly prized furs, particularly the sea otter, for trade purposes. The survey for Alaskan resources included the search for precious minerals and the hope of discovering the famed Northwest Passage (State of Alaska 1982).

Countries involved in exploring the northwest coast of North America included Spain, England, Russia, France and Japan. Russian explorers are recorded as the first to encounter Native groups in southeastern Alaska. The first published account of exploration in Gastineau Channel was written by Captain George Vancouver, describing his journeys in 1793 and 1794. Seventy years later, the name Gastineau Channel was included on the 1867 Humphrey manuscript furnished to Western Telegraph Company (Werner 1925).

John Muir, a well-known naturalist, visited Lynn Canal in 1879. Upon his return to Sitka after interacting with Chilkat Tlingits, Muir noted that gold might be found in the area lying between Windham Bay and Sullivan Island in northern Lynn Canal. Chief Kowee of the Auk Tlingits brought ore samples to George Pilz, a mining engineer residing in Sitka in 1880. These samples confirmed Muir's statements of potential gold reserves in southeast Alaska (DeArmond 1967).

Encouraged by Kowee's visit, Pilz grubstaked two miners new to Sitka, Joe Juneau and Richard Harris. On 17 July 1880 the parties signed a service agreement stipulating the condition of the survey work. In addition to providing three months of supplies, three Auk guides and a canoe for

transportation, the contract stated: "It is further agreed that if parties of second part are successful in finding claims as above named they shall at once convey their report together with sufficient samples and proof of same to party of the first at their earliest convenience" (DeArmond 1967:33).

Joe Juneau and Richard Harris' departure from Sitka on 19 July 1880 marked their first attempt to discover gold along Gastineau Channel. While the two reached the area which later became Juneau townsite, their description of services performed conflicted with Chief Kowee's verbal report. They remained in the region for six weeks and returned to Sitka empty-handed in early September 1880. A few days after their return, however, Chief Kowee again visited George Pilz bearing ore samples from his territory and gave his account of Juneau and Harris' infamous activities.

A second search effort was funded, and the results were considerably more productive than the first. Harris' diary account of 1880 states: "We prospected around Silver Bow Basin until the 18th of October and had our Indians pack out to the beach on salt water about 100 pounds of gold quartz rock, the richest I have seen. We picked the best specimens that we could find. We packed it over the highest mountain, a distance of three miles to salt water about the 20th of October" (DeArmond 1967: 51).

Their discovery of gold led to the settling of Juneau, the first town founded in Alaska following the 1867 purchase from Russia. Word of the gold reserve at Silver Bow Basin brought hopeful miners to the settlement originally known as Harrisburgh. Additional surveys revealed an outcrop of gold bearing quartz on Douglas Island across Gastineau Channel.

The rush of miners to Juneau spurred the development of support services, lending shape and dimension to the new community. The Log Cabin Church was built in 1881. The same year Ed DeGroff established the Northwest Trading

Company, the first retail store in Harrisburgh. The U.S. Navy constructed a military post called Rockwell for the supervision of miners in the rapidly growing mining camp. A government reserve adjacent to today's Telephone Hill served as the Rockwell barracks site.

The first framed building erected in Juneau was a reassembled structure transported from Sitka in 1880 by George Pilz. Cabins built by miners were later modified or replaced by permanent residences. The Navy, in 1881, performed an initial survey of the townsite, and the Garside brothers later completed it in 1894. Pioneers purchased lots in town, and homes associated with Telephone Hill property included: Richard Harris, Augustus Brown, John McKinnon, N.A. Fuller, George Pilz, John Sagemiller, John Olds, W.M. Bennett and Nathaniel Hilton (DeArmond 1967).

At one point, A. Goldstein claimed title ownership to the Juneau townsite. His claim, backed by the U.S. Department of the Interior, specified possible mineral deposits on Telephone Hill. Due to its unpopularity, however, Goldstein was subjected to lynching threats, and documents supporting his claim mysteriously disappeared. The claim was dropped after expensive, lengthy litigation.

In 1883 Juneau was considered a thriving settlement with a winter population of 1,000 people. The following year 50 houses were standing and 300 to 400 Euro-American inhabitants were counted. By 1890 the population reached 1,600. Specialty stores opened selling hardware, general merchandise, jewelry, baked goods and groceries. Bach and Webster started a telephone company in 1893, the beginning of a long-term, successful communications system (Werner 1925).

Mabel Cox, a missionary in the early years, recalls: "...in 1898 Juneau was a town of 1,600 and 'looked as it had been thrown together at the foot of the

mountain and continued up the side.' There were 40 saloons, gambling houses and houses of prostitution" (Anonymous 1973).

In 1900 Juneau became an incorporated town and the new capital site for the district government. By that time the town had undergone three name changes: Harrisburgh, Rockwell and Pilzburgh. Miners voted in 1881 to permanently rename the town Juneau, in honor of Joe Juneau. The mining district was named for Richard Harris. Despite disagreements on the name, the town became the center of gold quartz mining in a 100-mile region along the coast from Windham Bay to Berner's Bay, its northern boundary.

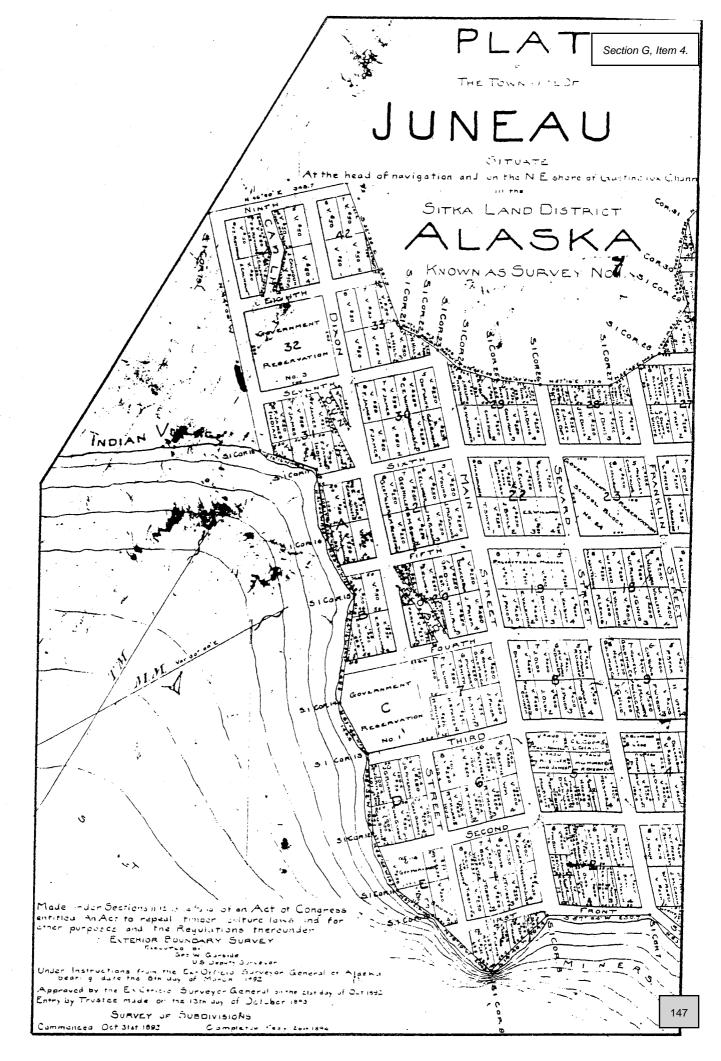
The gradual expansion from mining camp to mining town continued for 60 years after Juneau and Harris' initial gold discovery. Sound business decisions utilizing the area's natural resources are credited with Juneau's stable growth. Gold prospectors consolidated adjoining properties and jointly developed hard rock mining. Continued consolidation of mineral mining and milling reduced production costs (Stone 1980).

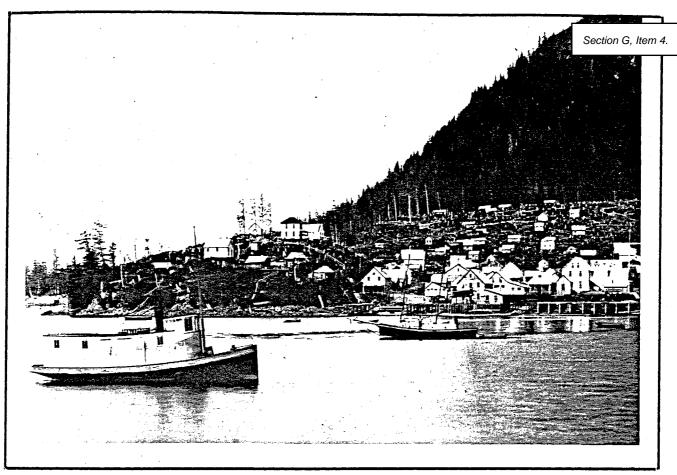
The Treadwell Mine on Douglas Island was the first gold mining company to prosper around 1890. The site, originally discovered by "French Pete" Erussand, was successfully developed under the skilled leadership of John Treadwell, a miner from the California gold fields. By 1915 the 960-stamp mill crushed 5,000 tons of ore daily, a world production record at that time. Two years later the operation shut down overnight after the mine caved in (Stone 1980).

A second area of consolidated mining activities took place in Silver Bow Basin, site of Perseverance Mine and early pioneers' gold claims. Edward Webster, Richard Harris, George Harkrader, John McKinnon and George Pilz held claims in the basin. Perseverance Mine, established in 1885, grew until the quality of retrievable ore dropped to an unprofitable level in 1921 (Stone 1980).

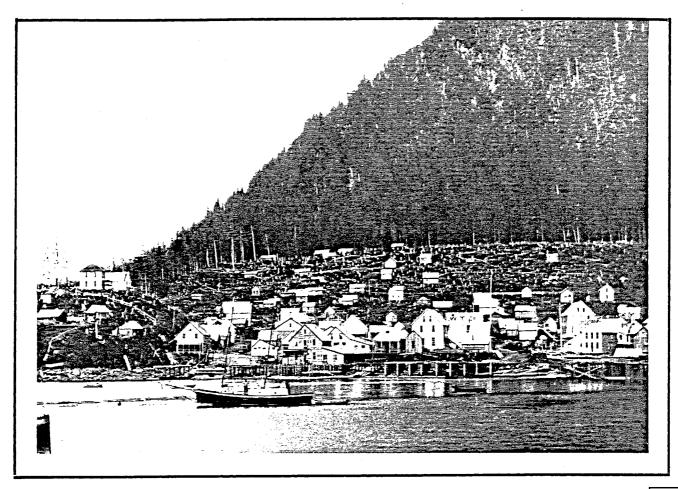
The third area of mining development was the A-J Mine. The mine's ruins on the edge of town are a Juneau landmark. The A-J, incorporated in 1897, continued operations for nearly 50 years, closing in the 1940s. Bart Thane, namesake to the settlement south of Juneau, managed the mine during its peak years. The company's decline began in the 1930s and accelerated when World War II depleted Juneau's labor pool. The closing of the A-J marked the end of Juneau's mining era.

Juneau expanded its economic base to include fishing, timber, transportation, tourism and government support services, and the city grew despite mine closures. Today Juneau has a population of 25,000 and remains the state capital. Signs of Juneau's early settlement remain, interspersed with the urban growth of Alaska's third largest city.



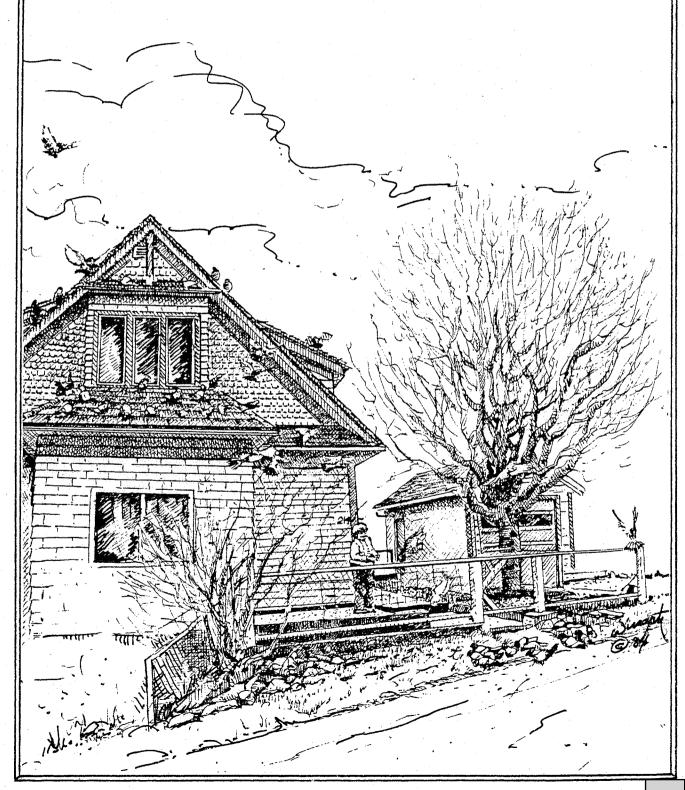


Juneau Townsite (Telephone Hill, Center). Circa 1885. (W.H. Partridge, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Left Side). Circa 1885. (W.H. Partridge, Alaska Historical Library

II. SITE AND STRUCTURE REPORTS



TELEPHONE HILL SITE DESCRIPTION

Telephone Hill encompasses 4.66 acres within the townsite of Juneau. This conspicuous promontory is located on the southern portion of the area formerly known by local residents as Court House Hill. The site lies south of Third Street and is bordered by Main Street and Willoughby Avenue. The upper portion, north of Third Street, was once the location of the Government Court House until the late 1960s. Today the State Office Building occupies the site. While the hill has undergone many name changes throughout its 100-year history, the names reflect various activities unique to the site (Heery 1983).

United States Navy Commander Henry Glass chose the hill as a site for a military barracks in 1881. Glass sent Lt. Commander C.H. Rockwell to construct buildings for a garrison where enlisted men responsible for maintaining law and order in the new mining district would live. The land was declared an official government reserve and the site utilized for one year. But after that year, Naval officials decided Juneau residents could be monitored from naval vessels and chose to vacate the military site (DeArmond 1967).

During the 1880s, citizens referred to the area as Chicken Ridge due to the ease of hunting fowl. A portion of Juneau continues to carry that name. Other names associated with the site during this period include Navy Hill, Telegraph Hill and Knob Hill.

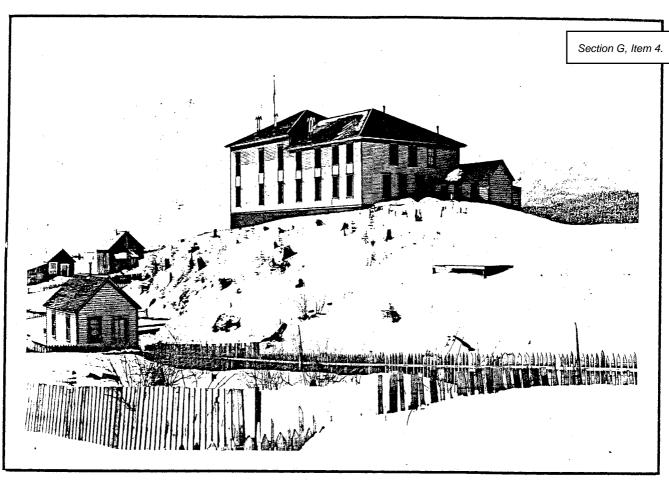
Twelve years after the Navy's occupation of the government reserve, construction of the first Government Court House in Juneau prompted the name change to Court House or Government Hill. The wood building caught fire in 1898, and \$50,000 was quickly appropriated for a new court house. By 1904 a new

court house stood on the hill. The building became a Juneau landmark until razed 60 years later, making room for today's State Office Building (DeArmond 1967).

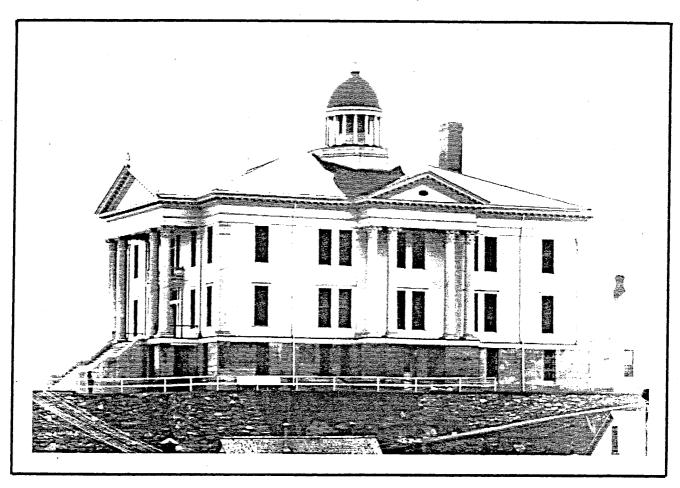
The name Telephone Hill became firmly attached to the southern end of Court House Hill when Edward Webster, owner of the Juneau and Douglas Telephone Company, located his business on the summit of the hill. In 1915 Webster built an addition to his house, located on the corner of West Second and Dixon Streets, combining his residence and business. The business remained in the Webster House until the 1950s, when it was relocated on the east slope of the hill on Main Street (DeArmond 1967).

A review of land records clearly shows Telephone Hill as an occupied site from the beginning of Juneau's settlement. Early settlers, usually miners, claimed lots and constructed temporary shelters. By the 1890s, photographs of the hill revealed permanent family residences, some still standing today. The hill's close proximity to the central business district along Front Street attracted commercial investors. By the turn of the century, many small businesses were located at the base of the hill facing Main Street. The high promontory allowed residents to observe waterfront activities at Juneau's wharves located at the foot of the hill near today's Marine Park. Vessel arrivals and departures on Gastineau Channel and marine travel between Gold Creek, Thane, Douglas Island and the townsite were easily observed.

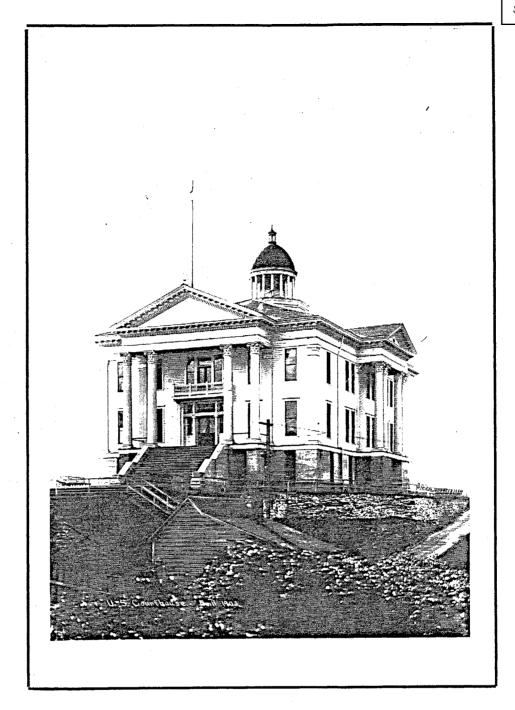
Today Telephone Hill is a combination of private residences and small businesses, the latter primarily located on the lower portion of the hill. Juneau citizens still reference the area by its third name, Telephone Hill, adopted in 1915. The Juneau and Douglas Telephone Company continues to occupy a site on the east slope of the hill.



First Juneau Courthouse. Circa 1895. (Winter and Pond, Alaska Historical Library)



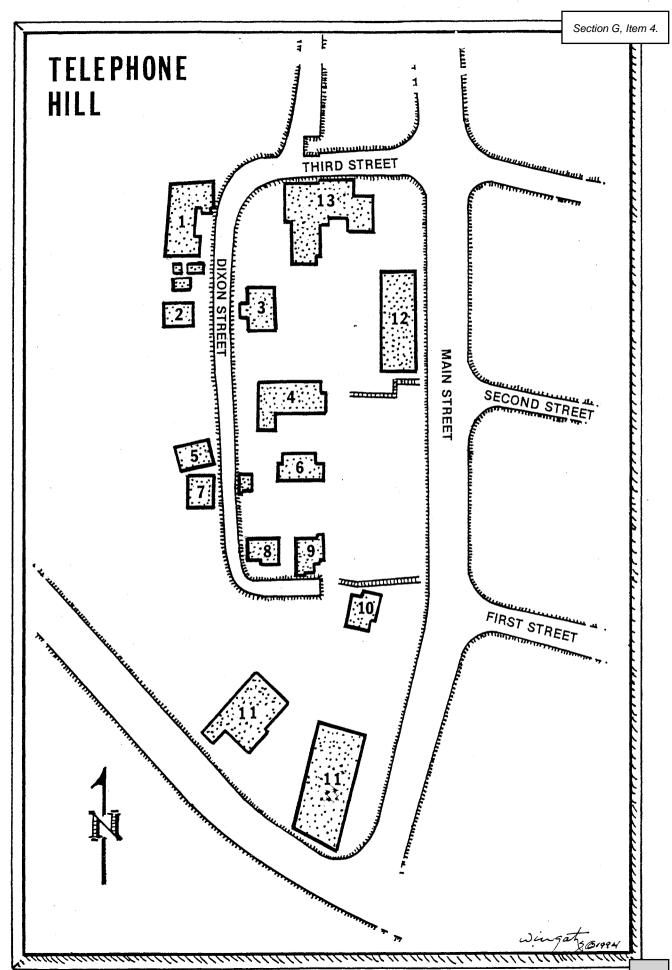
Second Juneau Courthouse. Circa 1910. (Winter and Pond, Alaska Historical Library)

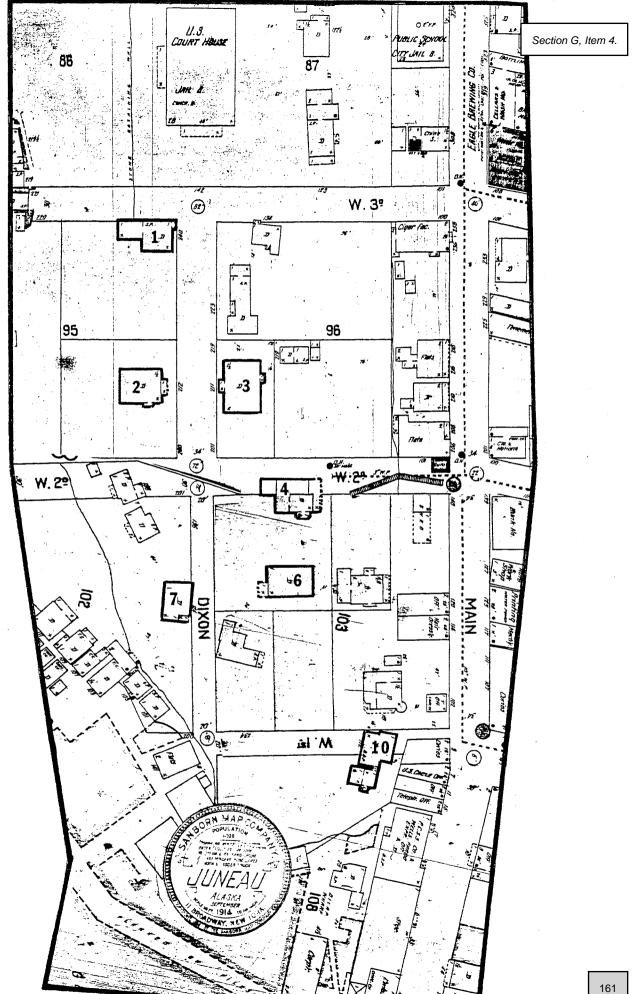


Second Juneau Courthouse. Circa 1910. (Winter and Pond, Alaska Historical Library)

STRUCTURES

- 1. Peterson-Kasnick House
- 2. Bosch-Carrigan House
- 3. Bayless-Powers House
- 4. Edward Webster House
- 5. Martin-Johnston House
- 6. Worthen-Hurley House
- 7. Augustus Brown House
 - 8. Alexander House
- 9. Percy Reynolds House
 - 10. Kodzoff House
- 11. Juneau Motor Company
- 12. Juneau and Douglas Telephone Company
 - 13. Engstrom Building



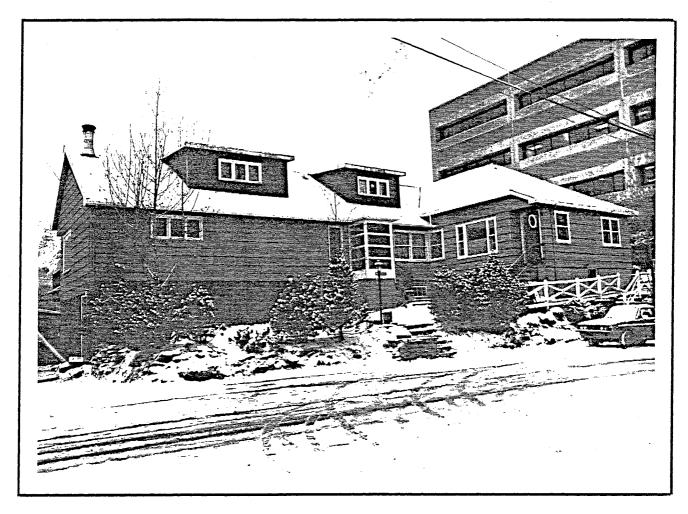


PETERSON-KASNICK HOUSE

203 West Third Street

Block D; Lots 5, 6

Circa 1898



East (Front) and South Facades.

PETERSON-KASNICK HOUSE

The Peterson-Kasnick House, 203 West Third Street, appears in 1898 panoramas of Juneau. The rectangular, single-story structure was reportedly built by a miner, John G. Peterson. Records indicate Peterson purchased Lots 5 and 6 in 1891.

John G. Peterson was associated with two Juneau area occupations. He established 11 mining claims in the Eagle River District and owned a tin-metal shop on Front Street from 1915 to 1916. Tax rolls from 1901 to 1917 list Peterson as owner of the lots and a building. After his death in 1917, Marie Peterson owned the property until 1944.

William and Dorothy Johnson gained possession in 1944 and retained ownership for the next twenty years. The building was scheduled to be destroyed in 1946, according to city tax records. Two years later tax assessor notes said the building was "greatly improved." During that period the Johnsons upgraded the original 20'x24' structure and began building an addition which gave the house an L-shape. William, a Frigidaire dealer, and Dorothy, a teacher, continued the extensive alterations until they sold the house in 1965 to Joe and Aletha Henri.

Henri, who currently resides in Anchorage, established himself in government at the municipal and state levels. From 1965 to 1971 he first served as Juneau's city attorney and later as city manager. Henri was also Commissioner of Administration under Governor Egan from 1971 to 1974. Aletha Henri worked at home providing child care for handicapped students.

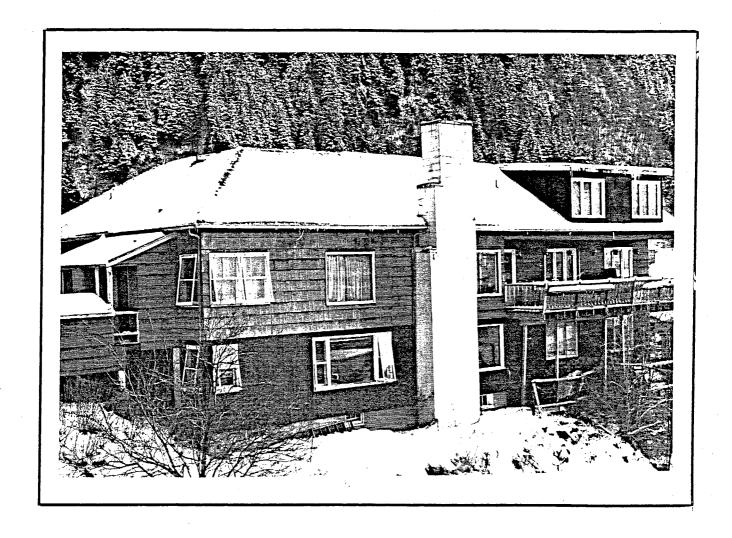
The Henris extended the L-shaped portion of the building in 1968 to its current size, 26'x68'. Records indicate the child care center was housed in the basement. Today, however, the structure serves as a multi-family dwelling. The owners occupy the addition's main floors, and the basement is divided into three efficiency apartments. The original building contains a single unit.

The Peterson-Kasnick House's eclectic appearance is caused by numerous additions to the original structure. The northern portion of the residence encloses John Peterson's original building. This portion displays a hip roof intersecting with the gable roof of a later addition. A shake roof covers the entire structure; shakes cover the main level of the building. The south facade of the northern portion has a picture window with sidelites which allow a sweeping view of Gastineau Channel. Two double-hung sash windows are located on all three facades of the original structure. Poured concrete stairs lead to the apartment entry. The wooden front door has a porthole window, and an original door remains on the small porch on the north facade.

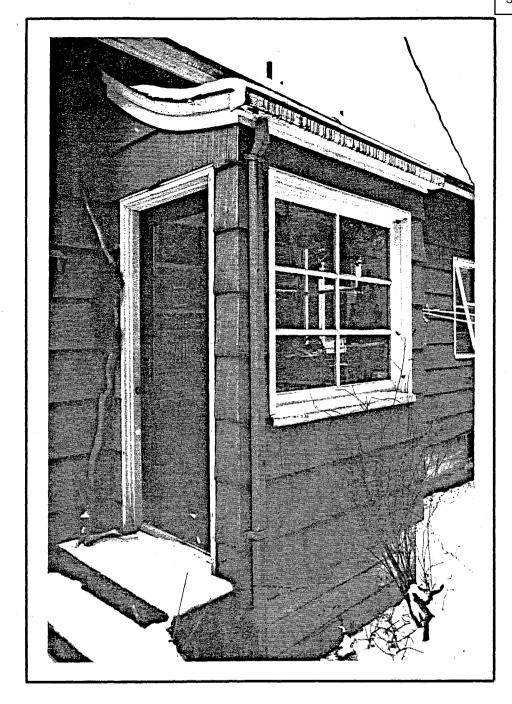
Building additions are not compatible with the original design. The shingled gable roof of the main addition has shed-style dormers facing east and west. Poured concrete steps lead up to a glassed-in porch on the east facade. The wooden door and yellow, fixed-pane window to the left of the porch are contemporary. Windows on the addition are a mixture of double-hung sash, casement and fixed single-pane. The current owners constructed a deck on the west facade which is accessible from the main floor, and a brick chimney extends the full $1\frac{1}{2}$ -story height of the west facade.

Wood siding covers the main level to the roofline, and plywood siding covers the addition's poured concrete basement. The three basement entrances are located on the east, south and west facades.

Additional buildings on the property include a rectangular, single-story garage with shingle siding and a flat roof, and a fiberglass greenhouse. Both buildings are visible in 1970 tax record photographs.



Peterson-Kasnick House. West (Rear) and North Facades.



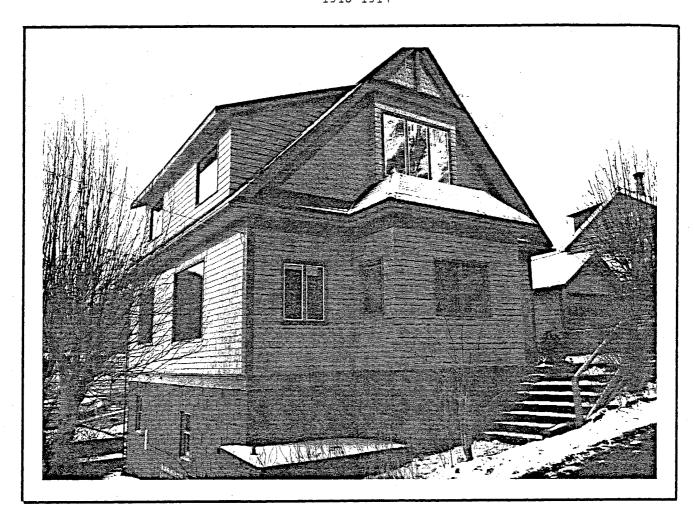
Peterson-Kasnick House. North Facade.

BOSCH-CARRIGAN HOUSE

214 Dixon Street

Block D; Lots 3, 4

1913-1914



East (Front) and South Facades.

BOSCH-CARRIGAN HOUSE

The Bosch-Carrigan House, 214 Dixon Street, sits on the west slope of Telephone Hill. Constructed in 1913-14 by William Bosch, it is the current residence of Roy and Verna Carrigan (Carrigan 1983). The 1894 plat map of the Juneau Townsite shows Charles W. Garside owning Lots 3 and 4 at the turn of the century. Charles and his brother, George Garside, came to Juneau in 1884. They were mining engineers and early surveyors of the Juneau Townsite. George Garside was one of the original developers of the Perseverance, Atla and Jumbo lodes in the Silver Bow Basin (Stone 1980; DeArmond 1967).

City tax records show that Charles Garside sold the two lots to William Bosch in 1912. Bosch owned the Old Stand Saloon on Front Street, located next to the present 20th Century Market (Davis 1983). The estate of William Bosch sold Lots 3 and 4 to Joseph Stocker in the 1950s. Ownership was transferred to the Nordales in 1967 and to the Carrigans in 1969 (Carrigan 1983; City of Juneau 1965-1983). Verna Carrigan is the granddaughter of Edward and Anna Webster, founders of the Juneau and Douglas Telephone Company. The Websters owned the company from 1893 to 1968. Mrs. Carrigan was the company's vice-president and chief operator during the 1960s (DeArmond 1967).

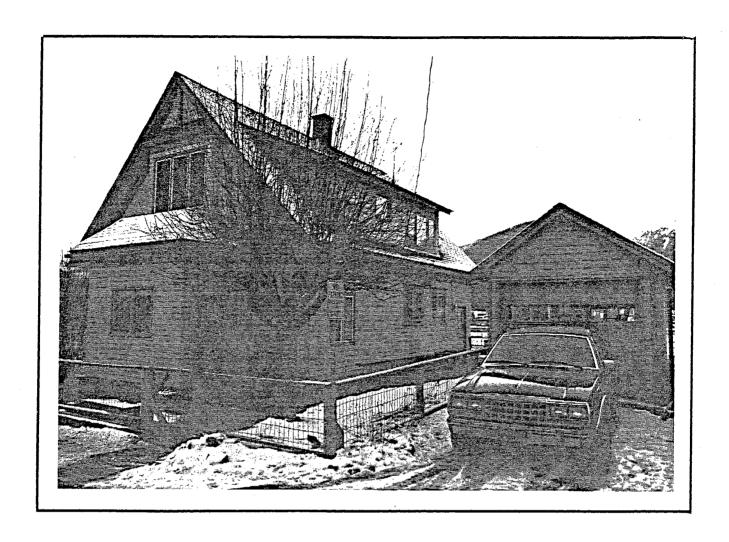
This $1\frac{1}{2}$ -story, rectangular, 28'x34' dwelling is representative of the Decorated Pioneer Farmhouse style. Its identifying characteristics include a steeply pitched gable roof, boxed cornices and detailed ornamentation consisting of scalloped/fish scale siding on the gable ends. The rest of the house is clad with cedar shingles. A shed dormer is situated on both gable slopes, and the original brick chimney adorns the ridgeline. The windows are double-hung sash,

multi-lite, fixed-sash, large picture and casement. A few windows exhibit a diagonal, leaded-glass pattern.

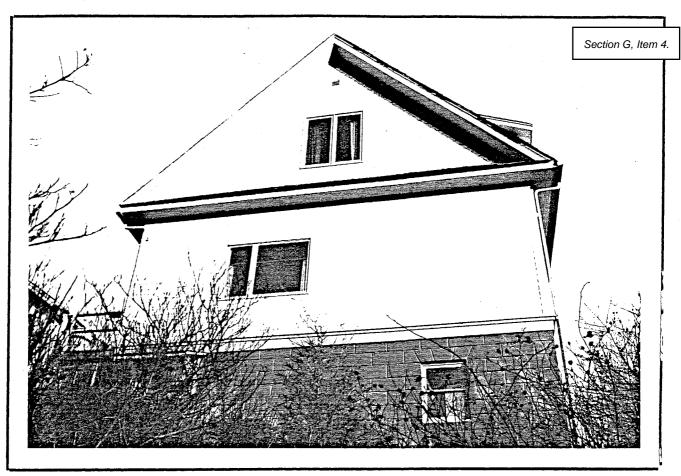
The extended front entry was originally an open porch. It was enclosed in the 1930s with numerous multi-lite windows (Carrigan 1983). The Carrigans reconstructed the extension in the 1970s. Fixed-sash windows replaced the multi-lites. The original single leaf, three-paneled door to the 5'x12' front entry and the inner door to the house were retained. The inner door has beveled glass with fir trim and beveled-glass side panels.

Contemporary structural alterations include a shed-roof dormer on the south facade with clapboard siding and two picture windows. A decorative bay window on the south facade's first floor was replaced with a picture window. Several other fixed-sash windows were installed on the front and rear facades, and a wood deck and concrete walkway were placed along the north and east facades. A small, enclosed rear entry stoop was reconstructed by the Carrigans. The above-grade concrete block basement was completed in the 1970s.

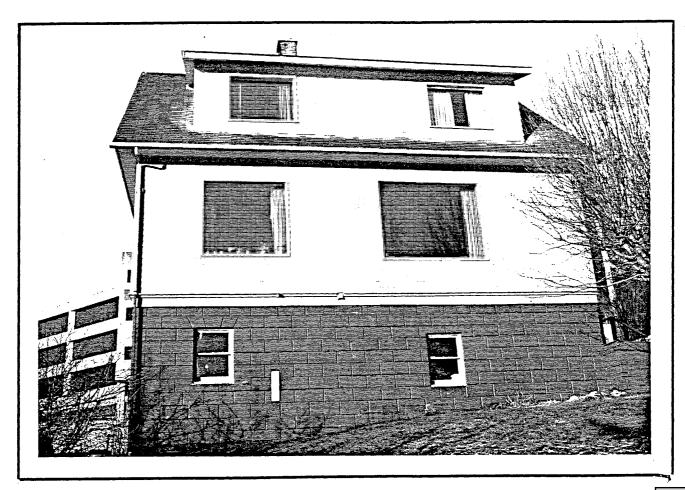
The interior consists of a living room, dining room, kitchen, small sewing room, vestibule and bath. The kitchen and bath, with acoustic-tile ceilings, have undergone extensive remodeling. Original features include an ornate sideboard or "pass-through" with leaded-glass windows located between the living and dining rooms. A partial wall divider between the living and dining rooms displays book shelves and leaded glass. An original stairwell leads to a second floor landing. The second floor has a remodeled bath, and its two bedrooms were enlarged when the south facade dormer was constructed. Adjacent to the north facade sits a wood-framed, 11'x20', one-bay garage with a vertical sliding door. The structure has a medium-pitched gable roof, extended eaves and verges with exposed rafter ends and cedar shingle siding.



Bosch-Carrigan House (and Garage). East (Front) and North Facades.



Bosch-Carrigan House. West Facade.



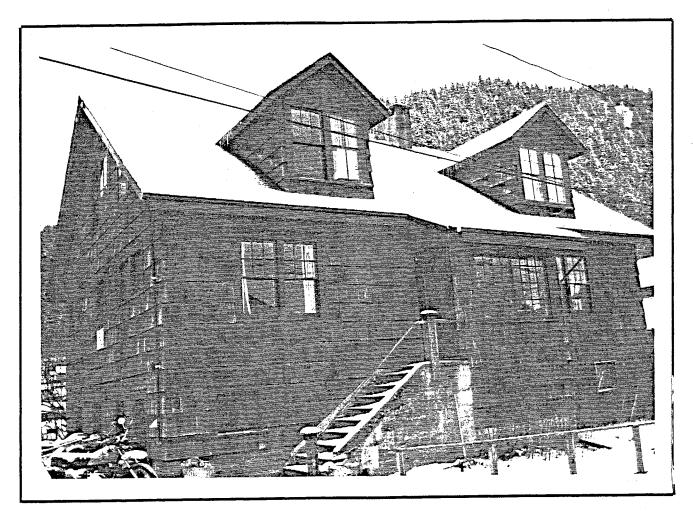
Bosch-Carrigan House. South Facade.

BAYLESS-POWERS HOUSE

211 Dixon Street

Block 6; Lots 1, 2

Circa 1913



West (Front) and North Facades.

BAYLESS-POWERS HOUSE

The Bayless-Powers House, a $1\frac{1}{2}$ -story structure, is found at 211 Dixon Street. Senna Powers has owned the multi-family dwelling since 1941. Powers resides out-of-state and rents the building's three units.

The house is located near the former home of Juneau co-founder Richard T. Harris. At one time the Powers lot adjoined Harris' property. Ownership documentation of Lots 1 and 2 reveals that George Pilz and his wife sold the property to Harris in March 1881. Pilz grubstaked Joe Juneau and Richard Harris during their search for southeast Alaska gold. When Juneau's two founders discovered gold and reported to Pilz, he joined the others in staking local claims.

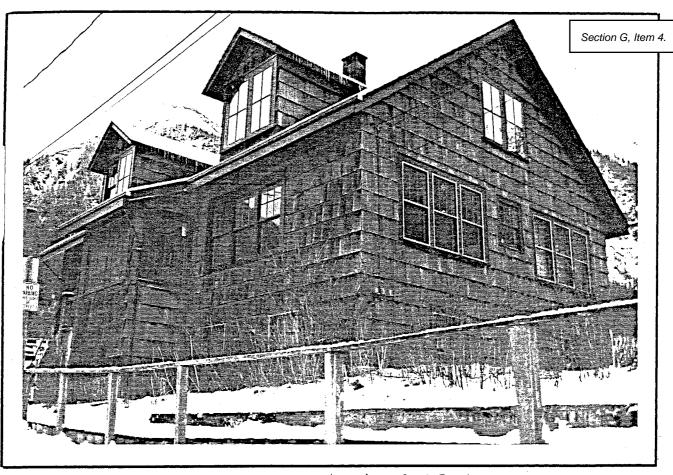
Although 1901 tax records show "lots and a building" and site improvements valued at \$1,000, the house is visible in an 1885 photograph. Harris maintained property ownership until 1912, when Claire and Edward Bayless purchased Lot 1. In 1913, tax records indicate a building was situated on the Bayless lot, and a 1916 entry lists a law library on the premises valued at \$175. Bayless, a registered Republican, engaged in a law partnership with Louis P. Shackleford. The Baylesses retained property ownership until 1921, selling to Thomas J. McCaul, owner of a cigar store on Front Street. McCaul continued ownership until 1933. In 1941 Senna Paul Powers bought Lots 1 and 2 and the house.

The Harris House, located at 219 Second Street, remained in the family for many years. The original residence was replaced around 1910; the second structure stood until the late 1950s. Harris married a Tlingit from Hoonah, known only as Kitty, in the 1880s. They raised four children in the Telephone

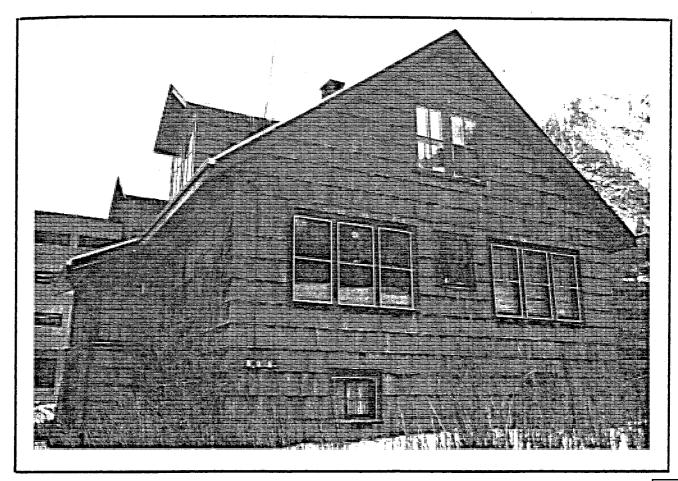
Hill home. William, the oldest surviving child, inherited the house after his father's death in 1907 (Walle, 1981).

The Bayless-Powers House, a rectangular, 30'x44.5', $1\frac{1}{2}$ -story Craftsman-Shingle structure, has retained its architectural integrity. The post-and-beam frame is covered with cedar shakes and rests on a poured concrete foundation. The gabled roof is composition shingle-covered, and a chimney sits on the ridgeline. Extended eaves with fascia boards are visible. The west facade features two gabled dormers. The original, double-hung sash windows with upper multi-lites are symmetrically arranged on all facades. Some original, wood storm windows are evident.

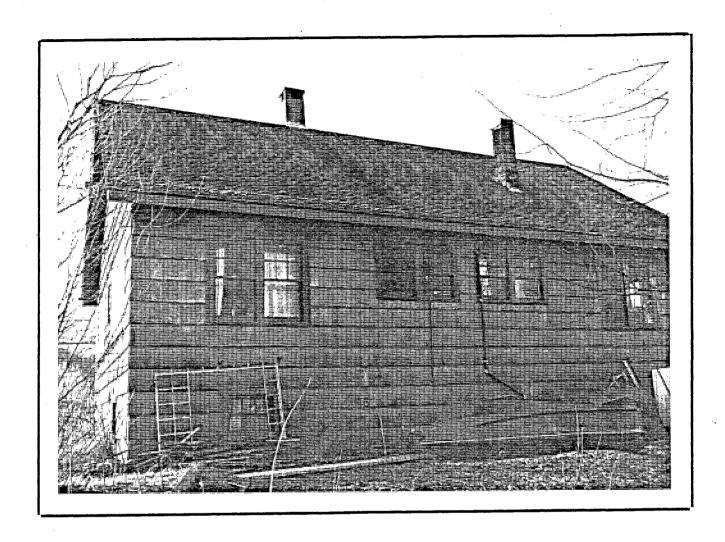
A small entry vestibule, oriented west, is centrally located on the main facade. Vintage doors appear here and at the basement entrance on the north facade. Small, multi-lite windows are located on the front entry, and smaller units appear on the basement level. The main floor is divided into two apartments; the upper floor contains one unit.



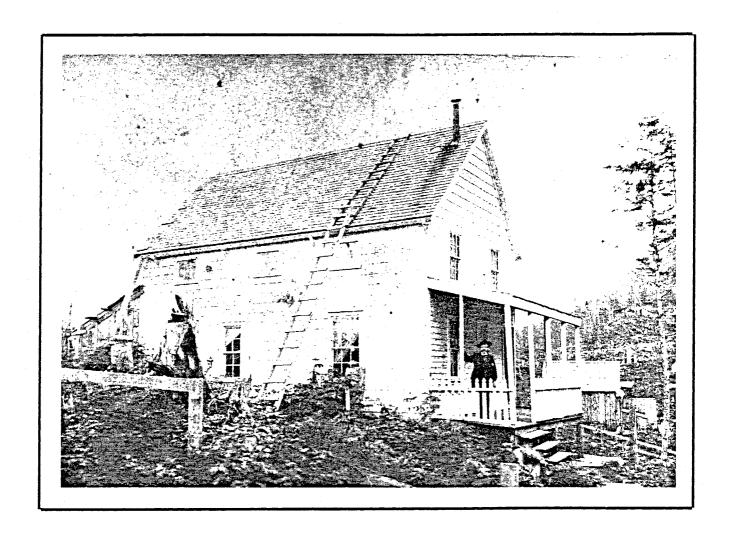
Bayless-Powers House. West (Front) and South Facades.



Bayless-Powers House. West (Front) and South Facades.



Bayless-Powers House. East Facade.



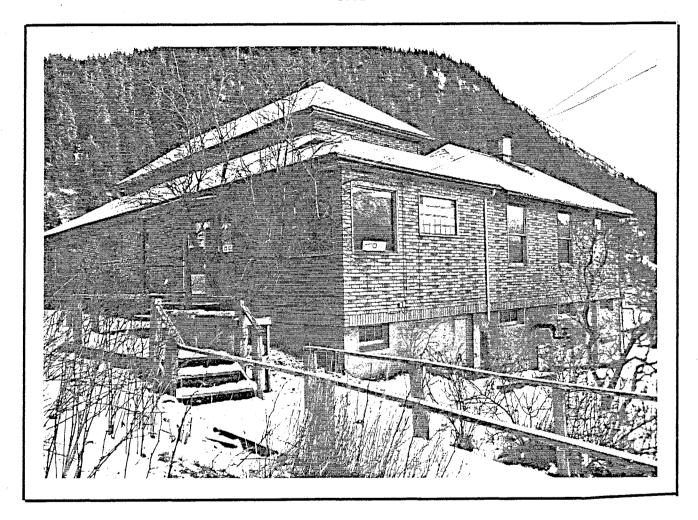
Richard Harris and Telephone Hill Home. Circa 1890-1900. (J.S. MacKinnon Collection, Alaska Historical Library)

EDWARD WEBSTER HOUSE

135-139 West Second Street

Block 1; Lots 7, 8

1882



West (Rear) and North Facades.

EDWARD WEBSTER HOUSE

The Edward Webster House, 135-139 West Second Street, sits on the east ridge of Telephone Hill overlooking downtown Juneau. Photographs of Juneau during the 1880s confirm that the Webster House was one of the early homes in the area. Robert E. Hurley, current owner, is the grandson of Edward and Anna Webster. The Webster family owned and operated the Juneau and Douglas Telephone Company from 1893 to 1968, the first commercial telephone service in Alaska. The phone company was located in the Webster home from 1915 to 1958 (DeArmond 1967; Hurley, Carrigan 1983).

Edward Webster began construction of his house in 1882, and numerous extensions were added during the next 70 years (Hurley, Carrigan 1983). District Recorder records and the 1894 plat map of Juneau Townsite show Edward Webster and his business partner, Frank Bach, owning Lots 7 and 8 in Block 1.

Webster and Bach were already long-time residents of Juneau prior to their partnership. Bach arrived in Juneau in 1883, moved across the channel to Douglas and opened a merchandise business (Alaska Monthly 1907; DeArmond 1967). Webster arrived in Juneau in 1881 and staked placer claims in the Silver Bow Basin with his father, William I. Webster (Stone 1982). Over the next 10 years, the Websters located and developed the Humboldt Mine on Gold Creek. During that period they established the first stamp mill in the Juneau Gold Belt (Alaska Monthly 1907). Webster also worked as a pile driver contractor, engaging in wharf construction along the Juneau waterfront (Alaska Monthly 1907).

In 1893 business partners Webster and Bach constructed a two-telephone system across the channel to provide better communication between their residences. The system worked so well that the Treadwell Gold Mining Company connected to the line. When other residents desired phone service, Webster and Bach formed the Juneau and Douglas Telephone Company. By the late 1890s the partnership dissolved, and Webster assumed full ownership.

Prior to 1915 the phone company's central exchange was located at several downtown locations. But the area's economic and population growth necessitated additional phone service. The increased demand required a larger switchboard and business office. In 1915 an addition was constructed on the rear of Webster's Court House Hill home to accommodate the expanding phone company (Bayers Collection 1915; Hurley 1983). The portion of the hill south of Third Street became known as Telephone Hill.

After Webster's death in 1918, his wife, Anna, assumed control of the company until her death in 1957. The following year the company moved to a new location on Main Street. The Webster-Hurley family operated the utility until it became a member of the Continental Telephone Company in 1968 (DeArmond 1967; Hurley, Carrigan 1983).

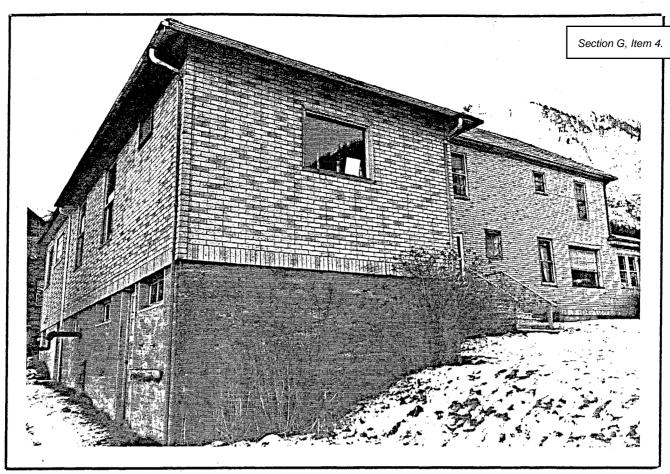
Originally a two-story, hip-roofed, Classic Box dwelling with an open porch, the Webster House has undergone numerous modifications. A balustraded deck (lookout platform) on the peak of the roof was removed. The one-story, north facade "shed" addition was constructed circa 1890. The main two-story section of the house was extended to its current 52'x20' dimensions between 1900 and 1910. An enclosed porch was added on the north facade in the late 1930s.

The one-story, 16'x47' west addition housing the phone company was constructed in two stages. Local carpenter Pete Johnson built the hip-roofed south section in 1915 (Bayers Collection 1915). Contractor James Larson added

the flat-roofed north section in the late 1940s (Hurley, Carrigan 1983). The open front porch was removed in the late 1930s. In its place James Larson constructed a one-story, 10'x17', enclosed, hip-roofed sun porch in 1946 (Hurley 1983).

The L-shaped house has imitation-brick asphalt shingles over original clapboard siding. Windows vary significantly, reflecting the different stages of construction. The older sections of the house have double-hung sash and fixed, multi-lite windows with and without sidelites. Several of the narrow, double-hung sash windows have been replaced with picture windows. A bay window on the south facade was replaced by a large picture window. The main entrance on the north facade has an enclosed porch with a multi-pane door and sidelites. The enclosed front sun porch has symmetrically placed four-lite windows. A few of the original storm windows remain.

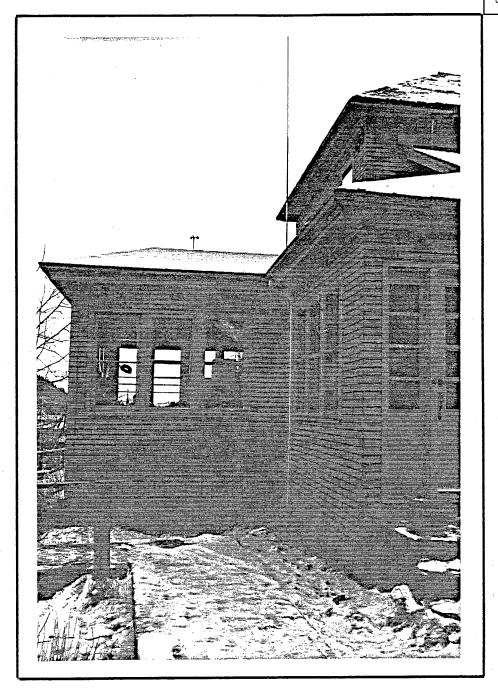
The main section's interior consists of the enclosed sun porch, living room, dining room, kitchen, utility room, bedroom and bath. The second floor has three bedrooms and a bath. There is an unfinished attic and a poured concrete basement. The older section of the phone company addition has a high ceiling, double-hung sash windows, distinctive trim and molding. The newer section has a dropped, acoustic-tile ceiling, fixed-sash and block-unit windows, and spackled interior siding. Both sections have undergone contemporary remodeling.



Edward Webster House. South Facade.



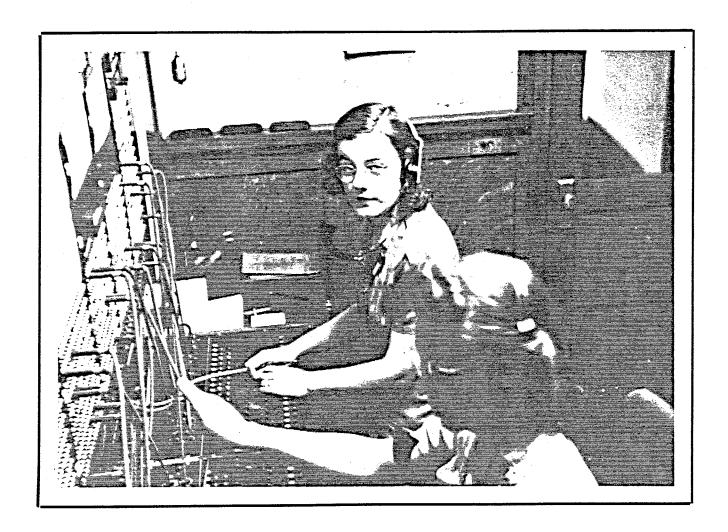
Edward Webster House. South Facade.



Edward Webster House. North Facade.



Edward Webster House. East Facade.



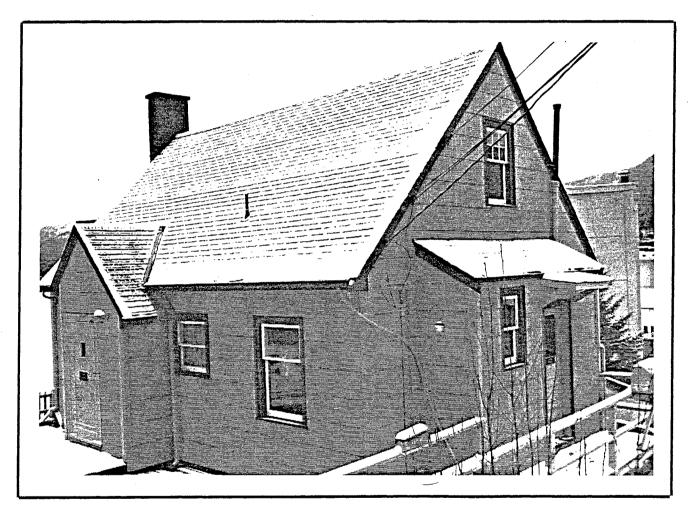
Juneau and Douglas Telephone Company (Webster House) Switchboard. Verna Carrigan, Background. Circa 1939. (Verna Carrigan Collection)

MARTIN-JOHNSTON HOUSE

128 Dixon Street

Block E; Lots 5, 6, 7

1931



East (Front) and North Facades.

MARTIN-JOHNSTON HOUSE

The Martin-Johnston House, 128 Dixon Street, sits on the west slope of Telephone Hill. It is currently owned and occupied by Homan-McDowell, economic and management consultants. Former owner, Edna Johnston, lives in a lower-level apartment.

Local building contractor James Larson built the house for Ralph and Mildred Martin in 1931 (Carrigan, Johnston 1983). Martin came to Juneau in 1917 and was employed by the Alaska Electric Light and Power Company for 25 years until his death in 1947 (Bayers Collection 1947). The ornate lighting fixtures installed throughout the house reflect Martin's employment with the utility.

The Johnstons purchased the house from Mildred Martin in 1950. Joe Johnston operated a hardware business in downtown Juneau while his wife was a federal employee for 25 years (Johnston 1983). In 1981 she sold the house to Homan-McDowell and moved into the basement apartment.

The 1894 plat map of the Juneau Townsite shows George Harkrader owning Lots 5, 6 and 7. City tax rolls indicate that Harkrader and his estate owned the property until 1920. Harkrader was an early miner and Juneau settler. He staked a lode claim on Mount Roberts in December 1880 and the following year located a quartz and placer claim in the Silver Bow Basin (DeArmond 1967; Alaska Monthly 1907). The 1914 Sanborn map shows a home, possibly Harkrader's, on the north half of Lots 5, 6 and 7 next to the West Second Street right-of-way (Hurley 1983). The house was removed in the mid-1930s. Prior to his death in

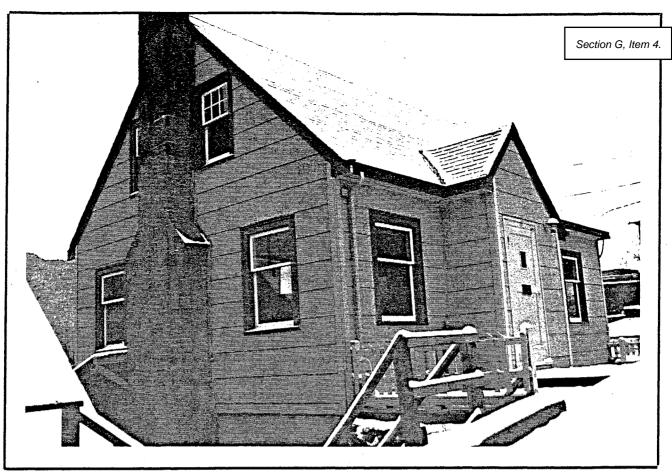
1915, Harkrader ran unsuccessfully for the city council as a Socialist (DeArmond 1967).

The main section of the Martin-Johnston House is a 1½-story, 31'x22.5' "eclectic" dwelling. Its steeply pitched, wood-shingled gable roof, with minimal eaves and verges and an overlapping front gable, is representative of the Tudor housing style introduced into Alaska during the 1930s and 1940s. Other decorative features include an original linked-top, cement-block chimney built against the south facade. An original front door with ornate cast iron viewer is located on the extended east facade vestibule. The main entrance, however, is now accessed via a contemporary wood deck and steps on the north facade. Exterior siding consists of wood shingles. Windows are symmetrically placed and double-hung sash. The foundation is reinforced concrete.

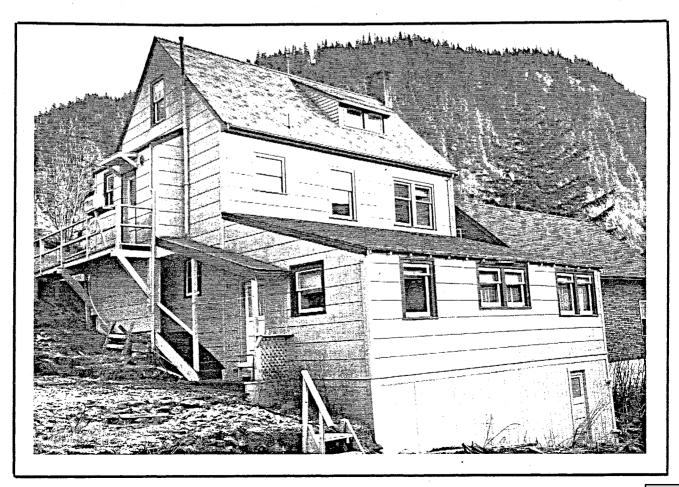
The interior was remodeled for office use, and the $8\frac{1}{2}$ -foot-high walls were replastered and painted white. The kitchen was converted into a reception and office area (McDowell 1983). The second floor bedroom was also converted into an office. Original features remaining include: fine hardwood floors, curved archways and ceilings, a brick fireplace and ornate lighting fixtures.

In 1943 a rectangular, 31'x16.5', one-story, shed-roof apartment was constructed on the rear of the house. Exterior siding is T-1-11. The windows are predominantly fixed-sash with transoms and double-hung sash. The interior consists of a low-ceiling kitchen, bedroom, bath and storage room. Front and rear entrances have original doors. Other original features include: decorative light fixtures, softwood floors, kitchen cabinets and cupboards, and plaster walls.

In 1962 a rectangular, 14.5'x24.5', flat-roof garage was constructed north of the house next to the West Second Street right-of-way. However, a 1981 wind storm destroyed the structure (Johnston 1983).



Martin-Johnston House. East (Front) and South Facades.



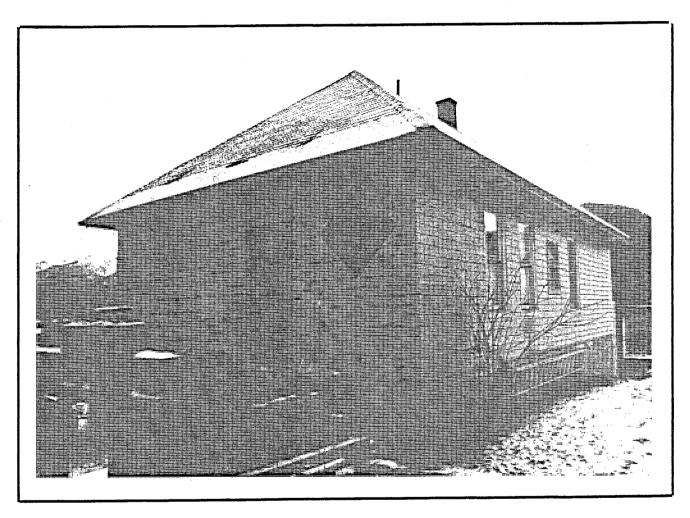
Martin-Johnston House. West (Rear) and North Facades.

WORTHEN-HURLEY HOUSE

125 Dixon Street

Block 1; Lots 6, 7

1914



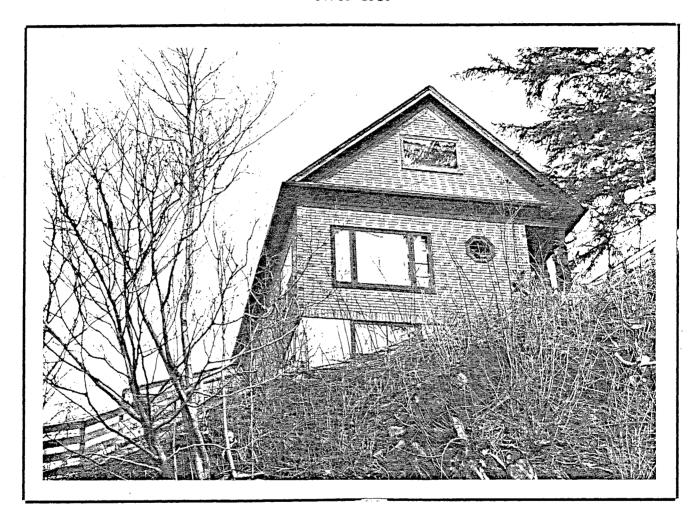
East (Front) and North Facades.

AUGUSTUS BROWN HOUSE

124 Dixon Street

Block E; Lots 2, 3, 4

Circa 1915



South Facade.

AUGUSTUS BROWN HOUSE

The Augustus Brown House, a rectangular, $1\frac{1}{2}$ -story building, is found at 124 Dixon Street on the west side of Telephone Hill. Brown acquired the property, an area of partial tidelands, in the late 1880s. Records state the land had little or no value until 1901, when a building was listed on Lot 4. Improvements recorded in 1913, however, substantially increased its value. By 1914 three houses stood on Brown's waterfront lots as shown on the Sanborn map.

Brown reportedly was on his way to the Klondike gold fields when he arrived in Juneau, but readily became a permanent fixture in town. He is remembered for his "row of neat cottages on Willoughby." Stories indicate he lived off his rental income and an estate allowance from England. When Brown died in 1949, he left \$30,000 for the construction of the indoor pool which bears his name today.

Brown retained possession of this site for 50 years. Between 1941 and 1943 three separate parties bought and sold the property. In the last 20 years the title has changed hands many times. Southeastern Newspaper Corporation currently owns the property.

From the street above, stairways lead to two entrances on the east facade. The wood-frame, 33'x23' building has a steeply pitched, composition shingle-covered gable roof and a cinder-block chimney on the ridgeline. Asphalt composition siding on the exterior covers the original wood siding. The partial basement has a stucco finish.

Fixed-sash windows with sidelites are located under the gable eaves on the north and south facades. Two double-hung sash windows are located on the main

ALEXANDER HOUSE

The Alexander House, 120 West First Street, is adjacent to the Percy Reynolds House. Both structures face south and overlook Gastineau Channel and Douglas Island.

Two names are associated with this site: Captain Charles Tibbets and Judge George Forest Alexander. Captain Tibbets and his wife owned the site from 1889 until it was sold by his estate in 1931. Tibbets, a mariner, was associated with the ownership and operation of the first Juneau-Douglas ferry boat company (Davis 1893). For a number of years he was skipper of crafts for the Juneau Ferry and Navigation Company, which took over the ferry operation between Juneau and Douglas. Later he was in command of crafts for the United States Bureau of Fisheries. Toward the end of his life he operated a candy store on Main and Third Streets (Daily Alaskan Empire 1931).

Alexander purchased the site in 1938 and constructed a house in 1939 (City of Juneau 1901-1951). He was the U.S. District Judge, First Judicial District, Juneau from 1933 to 1947 (Atwood, DeArmond 1967). The structure is currently owned by the Southeastern Newspaper Corporation.

This bungalow-style, $1\frac{1}{2}$ story, 24'x36' structure, encompasses 1,028 square feet. It has a 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 south facade. The entry is sheltered by a shed-roofed open canopy. The single, shed-roof, front dormer contains a double-hung sash window. The front gable has two double-hung sash windows with new exterior storm panes. There are two double-hung sash windows on the east and west gable ends. The

TELEPHONE HILL ALEXANDER HOUSE

front facade's main level has fixed-sash windows with double-hung sash sidelites. A shed roof covers the front entrance.

The Alexander House's interior retains many original features: polished oak floors, arched entry into the living and dining areas with stained oak moldings, wainscoting, brick fireplace, tile and cabinets in the kitchen and bathroom, dumbwaiter and many built-in cabinets, storage areas and brass door fittings. All closets on the upper floor are cedar-lined, and wall paper, a newer addition, is evident throughout the house. All the windows are original and tightly constructed.

A rectangular garage has shiplap siding, corrugated-metal roofing on a low-pitch gable roof. There are two fixed-sash windows. A stone and mortar wall surrounds the property.

ALEXANDER HOUSE

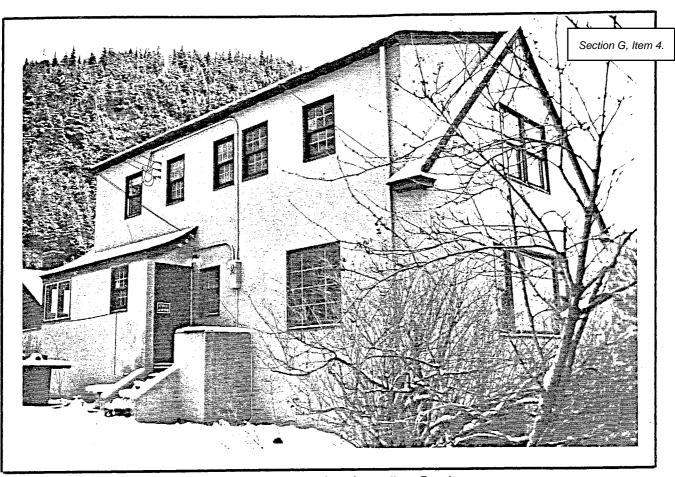
120 West First Street

Block 1; Lot 1

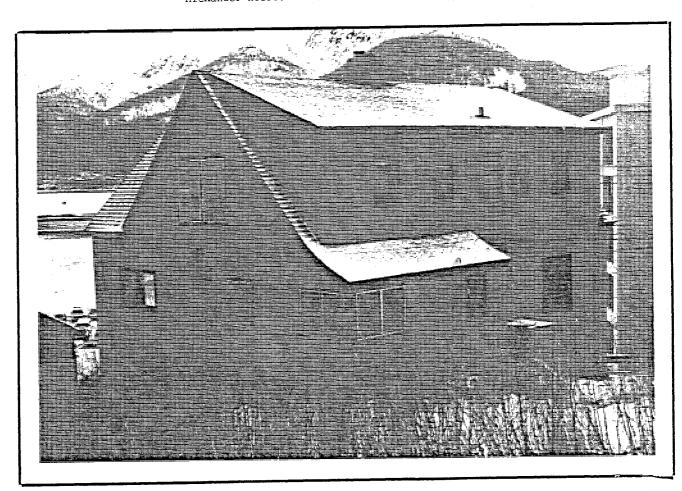
1939



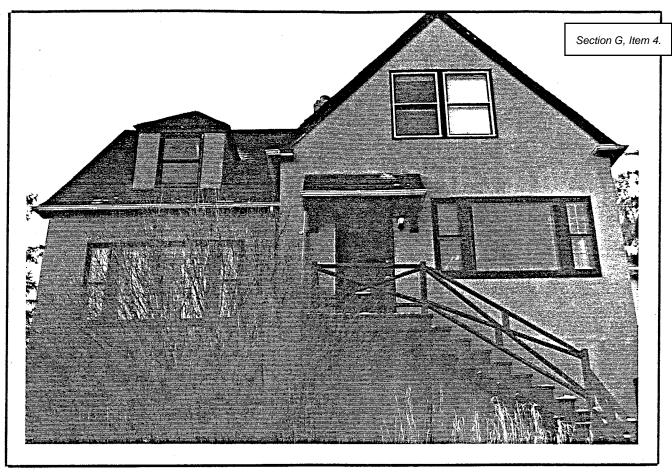
South (Front) and West Facades.



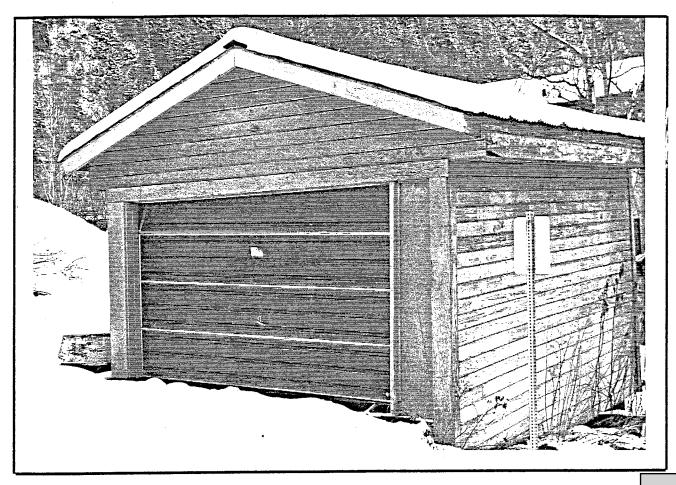
Alexander House. North (Rear) and West Facades.



Alexander House. North (Rear) and East Facades.



Alexander House. South Facade.



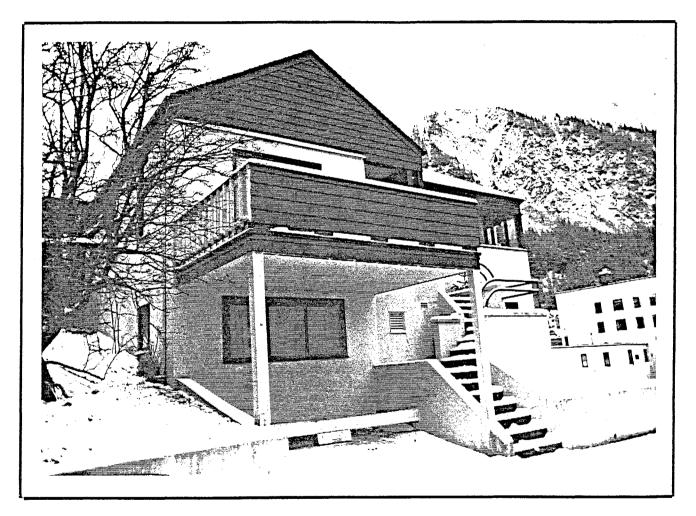
Alexander Garage. North (Front) and West Facades.

PERCY REYNOLDS HOUSE

116 West First Street

Block 1; Lot 2

1939



· South Facade.

PERCY REYNOLDS HOUSE

The Percy Reynolds House, 116 West First Street, stands next to the Alexander House, faces south and overlooks Gastineau Channel and Douglas Island. George Pilz claimed this Telephone Hill site in 1881 (District Recorder).

During the summer of 1880, Pilz sent Joe Juneau and Richard Harris to search for gold, and their discovery led to the establishment of Juneau. Captain Charles Tibbets, a mariner and ferry boat captain, next owned the property and transferred it to Malcom Campbell in 1894. Campbell retained ownership until Martha McKinnon obtained the property in 1915. In 1936 Percy Reynolds purchased the lot from the McKinnon Investment Company. Throughout the site's recorded history, no buildings nor improvements were listed on Lot 2 until Reynolds constructed the current building in 1936 (City of Juneau 1901-1951).

Reynolds, a chef, came to Juneau from Ketchikan and opened a liquor store and restaurant on Front Street (Reynolds 1983). Today, Southeastern Newspaper Corporation owns the Percy Reynolds House.

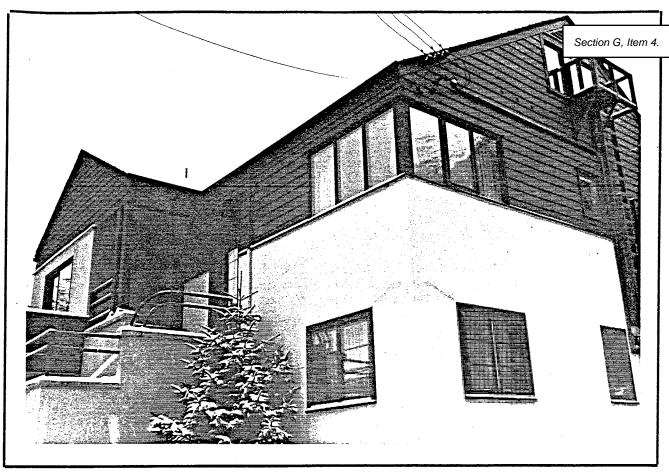
This two-story, cream stucco, 30'x35.5' structure with brown siding and trim has an intersecting gable composition roof with minimal eaves. Stucco siding covers the lower two-thirds of the house; painted siding covers the upper one-third. Poured concrete steps lead to an open entry porch. The former basement garage was converted to living area.

The house's main entry is on the south facade with older casement window on the lower level. A tall, multi-lite window is located near the front entry The east facade's upper level displays symmetrically arranged, new casemer windows; the lower level displays older, multi-lite casement windows with

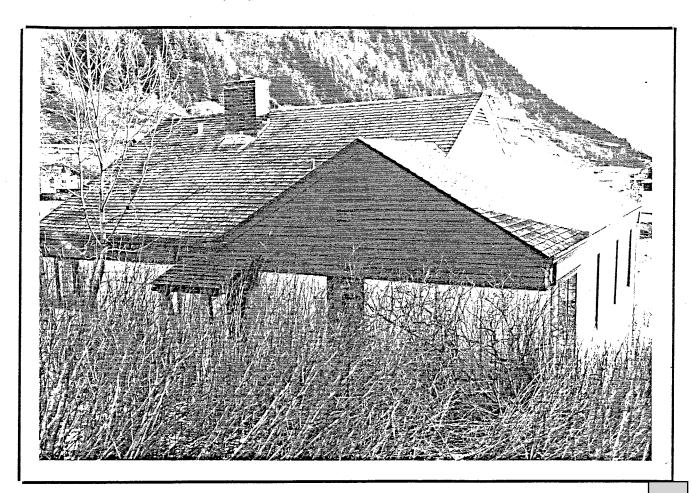
descending wood fireplace. An original rear door with a cut-glass handle is located on the north facade. Single-sash windows and one set of casement windows appear on the west facade.

The interior of the structure contains many original features: a multi-lite glass door with cut-glass handle, stained oak paneling and woodwork, light fixtures, cabinetry and tile trim in the bathrooms and kitchen. Throughout the house, shag carpets cover the floors. The basement contains a modern recreation room with fireplace, a bedroom and utility room. The upper floor has a single bedroom under the roof eaves.

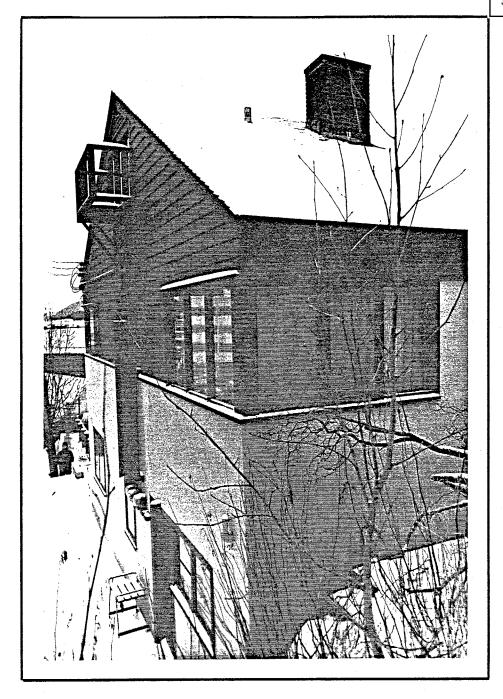
A wood deck was built onto the south facade, and a poured concrete retaining wall surrounds the front of the property.



Percy Reynolds House. South and East Facades.



Percy Reynolds House. North (Rear) and West Facades.



Percy Reynolds House. North (Rear) and East Facades.

KODZOFF HOUSE

The Kodzoff House, a duplex, sits at 107 West First Street on the southeast face of Telephone Hill. The current owner, Anita Kodzoff, purchased the property in 1945 from Sam Feldon. City tax records date the Kodzoff House from 1896, with possession of the site passing among a number of early settlers. Names affiliated with the property between 1885 and 1895 include: "French Pete" Erussand, John Jackson, William Nelson, John McKinnon and John Maloney.

In 1901 Lot 5 was owned and developed by the Pacific Coast Steamship Company. The company provided terminal and business space for local professionals during its 30-year existence. Lot 6 underwent property improvements during Richard Johnson's ownership from 1901 to 1914. By 1916 two "shacks" were recorded on the site. A succession of individuals owned the property from 1915 until the Kodzoff purchase in 1945.

The polygonal, wood-frame building is located off the southern stairwell, a Juneau landmark, on Main Street. This Pioneer Bungalow is clad with asphalt composition siding with the exception of the wood-shingled south facade. Composition roofing covers the intersecting gable roofs, and a shed roof covers the glassed-in porch on the front facade. Extended eaves with boxed cornices are visible. The building stands two stories high on its east facade; the opposite side is $1\frac{1}{2}$ stories.

A variety of windows appear on the building: fixed-pane, multi-lite, double-hung sash and diamond-shaped. Soon after the Kodzoff purchase in 1945, the sun porch on the north facade was converted to an enclosed entry. Original doors remain on the east and west facades.

TELEPHONE HILL KODZOFF HOUSE

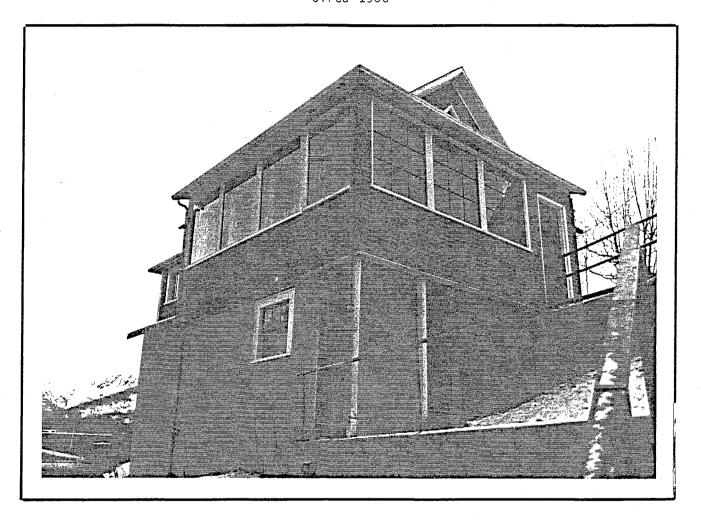
The duplex's lower level is the poured concrete partial basement. The wooden apartment door is comprised of a small, leaded-glass window with multi-lites.

KODZOFF HOUSE

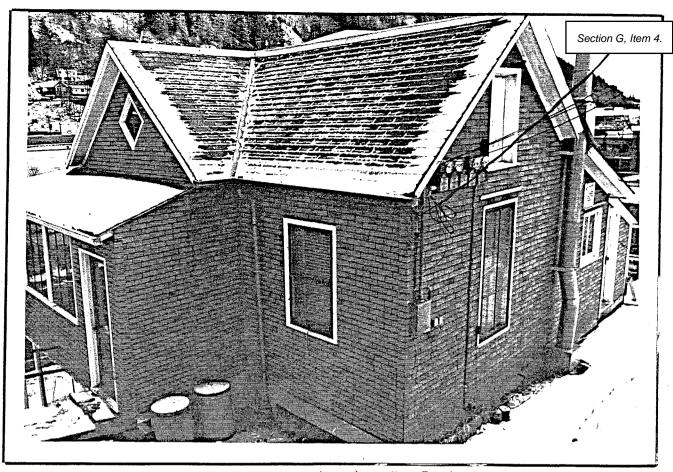
107 — 109 West First Street

Block F; Lots 5, 6

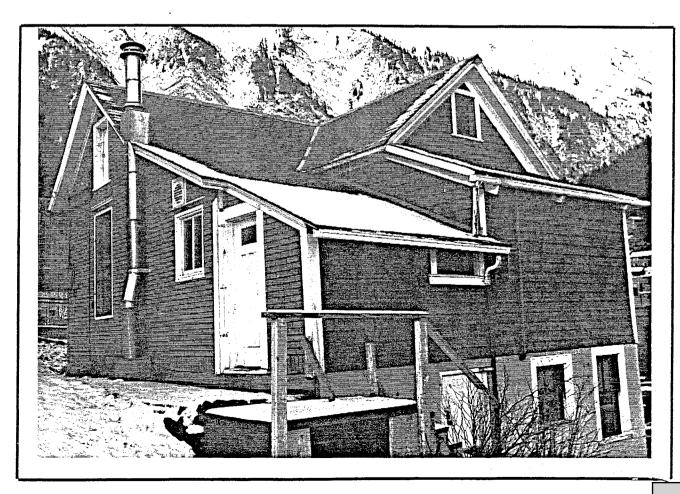
Circa 1900



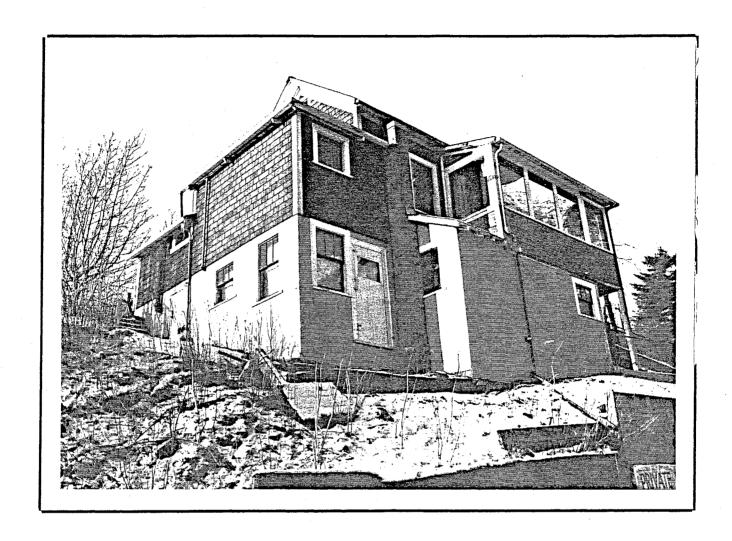
North (Front) and East Facades.



Kodzoff House. North (Front) and West Facades.



Kodzoff House. South (Rear) and West Facades.



Kodzoff House. South (Rear) and East Facades.

JUNEAU MOTOR COMPANY

The Juneau Motor Company, 11 Egan Drive, is situated on the corner of Egan Drive and Main Street at the base of Telephone Hill. The company moved to this site in 1935 from the former dock site of Alaska Coastal Airlines located across the street. Elroy Ninnis became president of the Ford dealership that year after working for the company since 1924 (Ninnis 1983; Juneau Empire 1954).

Lots 7 and 8, shoreline property prior to fill operations in the 1920s and 1930s, were the early sites of the Pacific Coast Steamship Company and Wells Fargo Express offices. Richard F. and Grace Lewis owned the lots from the turn of the century until the early 1950s (City of Juneau 1901-1951). R.F. Lewis came to Juneau in 1894, practiced law until 1952, and owned the Juneau Water Works (Lewis 1938-44). He was among a group of Alaskans who lobbied successfully in Washington, D.C. to have the state capital moved from Sitka to Juneau.

The original Juneau Motor building on Lots 7 and 8 was destroyed by fire in 1964. The present buildings were constructed in 1965 (Ninnis 1983). Capital Motors Supply, 47 Willoughby, was established in 1958 and is owned by Juneau Motor. Joseph Ninnis, son of Elroy, became president of the company in 1963.

The Juneau Motor Company and Capital Motors Supply consist of rectangular, one-story structures and two storage sheds. The dealership's main building has a sales showroom, parts department and a service department. The low-pitched gable roof is situated over concrete-block walls covered with vertical aluminum paneling and aggregate siding. The building includes large showroom windows.

The floors and foundation are concrete. Both one-story storage sheds have corrugated-metal siding.

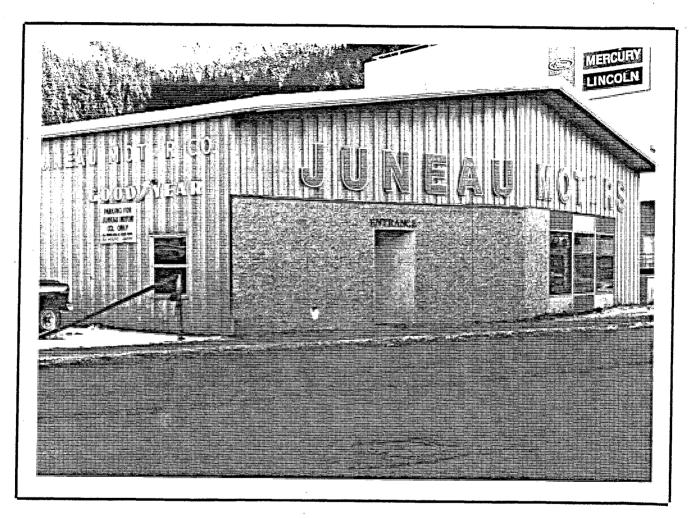
The Capital Motors Supply building, measuring 50'x90' with a floor area of 4,192 square feet, consists of a 20'x20' retail department, a 71'x50' warehouse and an 11'x23' wood shed addition housing an office. The building has a flat roof with an aluminum-siding cornice, steel and concrete framing, and painted concrete-block siding. The rear of the building is covered with painted, corrugated metal, and the wood shed addition has vertical wood siding. The building's floor and foundation are poured concrete.

JUNEAU MOTOR COMPANY

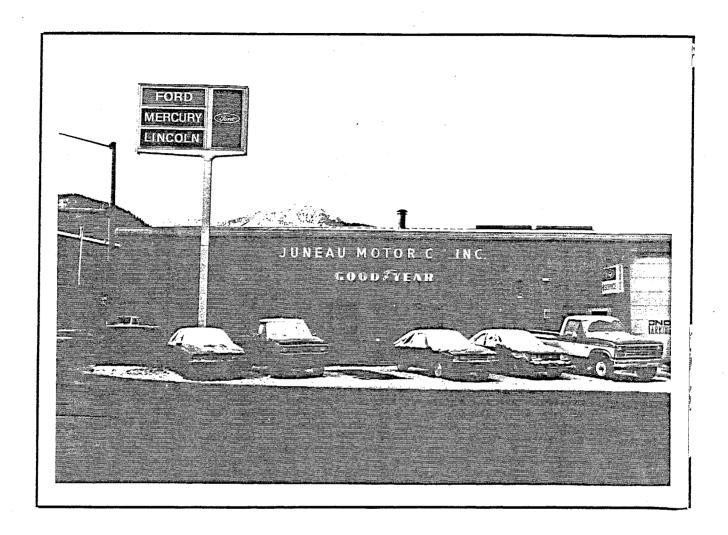
11 Egan Drive

Block F; Lots 7, 8

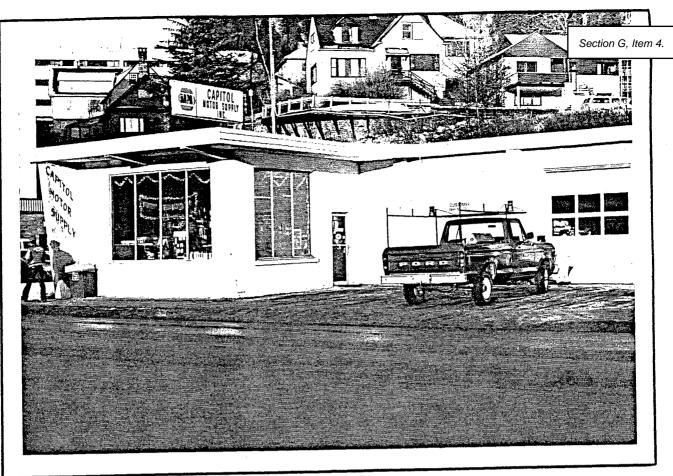
1958; 1965



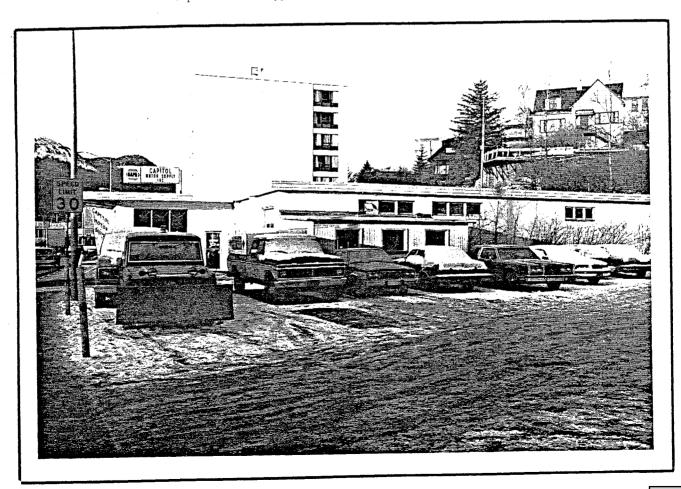
South Facade.



Juneau Motor. East Facade.



Capital Motor Supply (Juneau Motor). South Facade.



Capital Motor Supply (Juneau Motor). East Facade.

JUNEAU AND DOUGLAS TELEPHONE COMPANY

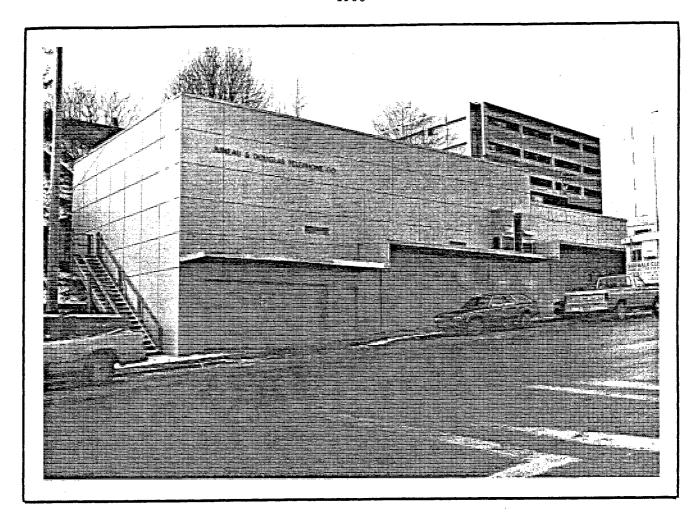
The Juneau and Douglas Telephone Company, 204 Main Street, sits on a sloped grade on Telephone Hill's east side below the hilltop where the Edward Webster House stands. From 1915 until 1956 the company was located in a Webster House extension (Hurley, Carrigan 1983). By 1956 the increased telephone demand prompted the company's search for another site and construction of a larger building. Lots 3 and 4 were purchased that year from B.M. Behrends, a store owner and banker who had maintained ownership since 1901. Two vintage residential structures were removed from the site to permit construction of the new telephone building. The telephone company's new structure housed the first automatic dialing system in Juneau. Today it serves as a switching station. The Webster family sold the Juneau and Douglas Telephone Company to Continental Telephone Company in 1968.

The rectangular, one-story, Industrial Box building, was constructed in 1956. Its 40'x100' area encompasses 4,000 square feet. 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. The room had four windows facing Main Street, but they have since been covered over. A larger room on the main floor contains the main frame of the switching station. The basement contains a storage area for an emergency generator, furnace, transformer and garage.

JUNEAU-DOUGLAS TELEPHONE COMPANY 204 Main Street Block 6; Lots 3, 4

1956



East (Front) and South Facades.

ENGSTROM BUILDING

The Engstrom Building, 111-113 West Third Street, faces north and sits on the steep, northeast slope of Telephone Hill. The commercial building, constructed in 1951 by long-time Juneau residents and brothers Elton and Allan Engstrom, housed the Alaska Public Works Department from 1951 to 1973. Today the insurance company offices of Corroon & Black/Dawson & Company occupy a major portion of the building. The two-story structure also contains other business offices and apartments.

March 1881 Ed DeGroff staked claim to Lots 6 and 7. He came to Harrisburgh, later renamed Juneau, to represent the Northwest Trading Company. In June 1881 DeGroff became the first postmaster of Harrisburgh. In addition to his postmaster and store clerk responsibilities, DeGroff also served as deputy to the District Recorder, "Colonel" Richard Dixon (DeArmond 1967).

C.W. Young, a Juneau contractor and hardware store owner, owned the property during the early 1900s. John and Lena Kron Marshall, long-time Juneau residents, owned both lots for many years but resided on West Sixth Street (Daily Alaskan Empire 1940).

The Engstrom Building, a two-story structure, has a one-story extension attached to its east facade. The main structure is 27'x35' with a floor area of 945 square feet. The one-story extension is 22'x41', encompassing 902 square feet. The extension entry is on the north facade.

Five sets of double-hung sash windows with four windows to a set are placed symmetrically on this facade. The entrance door is multi-panel wood and reached

TELEPHONE HILL

ENGSTROM BUILDING

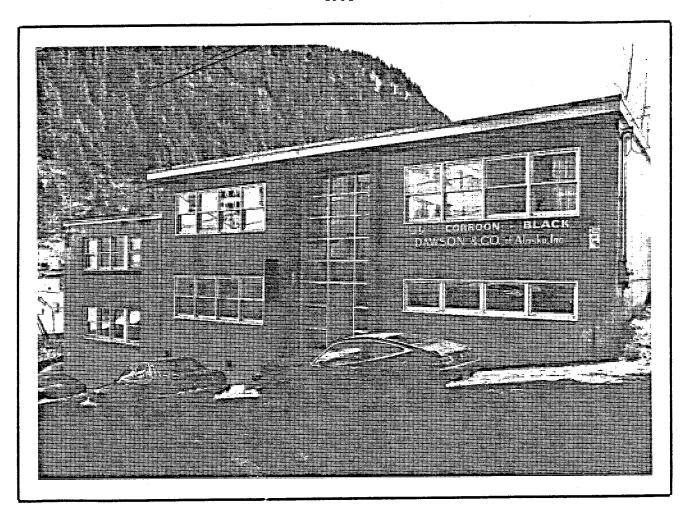
by a short flight of concrete steps. The south facade has a wood door. New T-1-11 channel, plywood siding covers the east facade. The west facade fronts a parking lot located on the corner of Third and Dixon Streets. The one-story extension attached to the east facade has a flat roof.

ENGSTROM BUILDING

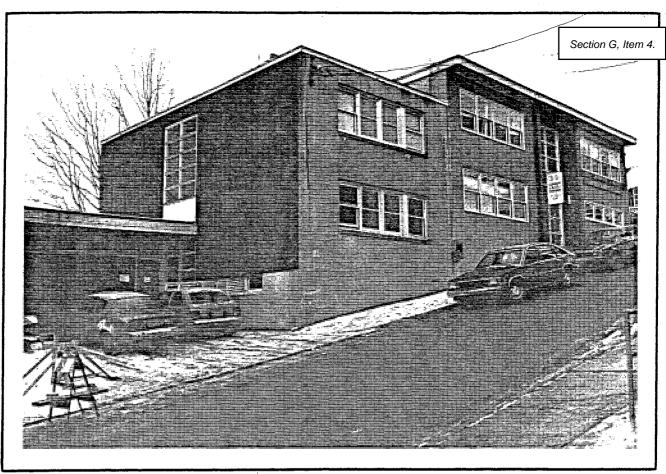
125 West Third Street

Block 6; Lots 6, 7

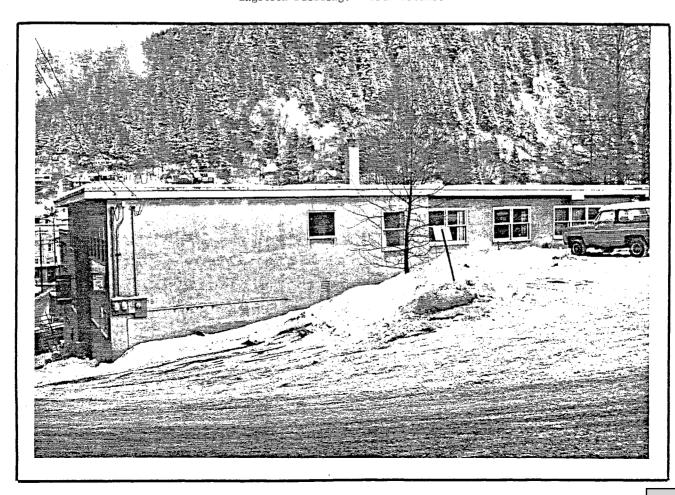
1951



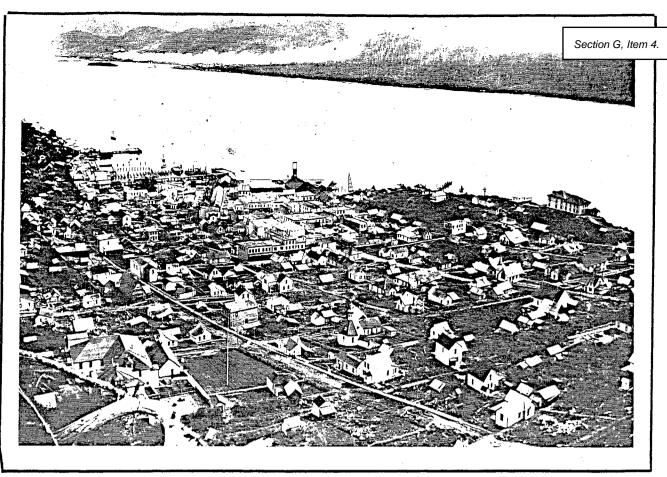
North Facade.



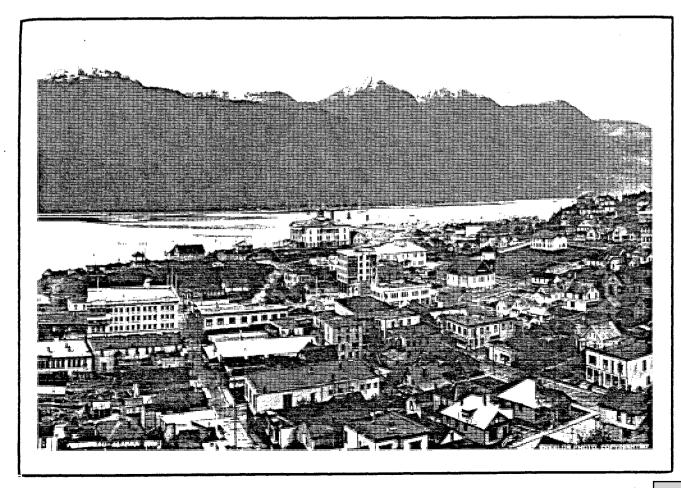
Engstrom Building. North Facade.



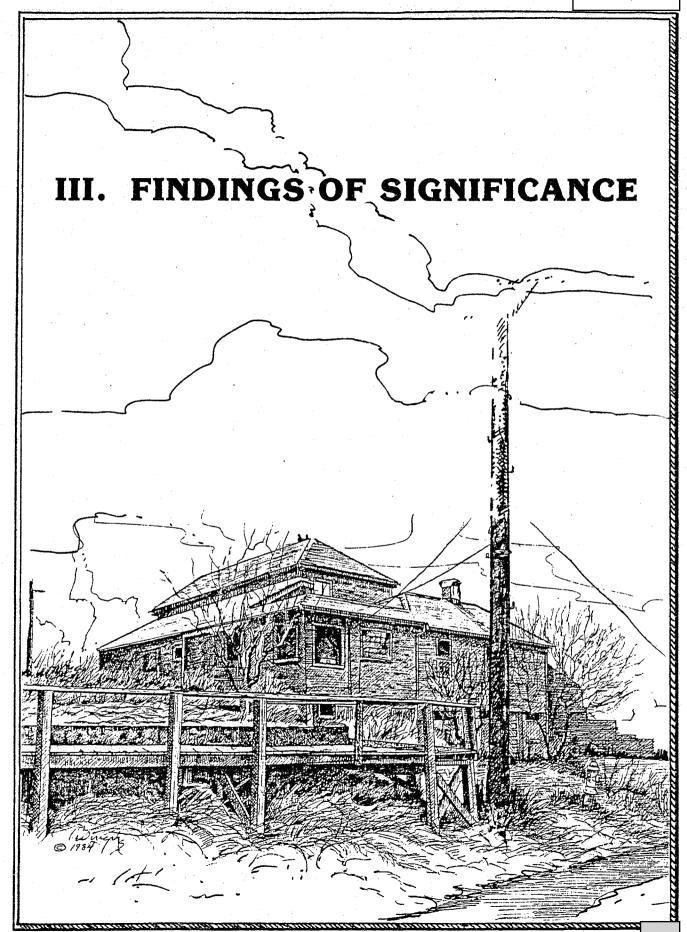
Engstrom Building. West Facade.



Juneau Townsite (Telephone Hill, Background) 1895. (Winter and Pond, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Background) 1914. (Sheelor Company, Alaska Historical Library)



FINDINGS OF SIGNIFICANCE

SITE

Evaluation of the study area's historic significance concludes that Telephone Hill as a historic site embodies the qualities of the following National Register criteria:

"...objects of state and local importance...that are associated with events that have made a significant contribution to the broad patterns of history; or that are associated with the lives of persons significant in our past..."

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. The hill's geographic prominence provided the Navy with a strategic vantage point from which they could maintain law and order in the raw mining town. After the Navy abandoned the post, two government court houses were erected on the reservation beginning in 1893. The first court house, erected in 1893, burned in 1898. The second court house was constructed in 1904 and remained on that site until razed for the construction of the present State Office Building.

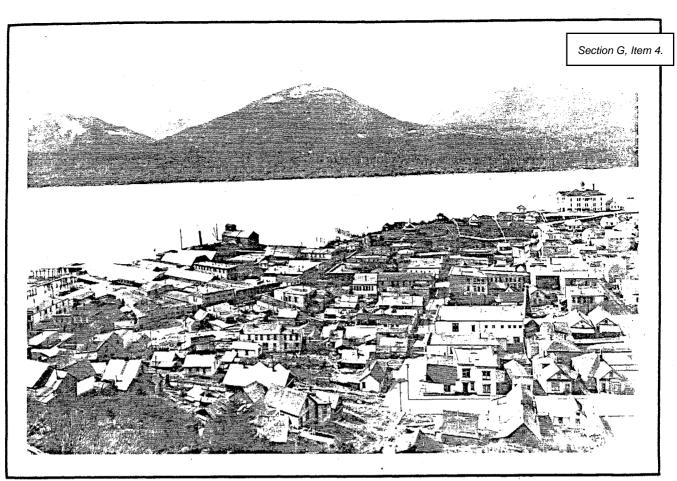
Telephone or Court House Hill was part of the original Juneau Townsite Survey begun by the U.S. Navy in 1881 and completed by the General Land Office in 1894. Turn-of-the-century photographs of the townsite show residences on the hill, a few of which still exist today. Some of the city's earliest settlers

TELEPHONE HILL FINDINGS

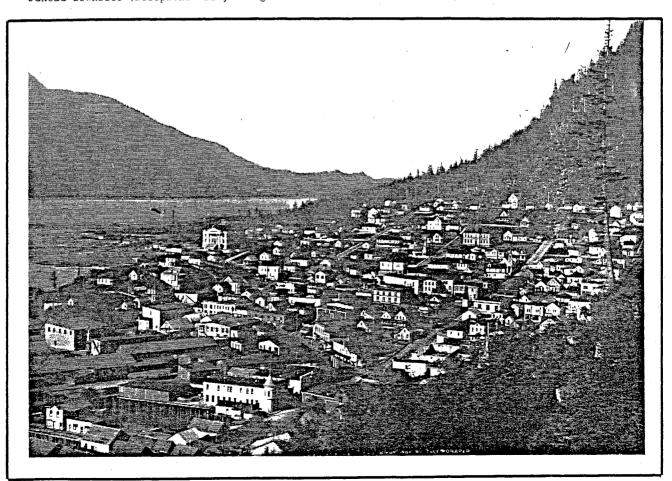
and miners established residences or acquired lots on Telephone Hill. Richard Harris, co-founder of the Juneau Townsite, built a home and purchased several lots. The Harris family owned property on Telephone Hill until the 1950s. John G. Peterson, who staked numerous mining claims in the Eagle River District, also acquired a couple of lots and reportedly constructed a home on the hill.

The hill's proximity to waterfront activities and the central business district made it an integral element in Juneau's settlement and economic growth. The closeness of Telephone or Court House Hill to downtown attracted local business investors. Many purchased lots on the hill for residential or speculative purposes. B.M. Behrends, C.W. Young, and Koehler and James, well-known businessmen, owned lots at various times. Restaurant owner Percy Reynolds and tavern proprietor William Bosch had homes in the study area.

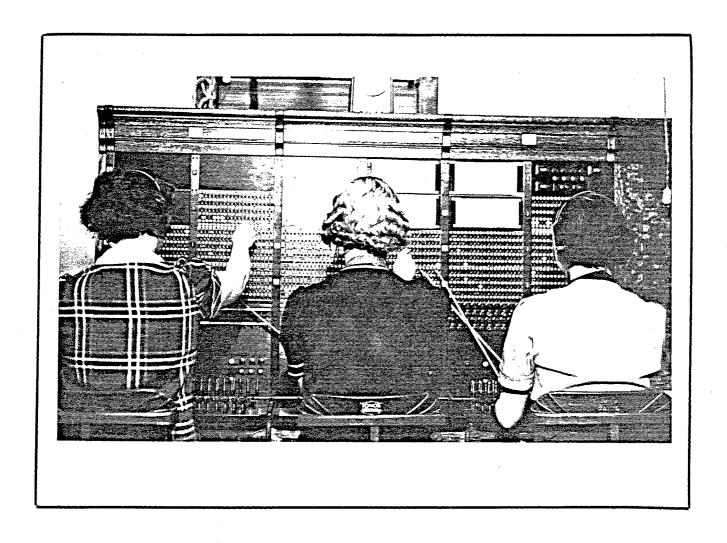
Several long-time Juneau businesses were situated in the study area. Attorneys Bayless and Shackleford had a law library in Bayless' home on Telephone Hill. The 1914 Sanborn map notes that the offices of the Pacific Coast Steamship Company and Wells Fargo Express were located in a building south of First and Main Streets. The Winter and Pond Photography Studio, the U.S. Cable Office, and the Juneau and Douglas Telephone Company were located in the Horseshoe Building at the corner of First and Main. Empire Printing was located between First and Second on Main Street. The Alaska Road Commission had a barn and stables at the base of the hill.



Juneau Townsite (Telephone Hill, Background) 1904. (Winter and Pond, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Left Side) 1905. (Case and Draper, Alaska Historical Library)



Juneau and Douglas Telephone Company (Webster House) Switchboard. (Verna Carrigan Collection)

TELEPHONE HILL FINDINGS

Prior to 1915 the phone company's central exchange had several downtown locations, including one at the base of Court House Hill. Economic and population growth in Juneau, however, increased the demand for phone service. An addition to the Webster home was constructed in 1915. It housed a larger switchboard and business quarters. Soon thereafter, Court House Hill became commonly known as Telephone Hill.

After Webster died in 1918, his wife, Anna, assumed control of the phone company until her death in 1957. The following year the company moved to a new facility on Main Street. The utility remained in the Webster-Hurley family until becoming a member of the Continental Telephone System in 1968. Descendants of the Webster family continue to own and occupy the home.

An evaluation of the structure's architectural significance concludes that with its numerous additions and alterations, the house has been altered beyond recognition of its original Classic Box design. These modifications contribute to its loss of architectural integrity. The Webster House is listed on the Alaska Heritage Resources Survey (AHRS JUN 070).

Bayless-Powers House: Constructed in 1913, this well-built, unpretentious residence is important architecturally. A fine example of the Craftsman-Shingle style popular on the West Coast during the early 20th century, it has retained its architectural integrity. This distinctive design is evident in the building's original craftsman-like use of local and natural materials. The most striking characteristic of this "natural" style is the dark-stained shake shingles covering the entire residence. The prolific use of shingles makes decorative trimming unnecessary. Other stylistic features include a moderately pitched, rectangular roof with gabled dormers. The eave overhangs were kept short for maximum display of the shingled walls. The original double-hung sash

FINDINGS

windows are grouped in twos and threes. The house has undergone minimal structural alterations.

Bosch-Carrigan House: Constructed in 1913-14, this well-maintained residence is one of the most architecturally significant structures in the study area. A fine example of the Decorated Pioneer Farmhouse style, this building was constructed with a greater concern for detail and embellishments than was the basic Pioneer house. The structure's steeply pitched gable roof, boxed cornices and meticulous trim reflect this distinctive design. Ornamentation consists of scalloped/fish scale siding on gable ends, leaded-glass windows and a beveled-glass front door with beveled-glass side panels. Many interior decorative features were retained, reflecting fine carpentry work and preserving the ambience of the era in which it was constructed.

Although the house has undergone several structural alterations, they are not severe enough to compromise the building's architectural integrity. Unfortunately, a fair number of the original double-hung sash and multi-lite windows were replaced with single-sash types. A shed dormer was added on the south facade; there had always been a dormer on the north facade. The enclosed front entry, recently reconstructed, was originally an open porch. The entry's original outer door, however, was retained, as was the beveled-glass door to the main house.

Individually the Bayless-Power and Bosch-Carrigan Houses, however, are not considered historically significant; they lack the appropriate qualities of significance in American. State and local history. They are not

[&]quot;...associated with events that have made a significant contribution to the broad patterns of history; or that associated with the lives of persons significant in our past;..." (36 CFR Part 60).

TELEPHONE HILL FINDINGS

DISTRICT

Districts are generally groupings of buildings or structures whose significance can be other than historical -- visual, architectural and environmental. Groups of buildings can create a specific environment physically and spatially by representing the standards and tastes of a community or neighborhood during a period of history. Unrelated structures often collectively display a progression of styles and functions or cohesive townscapes.

The structures at the Telephone Hill summit, constructed between 1882 and 1939, are collectively significant and create a district. Two factors contribute to the district's significance:

- (1) The site's association with the early development of Juneau; and
- (2) The buildings' architectural details reflecting the changing construction designs during the past century.

The National Register criteria outline "the quality of significance in American history, architecture, archaeology, engineering and culture present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and...

that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

Using National Register criteria, the Telephone Hill structures meet the qualifications for a historic district.

ARCHAEOLOGICAL INVESTIGATION - FINDINGS

The surface reconnaissance of the study area produced no evidence of significant archaeological remains that "yield information important to the area's history or prehistory" (Title 36 CFR Part 60). A survey of all exposed areas and former sites of historic structures revealed concrete foundations, rock and concrete walls, wooden stairways and fences, and vintage telephone poles. Most of the stairways, walkways and vintage telephone poles are still in use.

Surface cultural material consisted mainly of contemporary bottles, cans and miscellaneous trash. A review of historic, ethnohistoric and ethnographic sources and interviews with current residents, local historians, anthropologists and archaeologists prompted Alaska Archives Resource and Records Management to conclude that there was no significant Native American occupation of the study area. Subsurface testing, therefore, was not conducted nor recommended.

Literary and record sources give a definitive account of the early contact and historic habitation of Telephone Hill and the Juneau area. These sources revealed seasonal Native American occupation of Juneau's shoreline and adjacent creek drainages prior to Euro-American discovery of gold in the area. However, the Natives did not permanently inhabit the area until after the gold mining town was founded. The Auk Tribe established a camp north of town on the beach near the mouth of Gold Creek; the Taku Tlingits settled south of town on the beach near the A-J Mill.



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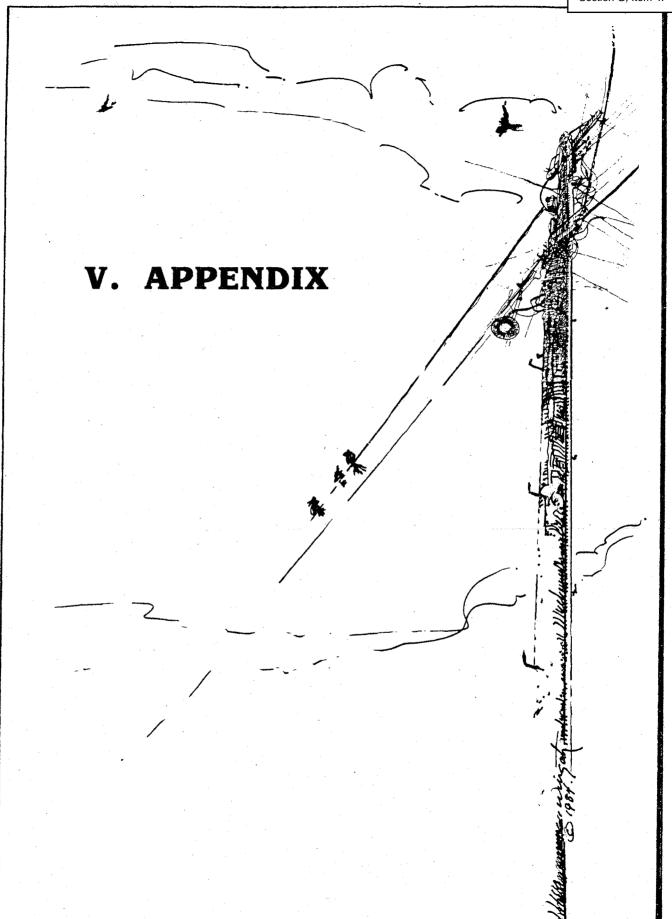
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Verna Carrigan, Juneau, Alaska. Trevor Davis, Juneau, Alaska. Edna Johnston, Juneau, Alaska. Carl Jensen, Juneau, Alaska. Fred Harris, Anchorage, Alaska. Joseph Henri, Anchorage, Alaska. Robert E. Hurley, Juneau, Alaska. Senna Powers, Seattle, Alaska. Eric McDowell, Juneau, Alaska. Joseph Ninnis, Juneau, Alaska. Jeff Wilson, Juneau, Alaska. Carl Sampson, Juneau, Alaska. Ruth Blake, Juneau, Alaska. Rachel Kasnick, Juneau, Alaska. Harriett Reynolds, Juneau, Alaska. Anita Kodzoff, Juneau, Alaska. Tom Stewart, Juneau, Alaska. John Ingalls, Juneau, Alaska. Rachel Beck, Juneau, Alaska. Allan Engstrom, Juneau, Alaska.



INVENTORY OF TELEPHONE HILL STRUCTURES

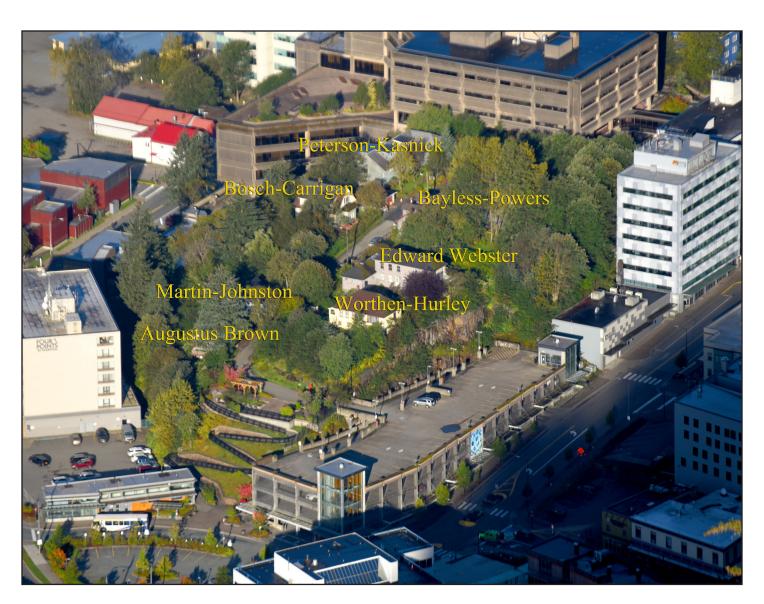
NAME	ADDRESS	BLOCK#	LOT#	OWNER	CONSTRUCTION DATE	STYLE	AHRS	REMARKS
Alexander House	120 West First Street	1	1	Southeastern Newspaper Corporation	1939	Eclectic Bungalow	Yes	Lacks historical, architectural significance
Augustus Brown House	124 Dixon Street	E	2,3,4	Southeastern Newspaper Corporation	circa 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

NAME	ADDRESS	BLOCK#	LOT#	OWNER	CONSTRUCTION DATE	STYLE	AHRS	REMARKS
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

Telephone Hill Historic Building Survey: Update (Draft)

Juneau, Alaska 2023













Section G, Item 4.

CITY AND BOROUGH OF JUNEAU, ALASKA

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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.





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 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.

Anoncontributing 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 \ Section G, Item 4. 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 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



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 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.

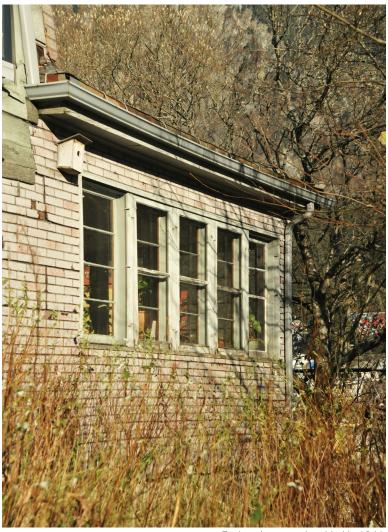
A staircase that used to connect the residences sun porch to the rest of the city along 2nd Street has been removed in the time since the 1984 survey.

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



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 $100^{\circ}x100^{\circ}$ square footprint. The dwelling, measuring $1\frac{1}{2}$ stories and $28^{\circ}x34^{\circ}$, 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 $100^{\circ}x100^{\circ}$ square property. The L-shaped structure, measuring $26^{\circ}x68^{\circ}$, 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, char 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 singlepane 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





Historic Building Survey

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 $\frac{1}{2}$ 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 composit 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





Historic Building Survey

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 $1\frac{1}{2}$ 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 faca 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' \times 50'. The one-story. 24' \times 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 clap 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 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)

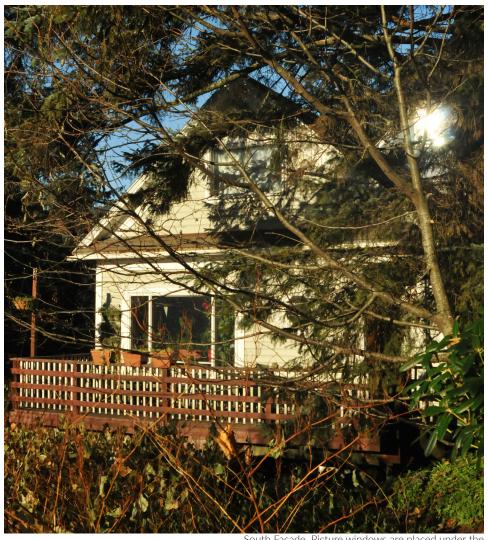


South Facade. Contemporary vinyl siding clads the residence.

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





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Inventory of Telephone Hill Structures (Updated 2023) Historic Name | Address | Block # | Lot # | Dw

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	070-NUL	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	203 W. Third Street	D	586	CBJ	c. 1898	Eclectic	JUN-292	Alterations belie significance.	
Bayless-Powers House	211 Dixon Street	9	182	СВЛ	1913	Late 19th/Early 20th C. American Movements/Bunga- Iow/Craftsman	JUN-293	Maintained example of building type.	
Martin-Johnston House	128 Dixon Street	Е	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	СВЛ	1914	Late 19th/Early 20th C. American Movements/Bunga- Iow/Craftsman	JUN-295	Common, national architectural style; signifcant work needed to restore.	
Augustus Brown House	124 Dixon Street	В	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)

REMARKS	Lacks historical, architectural significance	Good example of building type	Major architectural significance	Major architectural significance	Major historical significance; altered beyond recognition	Lacks historical, architectural significance	Lacks historical, architectural significance
AHRS	Yes	Yes	Yes	Yes	AHRS × JUN- 070	No	No
STYLE	Eclectic Bungalow	Pioneer Farmhouse	Craftsman- Shingle	Decorated Pioneer Farmhouse	Eclectic- Classic Box	Stepped Commercial	Industrial Box
CONSTRUCTION DATE	1939	circa 1915	1913	1913-1914	1882	1951	1956
OWNER	Southeastern Newspaper Corporation	Southeastern Newspaper Corporation	Senna Powers	Roy and Verna Carrigan	Robert E. Hurley	Allan A. Engstrom	Continental Telephone System
#107	-	2,3,4	1,2	3,4	7,8	6,7	3,4
BL0CK#	1	ш	9	O	1	9	9
ADDRESS	120 West First Street	124 Dixon Street	211 Dixon Street	214 Dixon Street	135-139 West Second Street	125 West Third Street	204 Main Street
NAME	Alexander House	Augustus Brown House	Bayless- Powers House	Bosch- Carrigan House	Edward Webster House	Engstrom Building	Juneau and Douglas Telephone Company



Inventory of Telephone Hill Structures (1984 Survey)

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

