

NEWTOWN COMMERCIAL AREA KETCHIKAN ALASKA

SURVEY OF HISTORIC PROPERTIES



prepared by
HISTORIC KETCHIKAN, INC.

for the
Ketchikan Gateway Borough
Newtown Commercial Area Property and Business Owners
and
Ketchikan Historic Commission



NEWTOWN

COMMERCIAL AREA

KETCHIKAN ALASKA

A SURVEY OF HISTORIC PROPERTIES

prepared by
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Because artists are drawn to scenic and historic places, their skills and vision capture our community heritage in their art. Resident artist Dave Rubin helps “tell our story” through art.

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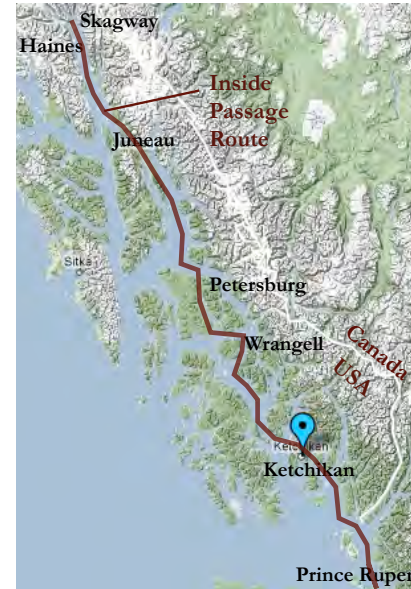
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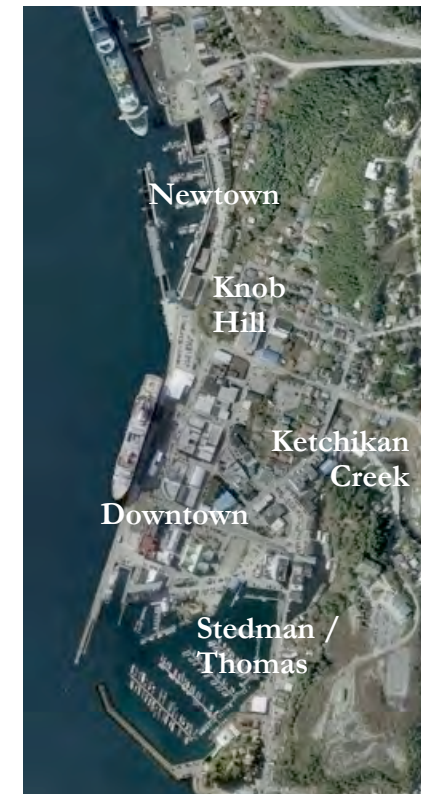
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Ketchikan, located on the southwest edge of Revillagigedo Island, was positioned by geography, resources and timing to become the “gateway” to Alaska. Cannery and mining booms brought people to and through the area. Its protected waters and position on the Inside Passage meant that virtually all shipping came through the area at a time when water transport was key. And Ketchikan Creek, a large watershed with hydropower potential, abundant fresh water and salmon, drew both Natives and early settlers to this spot.

While Ketchikan had relatively little flat, easily-developed land, it did have an abundance of something which was probably more important at the time of its early development: accessible waterfront. From its inception, Ketchikan was a linear community with Downtown at the center and homes, canneries and other uses extending both to the north (Newtown) and south (Stedman/Thomas). Settlement of the Newtown area began shortly before the turn of the century. With ample natural moorage and semi-protected from inclement weather, area development was focused on servicing fishing fleets and on canneries.



At the beginning of the century, the "New Town Walk" connected Newtown to Downtown. Beginning at the corner of Grant and Front Streets, it hugged the cliffs around Knob Hill and the shoreline that led to J.W. Young and Son's store. Young's mercantile was the first commercial business in Newtown and the original building is part of today's First City Saloon.

J.W. Young
and Son



PART ONE: BACKGROUND

Introduction to the Survey

From the days of Tlingit Indian fish camps, to the early settlers, and to a brief stint as Alaska's largest city, Ketchikan has a rich history. Present-day Ketchikan draws much of its strength and visitor appeal from this history and the wealth of historic properties it boasts.

Newtown commercial area began development before the turn of the century and in the next 30 years experienced booming growth. With semi-protected moorage and early merchants who built docks to attract seaborne commerce, it quickly became an important part of the city.

Newtown's history is still evident in some 50 buildings and sites that contribute to its historic character, most of them dating from the turn of the century thru the 1920s. While many of its historic buildings have had alterations, the Newtown area is still in a position to preserve the charm of its past and to assure historical continuity in its future.

In 2013, the Ketchikan Gateway Borough Planning Department provided funding to survey and document heritage resources in the Newtown commercial area. Historic Ketchikan, a local non-profit organization that promotes economic development through historic preservation and heritage tourism, was selected to lead the project.

The survey area approximates the Newtown commercial core. It includes the upland side of Water Street from the tunnel to the curve at Tongass Avenue, plus Young Street, Hopkins Alley, Bauer Way and Chapman Way. A key purpose of this project is to evaluate whether this area might qualify for

listing on the National Register of Historic Places. The move to designate a district with national, statewide or local significance is locally initiated. If it is achieved, designation will support historic preservation and benefit heritage tourism development.

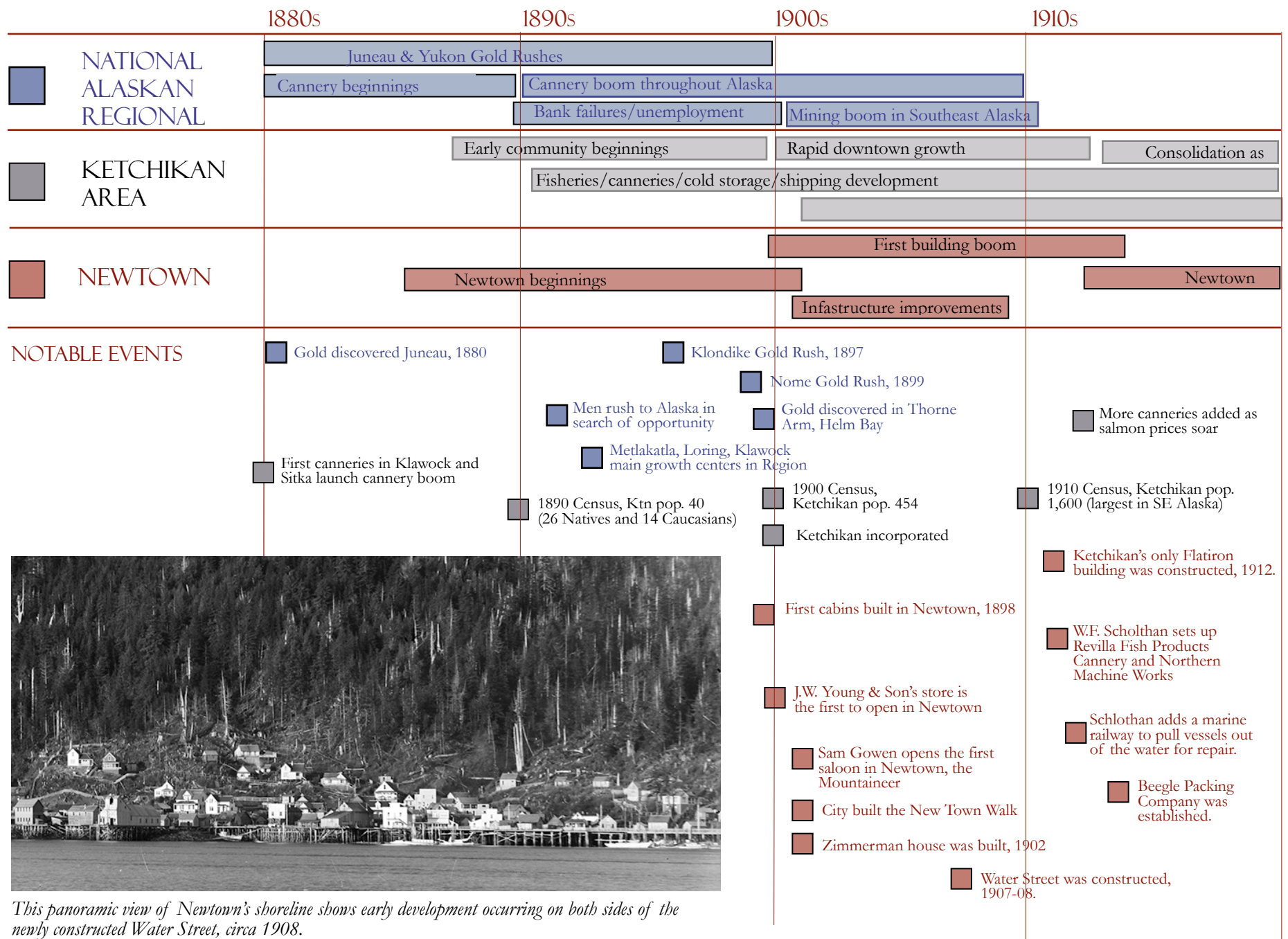
This document assesses Newtown's unique heritage and its contribution to our shared national story. In conducting this assessment, a community outreach process included Newtown property and business owners as well as many local citizens who have an interest in the area's history and have stories to tell about its history. An important objective of this work is to document the buildings and heritage sites, as well as the stories of individuals associated with them, in order to preserve that information for future generations. Through potential national recognition as an historic district, through the interest, participation and "ownership" of property owners and others interested in Ketchikan's cultural heritage, and through the documentation of historic resources provided here, it is hoped that revitalization of this important area and of its historic buildings can be accomplished.

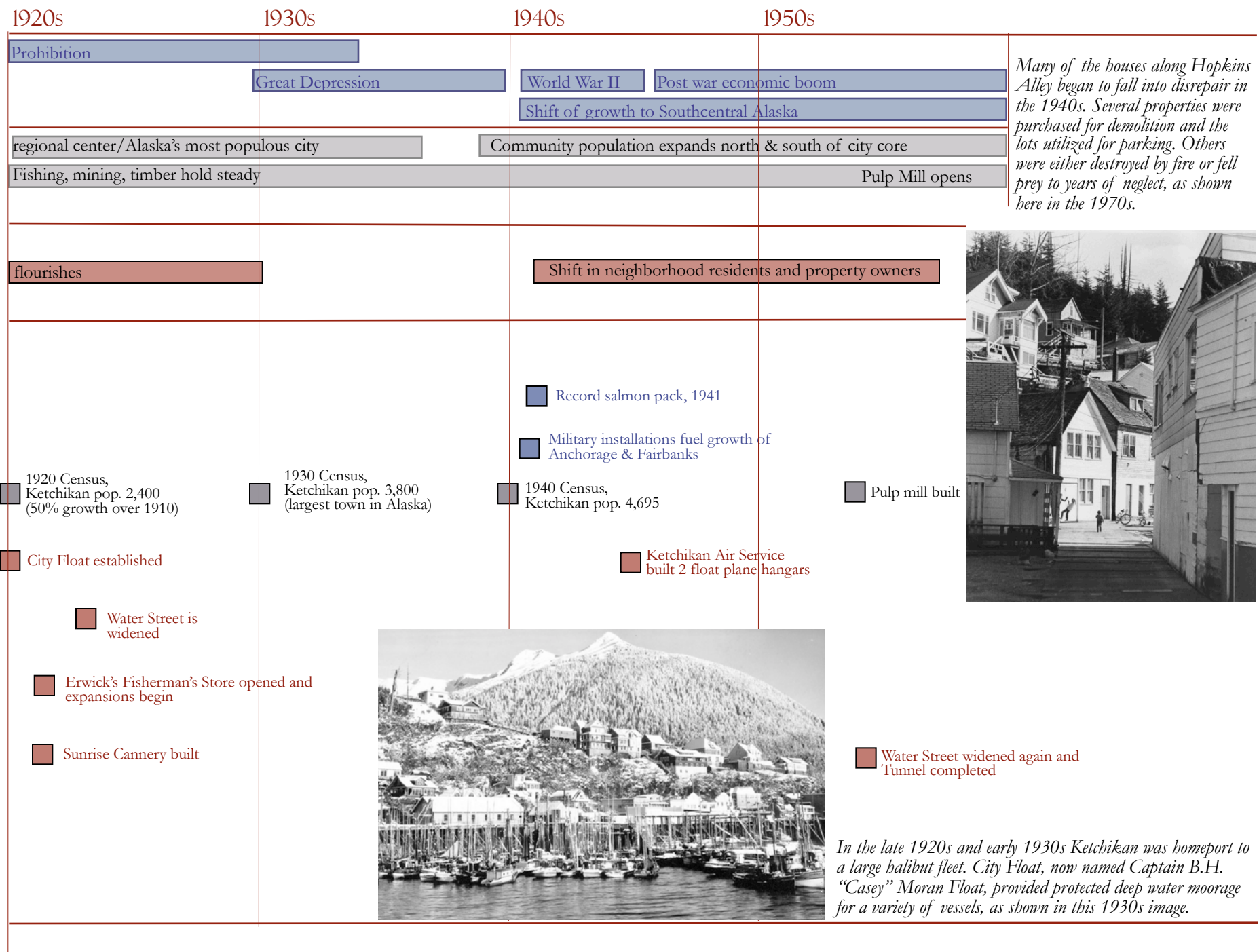
Based on the survey results, the Ketchikan Historic Commission, in consultation with Newtown property owners, may recommend nomination of Newtown to be listed on the National Register of Historic Places. If a nomination is advanced, the final boundaries and historic district themes will be determined by the Ketchikan Historic Commission, Borough Planning Department and the Alaska Department of Natural Resources' Office of History and Archaeology..



The Newtown survey area is one of four existing or proposed historic districts. The Creek Street area has been a local historic district since 1976 and was nominated to the National Register of Historic places in 2013, as was the Downtown District. Stedman/Thomas National Historic District has been listed since 1992.

SUMMARY TIMELINE OF HISTORIC THEMES AND EVENTS





BEGINNINGS, 1898-1906

Ketchikan originally began as a summer camp built by Tlingit Indians. They came to Ketchikan Creek each summer to harvest the stream's bountiful run of salmon. In the early 1880s, an account of Ketchikan noted that the only signs of habitation were four or five Native-occupied shacks situated around the mouth of the creek. However, in 1888, a salmon saltery and dock were built in the area now known as Downtown. Several more buildings followed, including Clark & Martin's mercantile store which served the small numbers of fishermen and miners in the area.

Ketchikan became, in the mid 1890s, a main supply center for the large mines that had sprung up on Prince of Wales Island, as well as smaller ones near town. It was the activity of the Klondike Goldrush of 1897-1898, however, that accelerated its growth and importance. The town quickly became a stopping point for the many steamers heading north to the goldfields and evolved into a regional supply center. More than 100,000 gold seekers headed north in the last three years of the 19th century. Many didn't make it all the way to the Klondike, disembarking in Ketchikan, and others, returning empty-handed, chose to try their luck in the supposedly rich copper fields.

By 1898, the available land around the Creek mouth and tidal flats was gone. Land along the waterfront was being 'snatched up' quickly as Ketchikan's population grew. The town began to spread north past the rocky bluff, Knob Hill, at the north end of the downtown area. The December 13, 1899, issue of the Alaska Mining Record declared: *"Ketchikan is on the boom. New Town is building up and joining on to the old part of the village. There are twenty-five or thirty buildings which have gone up in the last thirty days. There are numerous small stocks and small businesses being started, all new and adding just so much to Ketchikan's growth and business."*

The 1900 Census shows that within the Newtown survey area there were two businesses, a general store and a saloon, as well as 15 residences and several wharves. Most buildings were small, gable roofed, wood-framed structures.



J.W. Young & Son advertised, in 1900, that the specialty of their general merchandise store was "Miners and Prospectors outfits."

The general store, J.W. Young and Son, listed its location as "North Ketchikan" in the April 9, 1900 copy of Ketchikan's first newspaper, the Helm Bay and Ketchikan Miner. Not long after that, the Ketchikan Mining News ran an advertisement for Young's store that listed the address as "Newtown." Built on piling over the tidelands, Young's store and wharf were key landmarks often referred to in news of Newtown's development.

James W. Young and his wife Adah Sparhawk Young, served as missionaries in Saxman and relocated their family to Newtown as the population of the Saxman village began to decline. Young had also started a store at Revilla, on the west side of Ward Cove, however, in December of 1902 the Mining Journal reported that Young had pulled down the store he erected there two years earlier and is "putting it up again on the waterfront near his present place of business in New Town. It will be for rent, but failing to find a suitable tenant will be transformed into a lodging house." The Youngs owned additional commercial buildings and lots, plus numerous rental houses and cabins in the area. Several of these were located on the street behind the original store which became known as Young Street. Only two homes remain on Young Street today, including the Johansen House built in 1902.

Newtown had some of Ketchikan's best natural moorage. Many businesses took advantage of their waterfront locations and built wharves to attract waterborne commerce. J.W. Young was among the first to do so. Across the walkway from his store he built a float where fifteen to twenty boats could moor for a fee.

Another enterprising businessmen, Sam Gowen, opened Mountaineer Saloon on March 21, 1902. The proprietor soon started another business: *"Sam Gowen has up and enclosed what promises to be the most pretentious business building in new town. It is located immediately across the boulevard from his present place of business and is designed for a restaurant, barber shop and lodging house."*



The Mountaineer Saloon was one of the earliest businesses in Newtown. The crisp new false front building located at the present day site of 900 Water Street is shown here decorated for the Fourth of July activities.

A newspaper account from 1904 described another Newtown business, Northern Machine Works, as *“one of the busiest establishments in this section of the country. Since the first day of starting up it has been running day and night to catch up with work constantly coming in.”* The company, which was William F. Schlothman’s earliest business venture, did marine engine repair. Schlothman later went on to operate Beegle Packing Company and built the false-front commercial building at 1010 Water Street. The marine repair shop and cannery were torn down in 2008 to make way for an additional cruise ship berth. Schlothman’s building at 1010 Water Street retains its historic integrity and is likely eligible for listing on the National Register of Historic Places.

Reaching the booming Newtown in the early days was a challenge. The only connection to the Downtown was by boat or a steep footpath up and over the back side of Knob Hill, sometimes referred to as Profanity Hill. Just prior to the start of the new century, the “New Town Walk” was built along the rocky cliff to help with access. It ran from the corner of Grant and Front Streets to J.W. Young and Son’s store, where Young Street presently meets Water Street. In 1902, the walkway was widened to 10 feet, wide enough for both pedestrian traffic and a dray wagon to deliver its load of coal or lumber. The length of the walkway was 1,200 feet and property owners along the way were assessed 25 cents a foot. The cost of the work was \$1,210.

The May 16, 1903 Mining Journal reported that the city council “decided to extend the sidewalk at New

Town 375 feet further north at an estimated cost of about \$175.” The extension brought the walk to the present day corner of Water Street and Chapman Way.

To help protect the wood structures in Newtown against fire, the City Council authorized the purchase of 500 feet of additional fire hose in 1905 and also retained a scow and steamboat for additional protection. A hose house built on property donated by J.W. Young across the walkway from his store appears on the 1914 Sanborn Fire Maps in the small, now vacant triangle at the intersection of Bauer Way and Water Street.



In this 1903 photograph, the boardwalk is seen clinging to the rocky bluff known as Knob Hill before disappearing from view. The 10-foot wide walk extended past J.W. Young and Son’s store to a cluster of buildings in the present day area of Kennedy Street.

EARLY GROWTH, 1907 - 1919

The Mining Journal, September 15, 1906 issue, reported on planned improvements to the New Town Walk and detailed reasons for the continued development in the area. *"The city is cutting down the grade of New Town Walk and extending the street to the city limits. The extension of this street will open a considerable territory and increase the value of property in that section of the city. At present the growth is in that direction, as there is no other available land upon which to erect homes to accommodate the growth of the town."* Sections of the project were completed in 1907 and 1908 and the name Water Street was adopted.

In 1907, the new 25-foot wide boardwalk stretched from the intersection of Grant and Front Streets downtown to the present intersection of Young and Water Streets. Planking and timbers for the new street were milled downtown at the Ketchikan Power Company, forerunner of the Ketchikan Spruce Mills. It replaced the New Town Walk in the area around the bluff and along the shoreline immediately northwest, then cut straight across a long arc of shoreline. The section of the New Town Walk that was not replaced was

named Hopkins Street and was widened to its current 10 foot width. The following year Water Street was extended to the edge of the city limits.

As copper prices began to drop in 1907 the mining industry declined, however, the fishing industry saw an upswing and again became the main economic driver of the community. The first cold storage facility in Ketchikan was completed in 1908. This freed captains from slow, costly and sometimes perilous 700-mile trips to Seattle, their fish losing freshness by the day. Halibut fishing became a year-round occupation and, for a good skipper, a prosperous living. Additionally, salmon prices rose significantly in 1910.

Newtown had been slow to grow into its new main corridor, with many buildings still facing Hopkins Street and an unnamed boardwalk (later called Bauer Way) that angled from Young's store to Hopkins Alley. The fishing boom, however, spurred development along Water Street. Existing buildings were either enlarged or torn down to make way for the new, larger ones.

In the following decade, residents saw construction of more canneries and cold storage facilities, as well as support businesses such as machinists shops, boat building and repair, and laundries. Within a few years, 5 canneries were all open for business on the busy waterfront north and west of the rock knob, though not all were within the survey area. Northern Machine Works provided for the year-round demand for parts and service and featured a marine railway to pull vessels out of the water for repairs under cover.

According to the 1914 Sanborn Fire Map, Newtown was home to two plumbing shops, three saloons, a bakery, two general merchandise stores, several machine shops, a restaurant, two laundries, a cobbler, storage buildings, a furniture store and over 60 dwellings.

Much of the business development occurred on the new section of Water Street, while Hopkins Street remained mostly residential. It was named after Dr. Melvin M. Hopkins, who built his home on the shoreline in 1901. The street later became known as Hopkins Alley.



This image of the Newtown waterfront was taken in 1907 when the city was preparing to widen the New Town Walk from 10 feet to 25 feet. Note the stack of planking boards piled up on the right edge of the image.



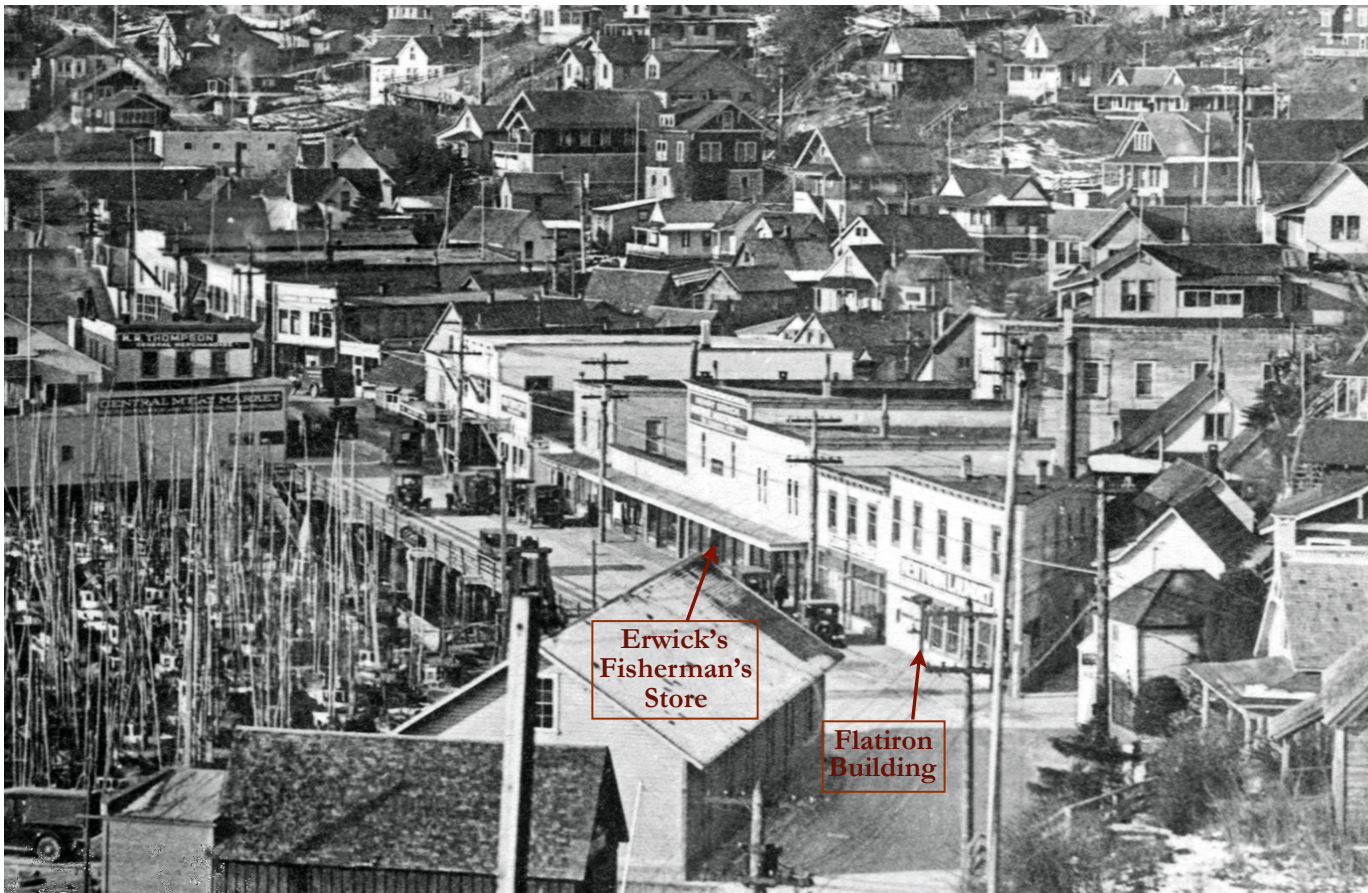
By 1915, Newtown had begun to flourish. New commercial buildings were built facing Water Street, while others were expanded to adjoin the new road.

THE ROARING 20s, 1920-1929

A flurry of construction occurred in the early 1920s, including additions to the Flatiron Building and Northern Machine Works, Adah Young's remodeling of the J.W. Young & Son store, the expansion of Henry Erwick's Fisherman's Store into two newly constructed buildings next door, Central Garage, Newman's Paint Store, a commercial building that housed a bakery, Marine Bar, and Axel Osberg's Pioneer Cabinet Shop. Other new construction included Schlothman's new commercial building, Nordby Supply, Alaska Steel and Wire Company, Alaska Creamery, George Hamilton's Plumbing and Sheet Metal Works and the replacement of Ketchikan Steam Laundry after a fire destroyed its original structure. Most businesses either served fishermen and cannery workers directly or profited indirectly from the general boom they

brought. By 1930, the area was almost completely built out, with larger scale mixed-use commercial buildings fronting Water Street.

Most commercial buildings constructed during the 1920s fit into two basic types. One and two-story, gable-roofed buildings with false fronts were still common. Most of the others were two-story buildings with parapet walls at front and sides, and low sloped roofs draining towards the back. Wood framing and siding was used on all of the buildings because of its availability and its suitability for the size of the structures. V-joint shiplap seems to have been the most common siding material, followed by bevel wood siding. The buildings had glazed storefronts along the street at the lower level and usually double-hung windows on the upper floor, sides and rear. Decorative features included scroll brackets and moldings at cornices and parapets, and trim at openings with drip boards above.



Many of the buildings in the 700 and 800 blocks of Water Street, including the Flatiron Building and Erwick's Fisherman's Store, were either erected or expanded in the 1920s. They were often two-story buildings with low sloped roofs.

Over 3/4 of the buildings in the area were built on piling over tidelands. Water Street, from nearly one end of the survey area to the other, was constructed on piling, as were buildings on both sides of the road. In some areas development stretched far out into the channel. The 1927 Sanborn Fire Map shows Northern Machine Works dock extended over 300 feet past Water Street; reaching over 400 feet from the original shoreline marked by Hopkins Alley. Beegle Packing and Sunrise Salmon Cannery both extended approximately 300 feet from the original shoreline.

The construction business flourished alongside the fishing industry and one of Ketchikan's most notable carpenters, Axel Osberg, opened the Pioneer Cabinet Shop in Newtown at 900 Water Street. Osberg came to Alaska in 1898 and helped build the nearby Mary Island Lighthouse. He moved to Ketchikan by 1900 and worked on a long list of projects, including the customs house, Main School, Stedman Hotel, Yates Memorial Hospital and many in the Newtown area.

The fishing industry that spurred this growth also increased the need for good moorage. The town's first public mooring facility opened in the early 1920s. During the late 1920s and 1930s, large numbers of both salmon and halibut boats worked in the Ketchikan area. They brought commerce to the area in numerous ways: purchasing bait, ice and other supplies, having repairs done to their boats and gear, and selling their fish. In addition, all boats entering Alaskan waters were required to stop in Ketchikan to clear customs.

Skippers enjoyed a seller's market for their catches and hired local craftsmen, such as Osberg, to put up fine houses in an area above the harbor known as Captain's Hill, where skippers had a clear line of sight to their boats. Below Captain's Hill however, Hopkins Alley was sliding into disrepute. The houses on the alley once featured waterfront access and a beautiful view of the channel. After Water Street was built, blocking both access and view, the land and the homes became less desirable and thus, less valuable. The ownership of many well-built homes shifted from wealthier citizens to shopkeepers and working men. The home of the late Dr. Hopkins was purchased from his heirs by Henry Erwick in 1922. Other business owners, such as the C.M. Hoover, a carpenter who owned the Liberty Theatre downtown, had fine homes on the alley. Mixed amongst them, however, were small, simple dwellings and apartments. A large apartment building was built next door to Erwick's home and the former Seattle Bar, at the junction of Hopkins Alley and Bauer Way, became apartments as well.

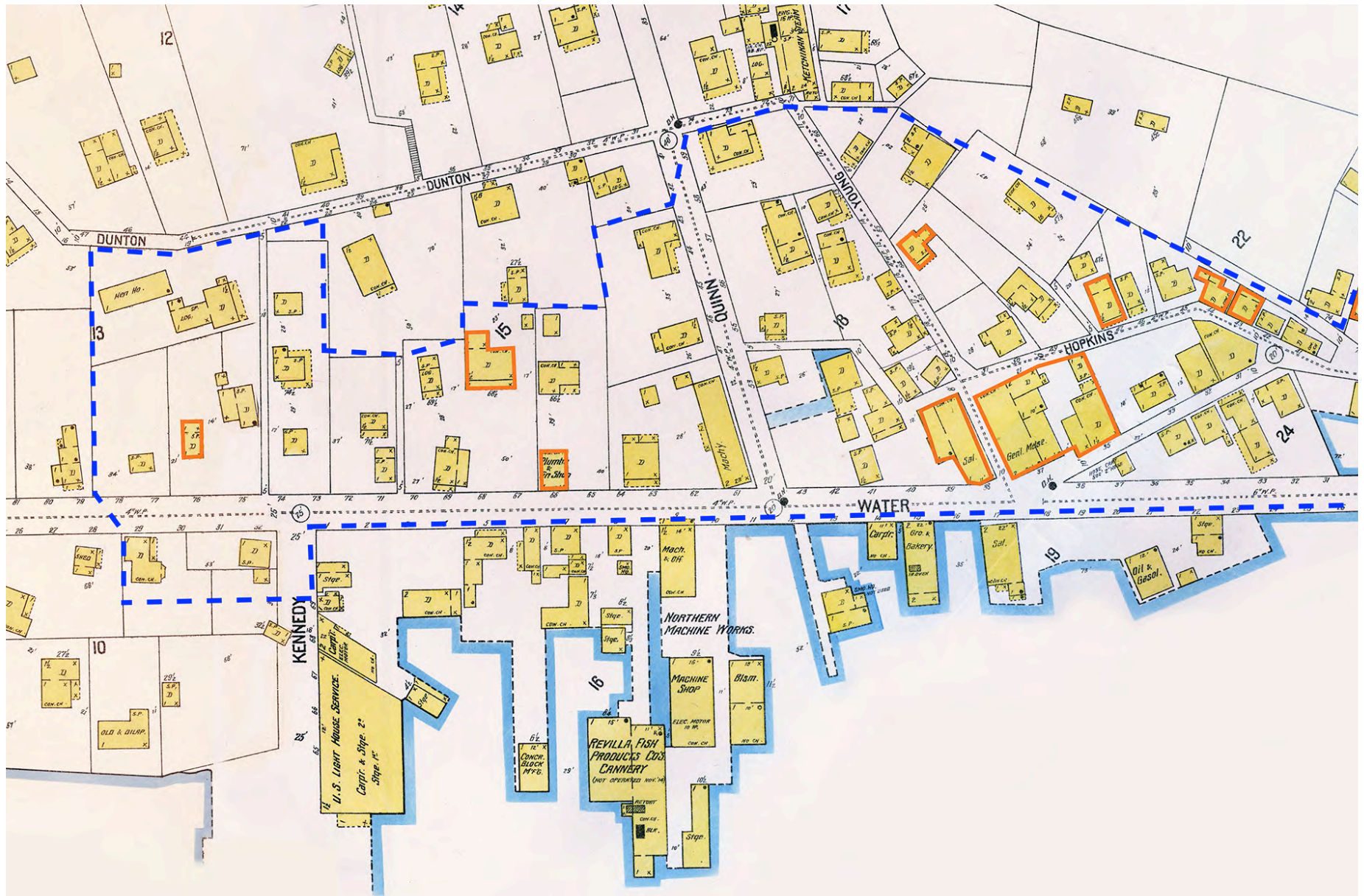
The original residents considered the area too "respectable" for "working women" and asked City Council, in 1903, to relocate two brothels in Newtown to the Creek Street area. However, during Prohibition, residents whispered about suspected Newtown brothels but did not request their removal. Homes in the shadows of the alley allegedly doubled as speakeasies and Hopkins Alley became known as "Home Brew Alley." The nickname stuck and apparently the activity became a hobby, because when Greta Weston bought houses at 810 and 816 Hopkins Street, in 1971, several residents were still brewing. After Prohibition, the Marine Beer Parlor, later known as Marine Bar, opened at 740

Water Street. For the next 6 decades, the bar's less-than-reputable activities often spilled out the back door into the shaded alley.

Across the street from the bar was the far west end of the busy City Float, which flourished with the upswing in the fishing industry. The float remains public moorage and was renamed Captain B.H. "Casey" Moran Float in 1996. In the 1920s Moran worked his way up to master with a rating qualifying him to operate ships on any ocean. He was the only marine pilot qualified to handle ships in all waters between San Diego and the Bering Sea. When World War II began, he was called into the Coast Guard and was the Executive Officer of the Ketchikan base when the war ended. He went on to be an original member of the Alaska Territorial Patrol (forerunner of the Alaska State Troopers), to run freight vessels for the Ketchikan Merchants Association, and to pilot the first timber ships into Ketchikan in the early 1950s. Moran was known, in his latter years, for his role in successfully attracting large cruise ships to Ketchikan and for leadership in organizing and training sea pilots, longshoremen and tug operators to handle the big vessels.

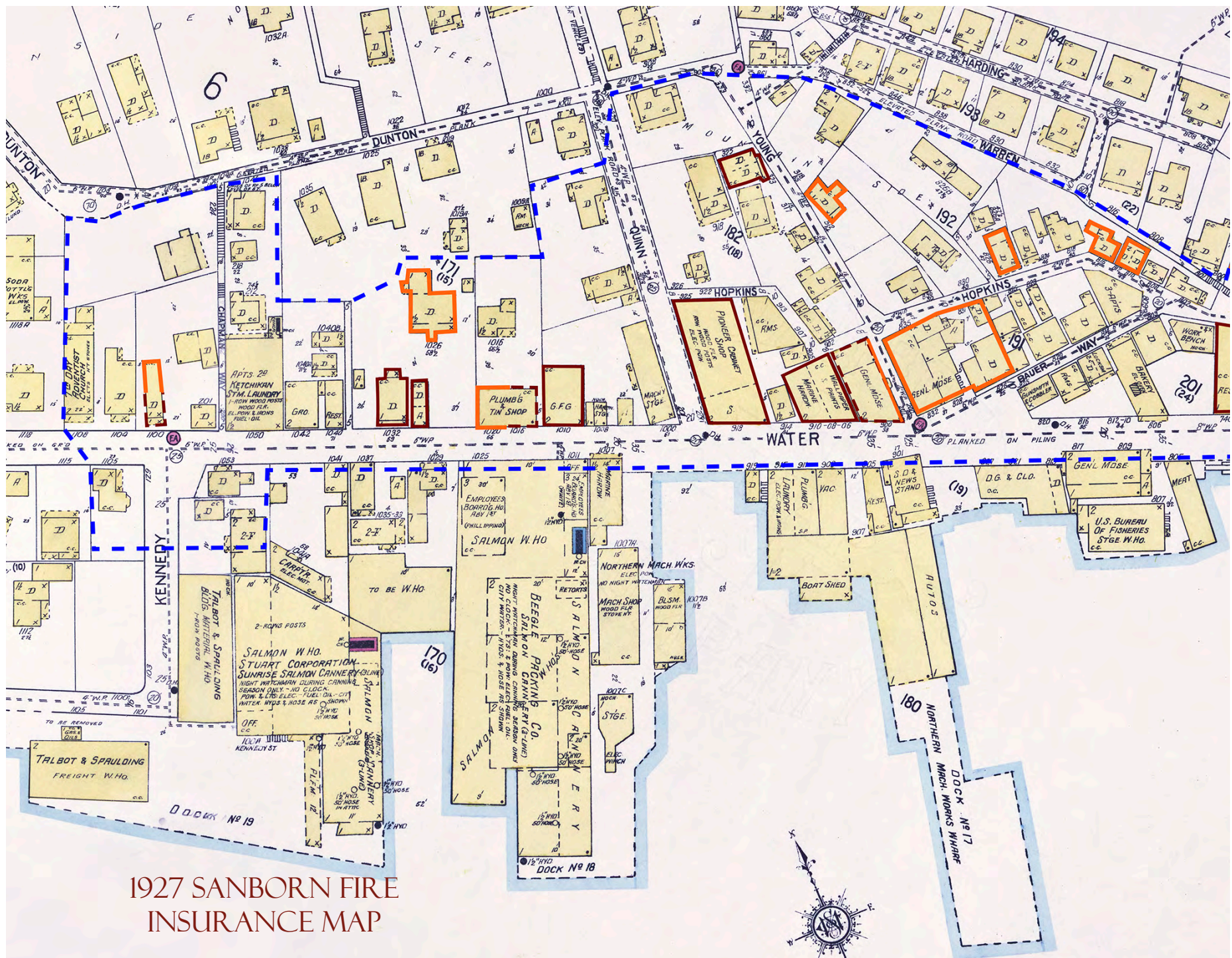


With the fishing industry still going strong in the early 1930s, boats pack City Float, the first public dock in Ketchikan. It remains as a public moorage facility today. Officially named Captain B.H. "Casey" Moran Float, it is most often still referred to as City Float.

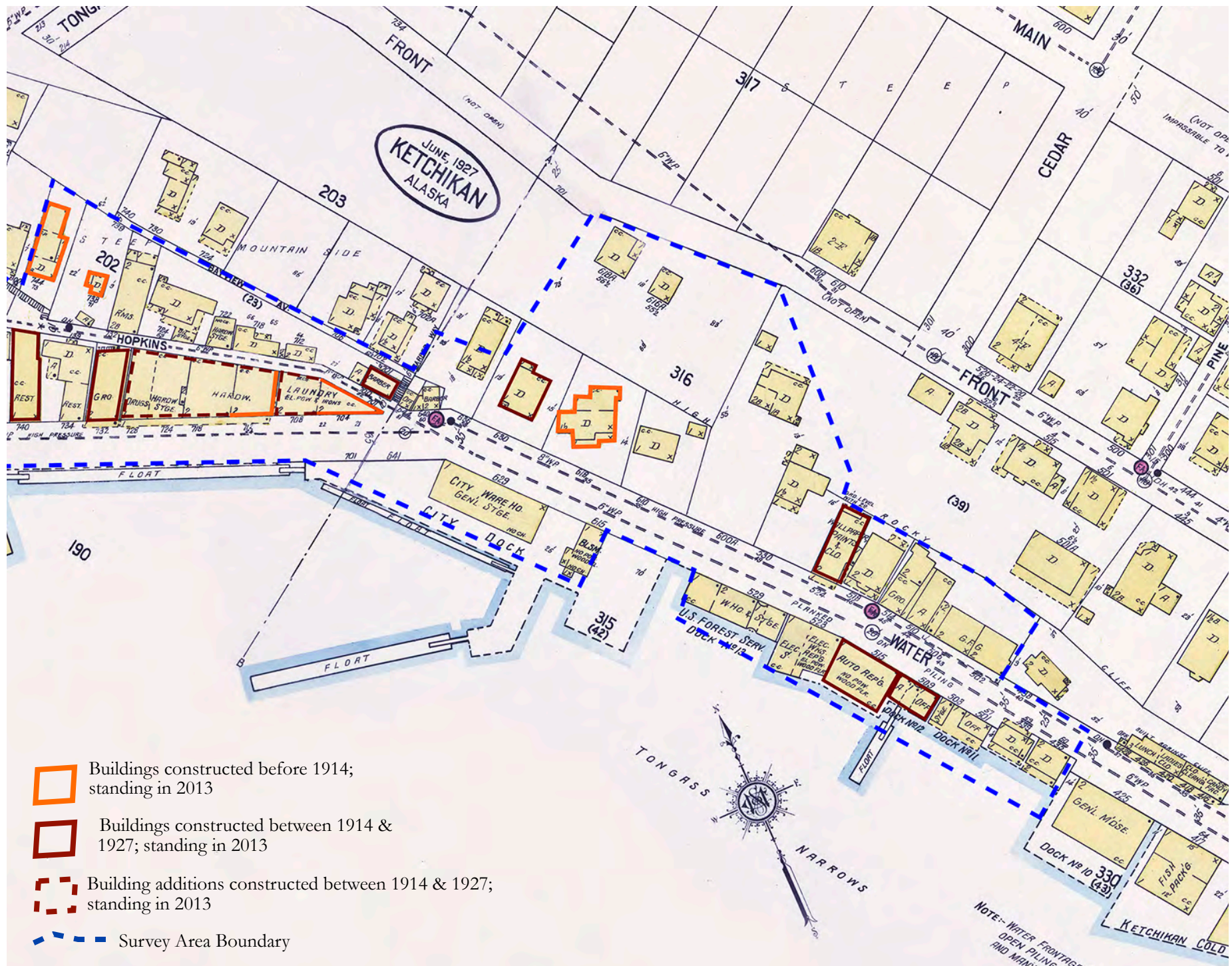


1914 SANBORN FIRE
INSURANCE MAP





1927 SANBORN FIRE
INSURANCE MAP



COMPARATIVE CHANGES 1914 & 1927 FIRE MAPS

As evident from the 1914 and 1927 Sanborn Fire Insurance Maps on the preceding pages, the thirteen years between them were a period of great growth for the Newtown area. By 1927, almost all of the lots in Newtown had been fully developed, with a few additional businesses being established within the next couple of years. Development was dense and included a mix of commercial structures, rustic cabins and stately homes.

The importance of maritime trade was deeply engrained in the fabric of the neighborhood. It was evident not only in the waterfront usages, but also in the variety of supporting businesses that developed due to the increased population inspired by the maritime trade.

A MATURE NEIGHBORHOOD

By the 1930s, a mature neighborhood facing the harbor included such businesses as a meat market, laundry, machinists, tavern, neon-sign maker, fish-trap net fabricator, and more. City Float had expanded use by the U.S. Coast Guard and floatplanes docking there. Ketchikan Air Service added a hangar along the waterfront.



This Pan American Sikorsky S-43 was the first large plane to land in Ketchikan at City Float in 1938. The 1st Air Express, which delivered mail, was on a survey flight from Seattle to Juneau.

Though new construction had nearly halted in 1930, the boom years of the Ketchikan fishing industry lasted until the mid 1940s, when the lack of regulation and unsustainable harvesting methods resulted in dimly low salmon returns. The extent of economic dependence that the Newtown area had upon the fishing industry is clear in deed records and telephone directories. Many houses and commercial buildings in the area which had been owned by the same families since the 1920s were sold in the 1940s, and changed hands several times shortly thereafter. Phone directories from that era show fewer owner-occupied houses, and many of the names of long-term renters were gone. Some longtime businesses like Newman's General Store and Young/Sparhawk store closed during the 1940s. Erwick's Fisherman's Store downsized but continued to operate until the mid 1950s. Erwick's home, the former home of Dr. Hopkins, was lost in 1930, presumably to fire.

Beegle Packing Company closed during the 1941 and 1942 seasons, reopening under the ownership of the Ketchikan Packing Company, which used the space for storage. Though a few canneries opened again for a short time, the fishing industry's influence in the Newtown area never fully returned. Many of the houses in the neighborhood were sold to workers for the new Ketchikan Pulp Mill at Ward Cove in the early 1950s. Longtime residents took the opportunity presented by the housing shortage during the building of the mill, sold their homes at high prices, and moved "down south."

Absentee landlords and years of neglect were allowing the Hopkins Alley neighborhood to slide into disrepair. The Daily News featured a front page exposé about the condition of the area. Along with the article was a prominent photo of children playing in abhorrent conditions: an apartment that had no toilet, only a hole in the floor. In the community outrage that followed, Hopkins Alley became the object of small scale urban renewal. According to longtime resident Edwin Shelton, several successive City Managers vowed to "clean up" the alley. The apartment building in the news article burned in 1954 and many of the smaller houses were condemned and demolished.

Another factor contributing to the demolition of buildings in Hopkins Alley was the growing need for parking. Traffic to and from businesses on Water Street changed from pedestrian to vehicular, as cars became more popular and as the town spread out to the north. Bud Beck purchased Erwick's former buildings in the 1960s and operated his auto parts store there. When derelict houses came up for sale in the alley behind his store, he would purchase them for demolition and convert the area to parking for customers. All together, nearly a dozen structures were lost on the alley between 1952 and 1964 and only one new structure was built, located on the original site of Dr. Hopkins' house at 722 Hopkins Alley.



This aerial photograph, taken in 1930, highlights the height of development in the Newtown area, with nearly every lot full and massive cannery structures extending far out into the channel. The area was home to a mix of people and businesses that were supported by the fishing industry boom, either directly or indirectly. Residents ranged from wealthy businessmen to transient cannery workers. The range of housing options mirrored the residents' range in income and status. The area boasted fine houses along the shoreline near Knob Hill and moderate homes scattered throughout the area, as well as rooming houses, numerous small cabins tucked in wherever space allowed, and apartments--both above businesses along Water Street and in two apartment buildings on Hopkins Alley.

1953-54 ROAD PROJECT AND SUBSEQUENT CHANGES



When Water Street was widened in 1953, every building on the water side of the street, within the survey area, was either moved back or completely removed. Most were moved onto new piling approximately 25 feet from their previous positions.

Another major change for the neighborhood occurred when Water Street was paved and widened and the tunnel bored in the bluff separating Newtown and Downtown. Both projects began in 1953 and lasted over a year. Over a dozen buildings were moved to make way for the project, while others were relocated, and several at the mouth of the tunnel were demolished. When the Nordby Store was moved back 29 feet from the road the Ketchikan Daily News described the move as “*One of the largest building moving jobs ever to be undertaken in Ketchikan.*” The 60 by 85 foot building was moved in three sections.

During construction of the projects, traffic through the area was a source of contention among both drivers and pedestrians. Stories of lengthy traffic delays were a common occurrence in the newspaper as were images of the huge undertaking. The inconvenience of the unpredictable delays was lessened slightly in September of 1953 when the City Manager hired an operator to answer questions about the traffic flow. The newspaper announced, under the headline “Phone Girl Takes First Calls Today” that residents could “Just call 9010 and a pretty girl will give you the latest word from the scene of blasting.” Pedestrians traveled through the construction site when allowed and on a rugged high-line trail when the walkway thru the site was too hazardous. The mail and newspapers moved between Newtown and Downtown via boats.



The year long project was tough on motorists, pedestrians, and businesses alike. Pedestrians walked between heavy equipment and large piles of rock. Vehicular traffic was often not allowed, at which times a firetruck was kept in the neighborhood and local volunteers stood ready to help in case of emergency.

Since 1954, Newtown has seen the loss of several historic structures including the Nordby Building, Northern Machine Works (Taquan Air), plus all buildings on the water side of the street in the 600, 700, 800, and 900 blocks. The upland side of Water Street has only lost a few buildings, however many are empty at this time. Hopkins Alley has only 8 remaining structures, down from 25 in 1954. Young Street is now mostly parking lots with only 2 of the 7 houses remaining.

The 1957 aerial image below encompasses most of the survey area. Not visible is the farthest east section, comprised of the 400 and 500 blocks of

Water Street. Many of the buildings in the 400 and 500 blocks were destroyed in order to build the tunnel and several more were lost, for varying reasons, over the following 60 years.

In the image below, buildings that remain today are highlighted in green, those that are gone are highlighted in yellow. The residential area to the north of the survey boundary has been darkened in the image below and assessment of that area is not included. The furthest east portion of the survey area is not visible in the aerial image.



Buildings standing in 2013



Buildings standing after 1953-54 Water Street widening, but lost by 2013



Water Street adapted from a narrow, wooden, shoreline trail in 1900, to a boardwalk that could accommodate dray wagons in 1907. With an increase in vehicle usage and a building boom in the area, the road was widened to 25 feet in 1923. Traffic was steady and businesses thrived. The Ketchikan Fire Department's 1922 American La France fire truck, with volunteer fireman George Beck, Lawrence Kubley, and Sam Daniels on-board, shown here in the 1930s, is passing by Newtown Laundry (now known as the Flatiron Building) at the junction of Water Street and Hopkins Alley. Water Street was widened again in 1954 and became part of the Alaska highway system, as the southernmost part of Alaska Route 7 named the Tongass Highway.

PART TWO: COMPARATIVE ANALYSIS OF PROPERTIES

Methodology and Criteria

Most of the properties in the Newtown commercial area had structures on them by 1930. The historic buildings reflect the economy, materials availability and purpose of construction. In the beginning, they were wood in response to availability of local materials and scale of buildings needed.

Today, Newtown is characterized by a predominance of historic buildings comprised of a mix of commercial and residential wood structures. While there are structures newer than 1967, they are the exception and have been built at a scale that complements the historic townscape.

Within the Newtown survey boundaries there are 56 parcels. On these parcels, there are 42 principal buildings. Of the 42 principal buildings, 28 were built prior to 1930 (Newtown's period of significance), 7 were built between 1930 and 1967, and 7 after 1967. The majority of buildings are commercial uses at street level and offices, apartments or storage on upper floors. There are eight significant historic structures (4 wood staircases, 3 wood-streets built in the early 1900s and the tunnel built in 1954), and one historic site (Newtown waterfront).

Each building, structure, and site of the survey area was evaluated based both on individual characteristics and the potential to contribute to a potential historic district. Properties were surveyed at a reconnaissance level and each was individually evaluated for potential National Register listing as well as for its contribution to the story of Newtown. The survey focussed on the district's history and evolution over its period of significance with particular attention to the following National Register criteria:

Criterion A: Association with events that have made a significant contribution to the broad patterns of history

Criterion B: Association with the lives of persons significant in our past

Criterion C: Embody distinctive characteristics of a type, period or method of construction

Integrity evaluation was a key part of the survey project. Building resources were evaluated in three categories representing the main character-defining features of a Newtown building: street level storefront, upper story facade, and marquee and other architectural details including siding, windows/doors, trim and side or rear facades, if appropriate. The elements of each building were evaluated as being intact or with slight alterations, moderate

alterations or severe alterations. Integrity, or level of alteration, was determined by the following table and the results of evaluation are reported in the survey forms.

	Storefront	Upper facade	Marquee/other details
Slight alterations	Minor changes or early changes were part of historical context	All fenestration, siding, cornice/parapet details have been retained and/or replaced with identical/similar materials	Marquee, visible side/rear elevations or other non-facade elements modified in only minor ways
Moderate	Compatible modifications not dramatically affecting building's historic appearance	Historic windows and/or siding replaced with compatible historically appropriate materials; cornice or parapet modified in minor ways	Marquee replaced but with non-historic treatment; non-historic windows installed on side/rear facades; other moderate scale changes
Severe alterations	Major alterations that would be difficult to correct and that render the building unrecognizable as historic structure	All windows, siding and detailing relocated or replaced with non-historic materials; cornice, parapet and other details removed	Marquee removed; all or most windows on visible facades replaced with non-historic shapes or materials; other severe alterations.

To reach a decision of contributing or non-contributing to a potential historic district, the above criteria, along with building age, were employed as follows:

1. If built after 1968, the building was considered non-contributing.
2. If a building had "severe" alterations in any two of the three categories of integrity, the building was considered non-contributing.
3. If a building had "moderate" alterations in all three categories, the building was considered non-contributing.
4. A building could be considered contributing if historical research identified a significant individual, use or event that occurred at the property related to the period of significance.

Non-contributing buildings built after the period of significance (1900-1930s) may be eligible for National Register nomination on their own individual merit. In each survey form, elements of improvement were outlined that could improve the historic character of the building. Final decisions on contributing buildings were made by the Ketchikan Historic Commission applying these criteria.

EARLY NEWTOWN BUILDING TYPES

During Ketchikan's first decade or so--its pioneer years--buildings were simple, functional wood structures. They consisted mostly of utilitarian cannery and wharf buildings, pioneer homes ranging from temporary shacks and cabins, to a few simple permanent buildings with steep pitched gable roofs and shed roof porches added on. Nearly all buildings were on pilings, either out over the water for wharves and cannery buildings, or to place a level floor on the rocky, usually sloping land. From about 1900 to the 1930s most buildings in the Newtown area fell into one of the following categories.

Pioneer

Wood frame, rectangular house with all rooms arranged directly behind one another, front to back. 1 story structures with gabled roof and often hipped front. There are only two remaining Pioneer Style homes in the Newtown area.

319A Chapman Street



Storefront Pioneer

This was a common building type in Newtown during its period of significance 1900-1930. They were simple, with a sloping shed or gabled roof and a flat "billboard" false-front facing the street. The storefront typically had large display windows, recessed doorway, and classic cornice held up by decorative scroll brackets. Many of them added a marquee or rain canopy along the whole front, hung from chains. Both buildings shown below are located on Water Street.



Young/Sparhawk Store



Ervick's Fisherman's Store

Flatiron

The Flatiron style was used in commercial architecture to efficiently use wedge-shaped lots. They are identified as flatirons because they are shaped like a flat clothes iron. Alaska's only Flatiron building is located at 700 Water Street in Newtown. Though the building's 'point' has been removed, it remains distinctly triangular.



Industrial

Mill, cannery, wharf, and shop buildings were common on the waterfront during the first half of the 20th century. They were utilitarian, box type wood frame structures, with shed and gable roofs. They were usually on wood pilings. Only Talbot's and Talbot's Warehouse, adjacent to the survey area, remain as examples of industrial buildings.



Revilla Fish Products, Historic Waterfront

Residential Styles

As Newtown first developed, residences of various styles were to be found. Pioneer Farmhouse and Colonial Revival were common styles. There were also a few Queen Anne style homes. Commercial development eventually eliminated most of the houses on Water Street, while Hopkins Alley and Young Street remained mainly residential. Many details from the Queen Anne house on the right have been removed; it now appears as a Craftsman.

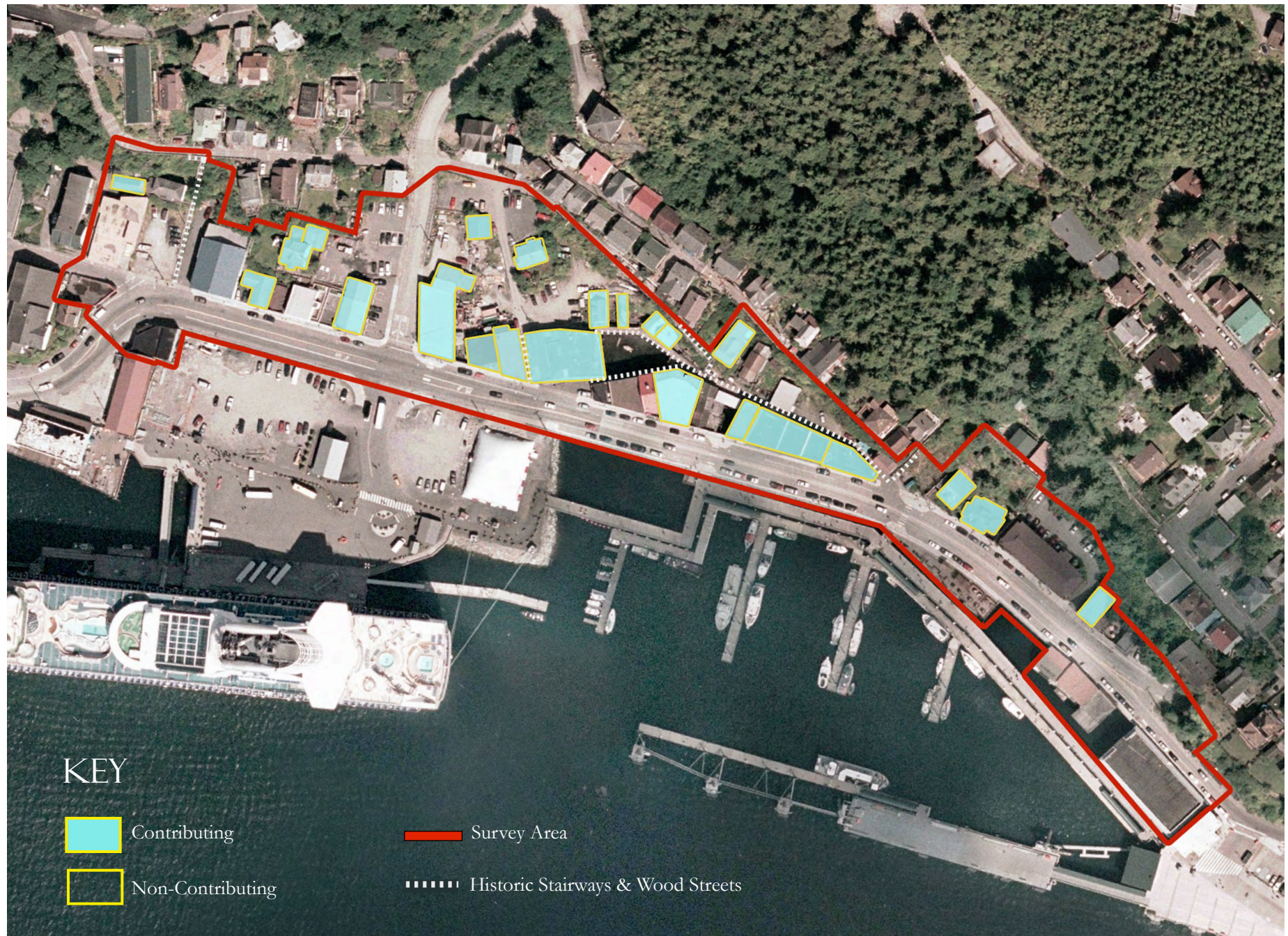


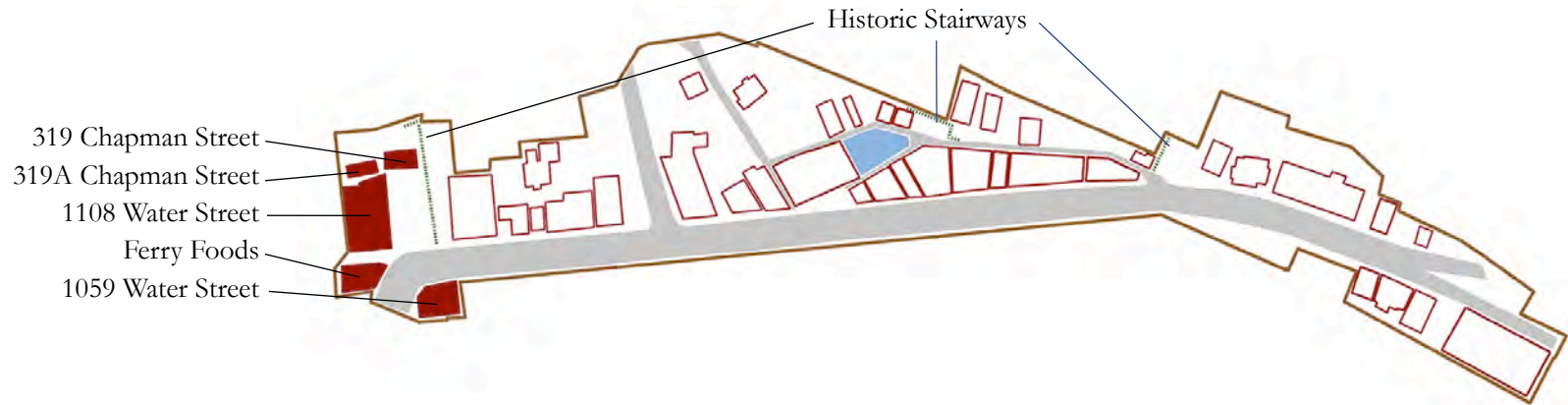
1026 Water Street



Zimmerman House

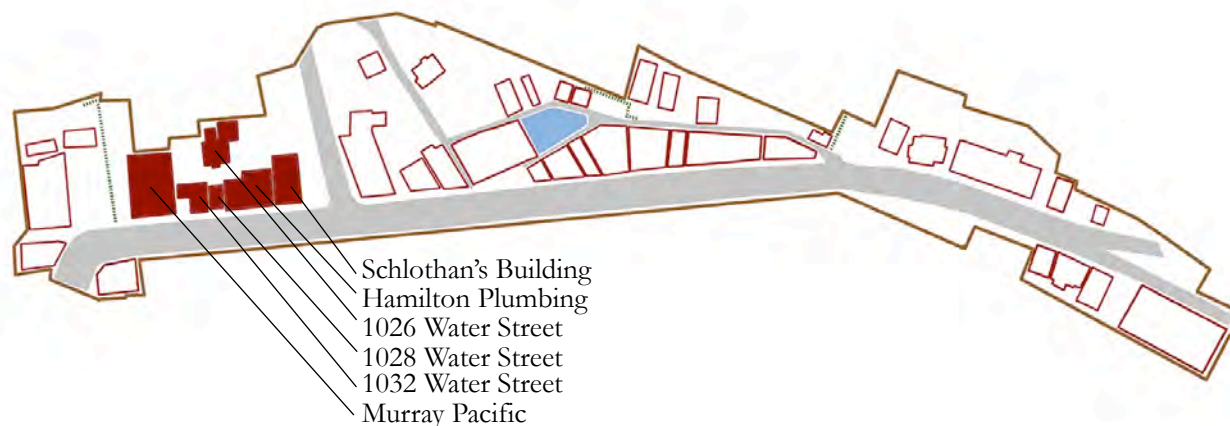
BUILDINGS, STRUCTURES & SITES SURVEYED





Ferry's Food Store, at the corner of Water and Kennedy Streets, served the Newtown neighborhood from 1924 to the 1980s. Kennedy Street, a mere 180 feet long, connected Tongass Avenue to Water Street via 2 sharp 90 degree turns. In 1957, the configuration was altered to be a sweeping S curve. Ferry's Food Store was drastically altered or rebuilt at that time. The house visible in this 1954 image was torn down and 2 others relocated as part of the reconfiguration.

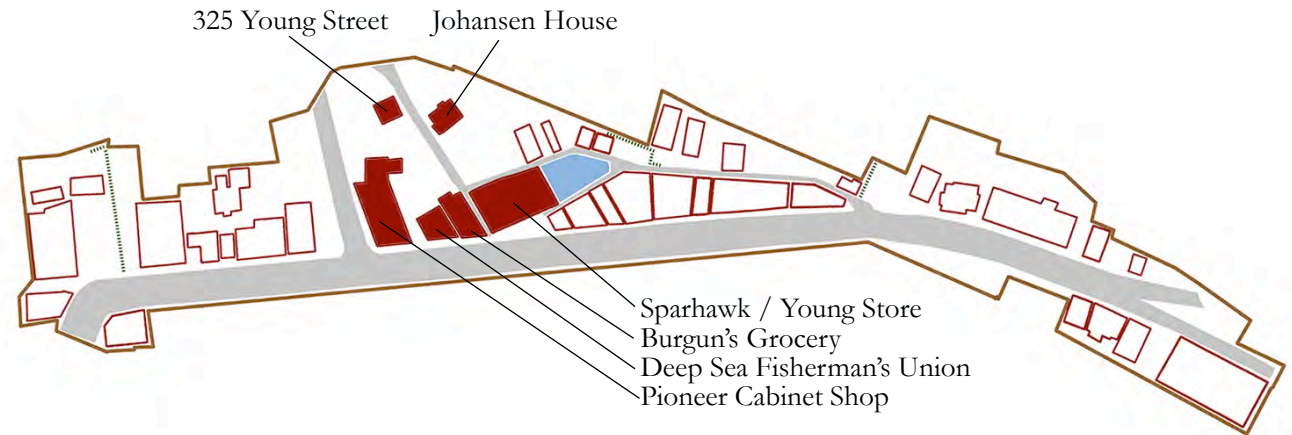
ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing	No building name 1059 Water Street	KET 01058	1945	Originally a dwelling from 1920 to 1945. Olson Motor replaced with a service station. In 1948, it became Hanson Transfer and Motor. Remodeled in 1992.	NA
Contributing	No Building Name 319A Chapman Street	KET 00215	c.1909	Originally located on Water Street where Kennedy Street currently intersects. This type and size of dwelling was popular in Newtown in the early 1900s and is one of only two that remain. It was moved to Chapman Street in 1957 due to the reconstruction of the road at Water and Kennedy Streets.	58
Non-Contributing	No building name 319 Chapman Street	KET 00215	1948	Originally located on Kennedy Street, the structure was relocated to the rear of a parking lot fronting Water Street along Chapman Street in 1957 when the sharp corner of Water and Kennedy Streets was rounded to a curve.	NA
Contributing	Historic Stairways		c. 1900	Initially provided access to houses built on the bluffs above Hopkins Alley and Water Street. The city has retained right-of-way and wooden stairs to this date.	80
Non-Contributing	Ferry Foods 1106 Water Street		1957	Ferry's Food Store was built in 1924 replacing a dwelling on the site. The store was replaced with a more modern version in 1957 when the corner of Water and Kennedy Streets was widened. It remained open into the 1980s.	NA
Non-Contributing	No building name 1108 Water Street	KET 01079	1976	Seventh Day Adventist church on site from 1924 to 1956. New construction in 1976 for Kohler Plumbing Products. The building has been expanded several times and is currently being used as a warehouse.	NA



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing, Register Eligible	Schlothan's Building 1010 Water Street	KET 00395	1925	First known building was a 1 story dwelling owned by William Schlothan, which he used as a store for a few years then replaced with a commercial building with apartments above in 1925. Served as the office for Northern Machine Works for several years.	42
Non-Contributing	Hamilton Plumbing 1016 Water Street	KET 00394	1912	First two buildings were Knut Hendrickson's plumbing & sheet metal shop originally built in 1907 and rebuilt in 1912. The name changed to Hamilton's in 1924. The building was expanded in 1945 and a second story added.	NA
Contributing	No building name 1026 Water Street	KET 00608	1907	Current house constructed in 1907 and and retains some distinctive features. Additions have been built to the rear but do not compromise the historic integrity.	52
Non-Contributing	No building name 1028 Water Street	KET 00393	c.1927	First record of a building in this location is 1927 Sanborn Fire Map which shows a dwelling in the back half and garage in front. The garage was adapted to be Hubbard's Liquor store in the 1940s. Later housing a flower shop, the building is now vacant	NA
Contributing	No building name 1032 Water Street	KET 00392	c.1920	This dwelling replaced another similar one in the 1920s. Both were owned by Adah Sparhawk Young. The current structure retains much of the same massing, however facade changes are non-historic.	66
Non-Contributing	Murray Pacific 1050 Water Street	KET 01057	1978	Originally Ketchikan Steam Laundry. Built in 1924 after a fire consumed their complex at the top of Young Street. This structure also burnt down, in 1968. The current metal pole building was built for Perry's Marine & Supply. Murray Pacific opened at this location in 1998.	NA

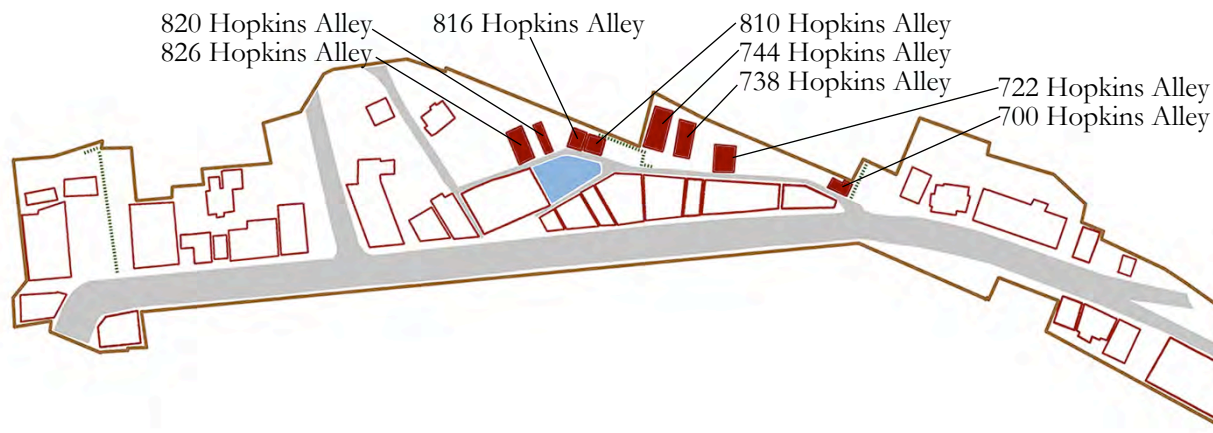


Buildings of varying sizes existed in the 1000 block of Water Street across from the canneries and marine repair shops on the water. After its original structure at the top of Young Street burned, a new building was constructed for Ketchikan Steam Laundry at 1050 Water Street in 1924. This structure burned in the 1970s and was replaced by a metal building, now housing Murray Pacific.



At the west end of the survey area both sides of Water Street were fully developed. The upland side was a mix of both homes and businesses. Buildings on the tideland side were stacked shoulder to shoulder and end-to-end. A complex of cannery buildings encompassed a nearly 120,000 square foot area built entirely on piling. The entire complex has been destroyed since this photograph was taken in 1954.

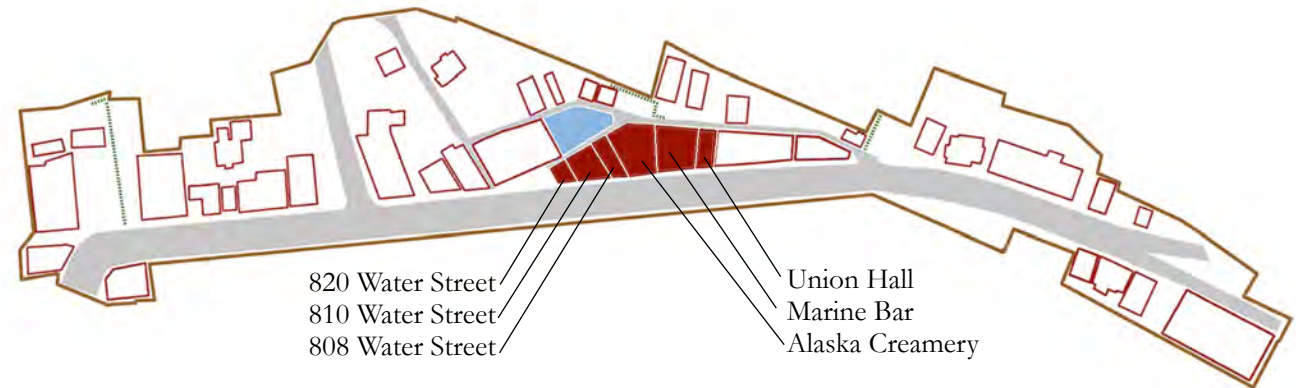
ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing	Pioneer Cabinet Shop 916-918 Water Street	KET 00607	1924	Built in 1924 by early Ketchikan carpenter Axel Osberg for his business, Pioneer Cabinet Shop, with apartments above. Crystal Dairy was added to the rear in 1951, removed in 1980.	66
Contributing	Deep Sea Fisherman's Union 906-910 Water Street	KET 00606	1926	James Burgun replaced a dwelling on this lot in 1926 with a commercial building designed for two businesses, Deep Sea Fisherman's Union occupied one half until 1946.	NA
Contributing	Burgun's Grocery 900-904 Water Street	KET 00606	1902	Site of early Newtown saloon, The Mountaineer, built in 1902. The structure was either rebuilt or added to c. 1916 and became Burgun's Grocery for the next two decades.	NA
Contributing	Historic Waterfront		c.1900	The economic center of the neighborhood from its earliest days. Early development centered on the fishing, canning, and maritime trade. The site of the town's first public mooring facility, City Float, renamed Captain B.H. "Casey" Moran Float in 1996. The site now serves the tourism industry in large part with only a few commercial fishing vessels at the docks.	74
Contributing	Johansen House 312 Young Street	KET 00197	c.1902	One of the first homes in Newtown. Built in 1902 and expanded c.1905 and in 1937. Owned by A.J. Norwald for 24 years, later by the Johansen family for over 60 years.	48
Contributing	No building name 325 Young Street	KET 00198	c.1927	Current dwelling replaced a similar sized house on the lot. It retains its original massing. Though originally serving as a duplex, it is now a single family home.	72
Contributing	Young/Sparhawk Store 830-834 Water Street	KET 00192	1900	The first commercial building in Newtown, J.W. Young & Son was joined with another of Young's properties, floated to this location in 1902. Each was added to and eventually became parts of the current 2 story building.	44



ASSESSMENT	PROPERTY	AHR S NO	YEAR BUILT	NOTES	PAGE NO
Contributing	No building name 826 Hopkins Alley	KET 00403	c.1909	Built prior to 1909, dwelling retains the same massing as the 1914 Sanborn Fire Maps, with the exception of an addition at the rear of the house.	56
Contributing	No building name 820 Hopkins Alley	KET 00402	1917	Originally a small cabin set back from the street, an addition prior to 1953 extended the house to Hopkins Alley and more than doubled its size. Currently condemned.	62
Contributing	No building name 816 Hopkins Alley	KET 00401	c.1909	Originally a 1-story dwelling owned by founder of Clam Cannery, William Fickert. Adapted to a 2-story machine shop prior to 1930. Building has returned to residential use.	54
Contributing	No building name 810 Hopkins Alley	KET 00613	c.1913	The original owner was early Ketchikan carpenter W.J. Sully. The 1-story home became a duplex by 1927 and a second story was added prior to 1930.	60
Contributing	No building name 744 Hopkins Alley	KET 00611	c.1905	Residence retains its original massing and appears very similar in all images from 1905 to present. Changes include enclosure of the east facing porch and a shed roof addition in the rear.	50
Non-Contributing	No building name 738 Hopkins Alley	KET 00610	c.1905	Cabin built by 1905 was owned by CM & CJ Hoover until 1936. The 300 sf cabin remained as built until 1978 when an 1100 sf home was added and most original parts of the structure were replaced.	NA
Non-Contributing	White Marine 722 Hopkins Alley	KET 00609	1952	Originally the home of Dr. Melvin Hopkins. The lot was empty from 1931-1952, when a 1-story, metal-sided structure was built as a garage. Currently being used as a boat engine repair shop.	NA
Non-Contributing	No building name 700 Hopkins Alley	KET 00602	1925	Original structure was dwelling owned by A.J. "Ott" Inman. Ben Jacobsen built a 1-story barbershop in 1925. Another story was added by 1946 and a third one added after 1954.	NA

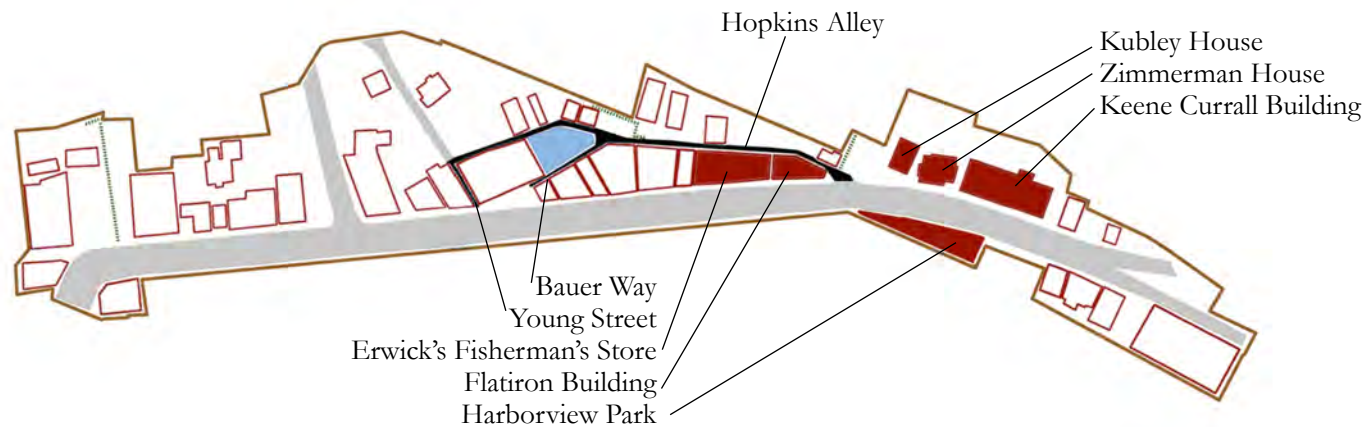


Zilpah Hopkins and guests on the front porch of a house on the section of New Town Walk that was later renamed Hopkins Street. Now known as Hopkins Alley, the wooden boardwalk was named after Dr. Melvin Hopkins, a prominent doctor and one of

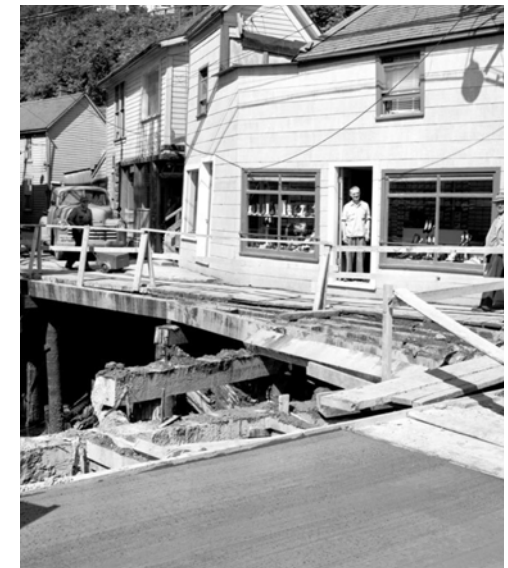


A construction worker navigates a skiff along Water Street during the road widening project in 1954. Mail was often delivered via skiff during the year long project.

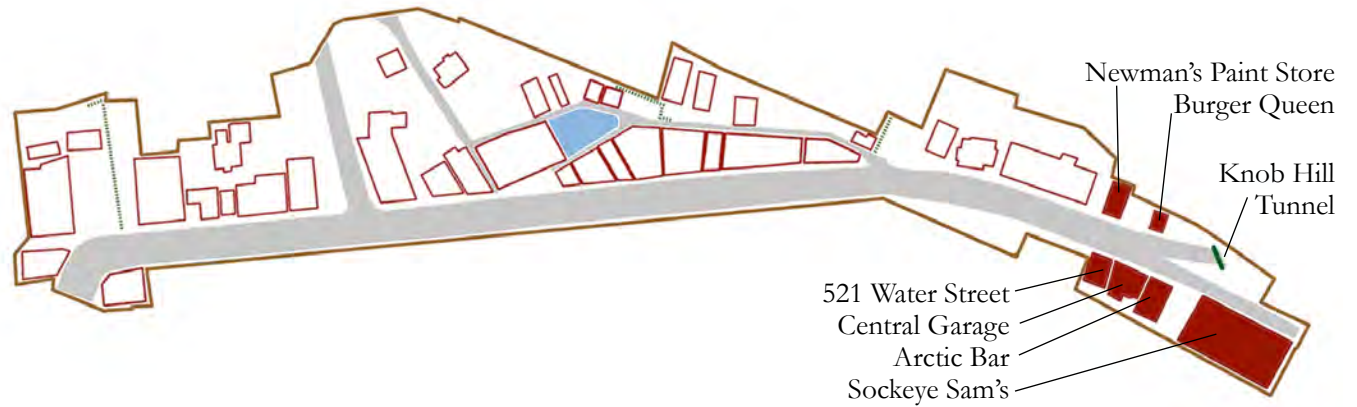
ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAG E NO
Non-Contributing	No building name 820 Water Street	KET 00398	1935	This lot originally had 2 structures on it, both built prior to 1927. Gunsmith/ Cobbler's shop removed in 1935. Small boarding house torn down in 1944.	NA
Non-Contributing	No building name 810 Water Street	KET 00399	1944	First buildings on site had Harvey Sheldon's locksmith shop in one half and the home of George Anderson, "the piano tuner" in the other. It was torn down in 1944 & replaced by Moore's Plumbing.	NA
Non-Contributing	No building name 808 Water Street	KET 00311	1996	Originally a small dwelling on New Town Walk. Another dwelling was connected on north side shortly after Water Street was built. Adjusted to be a commercial property c. 1925, it was replaced in 1996 by the current 2-story structure.	NA
Contributing	Alaska Creamery 742-744 Water Street	KET 00639	1929	Built in 1929 for the Alaska Creamery. Featured a showroom in front and produced dairy products in the rear. In 1944, B&B Electric moved in and it was occupied by Service Electric's marine division in 1947.	4
Non-Contributing	Marine Bar 734 & 740 Water Street	KET 00605	c.1927	By 1927 this lot held two restaurants and a dwelling. The building to the east remained a restaurant until 1978 when it burned down. The one to the east had become the Marine Bar by 1936. It closed in 1997 and remains vacant.	NA
Contributing	Union Hall 728/730 Water Street	KET 00604	1920	Built in 1920 by Daniel Nelson for his grocery store. By 1924 it housed Quality Grocery, the predecessor to Ferry's Food Store. The building served as the Union Hall for 6 decades from 1950 to 2010.	64



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE
Contributing, Register Eligible	Erwick's Fisherman's Store 708-728 Water Street	KET 00603	1914	First serving as a restaurant, 708 Water Street became Erwick's Fisherman's Store in 1920. Erwick built several additions to the building, which started with 30 feet of frontage on Water Street and now boasts 110 feet of	36
Contributing, Register Eligible	Flatiron Building 702 Water Street	KET 00119	1912	Alaska's only flatiron building, this 2-story wood, commercial building was constructed to fit the triangular shaped lot created when Water Street was built.	34
Contributing	Hopkins Alley Bauer Way Young Street	KET 00612 KET 00615	1900s	New Town Walk followed the shoreline around Knob Hill to J.W. Young and Son. Most of it was replaced by Water Street in 1907. Remaining portions became Hopkins Alley and Bauer Way. Young Street, originally called Laundry Walk, connected New Town Walk Ketchikan Steam Laundry. Both Hopkins Alley and Bauer Way, along with a portion of Young Street all remain as 10 foot wide wooden boardwalks.	76
Contributing, Register Eligible	Kubley House 630 Water Street	KET 00132	c.1917	1-1/2-story residence built c.1917 by Alex Runge became the home of Lawrence Kubley in 1925. Very few changes to the Bungalow style structure over its nearly 100 year history.	38
Contributing, Register Eligible	Zimmerman House 618 Water Street	KET 00134	c.1902	Well appointed, 1-1/2-story, home built on the rocky cliff. One of Nick Zimmerman's numerous properties in Newtown, part of this home was used as a hospital in 1906.	32
Non-Contributing	Keene Currall Building 530 Water Street	KET 01056	1983	2-story office building constructed across what was formerly 3 separate lots. In the early part of the century, 2 of the 3 lots featured very well appointed homes, the third, a cabin.	NA
Non-Contributing	Harborview Park		1981	The former site of the Civic Center building which was occupied by the United Services Organization in the 1940s. This public area is now a small wooden deck built on pilings.	NA



The widening of Water Street in 1954 was a year long project that had a major impact on the businesses along the thoroughfare. The big project was also the talk of the town. Residents watched, reported on, and gossiped about the progress. Shown here in August of 1954, Colin Poole watched the work across the street from his Buster Brown Shoe Shop at 642 Water Street.



Several early Newtown businesses, including Furlong's Cobbler shown here in 1914, were located near the mouth of the present day tunnel. The historic structures were destroyed when the tunnel was constructed in

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing, Register Eligible	Newman's Paint Store 522 Water Street	KET 00404	1920	Well preserved 2-story false-front commercial structure. A dwelling on the same site, built prior to 1909, was removed in 1954 when Water Street was widened and tunnel constructed.	40
Non-Contributing	Burger Queen 512 Water Street	KET 01055	1995	Originally a cobbler's shop, by 1927 a grocery store with apartments above. Currently a 1-story, false front commercial building, it is unobtrusive and does not detract from the historic feel of the neighborhood.	NA
Non-Contributing	No building name 521 Water Street	KET 00405	1989	The site was first used as an electric works repair shop. It became part of 515 Water Street by 1946. The two structures were joined as one space until 1989 when the portion known as 521 Water Street was torn down and a new structure built.	NA
Non-Contributing	Central Garage 515 Water Street	KET 00310	c. 1925	Central Garage, automotive repair business, was the first known occupant. The 1-story commercial building, served as automotive or marine repair shops for nearly its entire history.	NA
Non-Contributing	Arctic Bar 509 Water Street	KET 00193	c. 1925	In 1927 this site was a garage and office, likely for a cab company. Various auto, marine, and air transportation businesses occupied the building before the Arctic Bar moved there in 1962.	NA
Non-Contributing	Sockeye Sam's 425 Water Street	KET 00150	1997	Originally Sunde & D'vers Company, built in 1927. The original manager bought the business in 1943, renamed it Paul M. Hanson Company and operated it until his death in 1990. The building was destroyed by a cruise ship in 1996 and rebuilt in its current configuration.	NA
Non-Contributing, Register Eligible	Knob Hill Tunnel	KET 01138	1954	274 feet long, 19 feet high, 30 feet wide, require removal of several long-time buildings at the west end of the tunnel. The tunnel provides direct linkage between Newtown and Downtown.	82



This image, circa 1918, provides a rare glimpse at buildings on Hopkins Alley and Young Street and the back side of buildings on Water Street. Homes and businesses filled the open area now known as Hopkins Hole. Hopkins Hole is flanked by 2 of Ketchikan's only remaining wood streets, Bauer Way and Hopkins Alley. The streets are built over tideland and the non-open Hopkins Hole provide a view of the changing tide and shoreline sea life.



Ketchikan's first public moorage facility opened in Newtown in the 1920s and, as is evident in this image from the mid 1920s, both the harbor and land near it were densely populated. Large numbers of salmon and halibut boats worked in the Ketchikan area. They brought commerce to the area in numerous ways: purchasing bait, ice and other supplies, having repairs done to their boats and gear, and selling their fish. In addition, all boats entering Alaskan waters were required to stop in Ketchikan to clear customs.

PART THREE: SURVEY OF BUILDINGS, STRUCTURES & SITES

The survey of Newtown buildings, structures and sites are organized by five categories as described by the following headings. Within each category, properties are listed in order of the year of construction. The page numbers listed below indicate the survey page.

1. Contributing Buildings, Eligible for National or Local Register Nomination

Zimmerman House (c.1902)	32
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Eriwick's Fisherman's Store (1914).....	36
Kubley House (c.1917)	38
Newman's Paint Shop (1920)	40
Schlothans Building (1925)	42

2. Contributing Buildings to Period of Significance

Young/ Sparhawk Store (1900)	44
Burgun Grocery (1902)	46
Johansen House (c.1902)	48
744 Hopkins Alley (1905).....	50
1026 Water Street (1907)	52
816 Hopkins Alley (c.1909)	54
826 Hopkins Alley (c.1909)	56
319A Chapman Street (c.1909)	58
810 Hopkins Alley (c.1913)	60
820 Hopkins Alley (1917)	62
Union Hall (1920)	64
1032 Water Street (c.1920)	66
Pioneer Cabinet Shop (1924)	68
Fisherman's Union (1926)	70
325 Young Street (c.1927)	72
Alaska Creamery (1929)	74

3. Contributing Historic Site & Structures

Hopkins Alley (c.1900), Bauer Way (c.1905) & Young Street (c.1909) ...	76
Historic Waterfront (Early 1900s).....	78
Historic Stairways (Early 1900s).....	80

4. Non-Contributing Site, Eligible for the National Register

Knob Hill Tunnel (1954)	82
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5. Non-Contributing Buildings & Site

425 Water Street (Sockeye Sam's)
509 Water Street (Arctic Bar)
515 Water Street (Central Garage)
512 Water Street (Burger Queen)
521 Water Street
530 Water Street (Keen Currall Building)
734 & 740 Water Street (Marine Bar)
808 Water Street
810 Water Street
820 Water Street
900 Water Street (Burgun's Grocery)
906 Water Street (Deep Sea Fisherman's Union)
1016 Water Street (Hamilton Plumbing)
1028 Water Street
1050 Water Street (Murray Pacific)
1059 Water Street
1106 Water Street (Ferry's Food Store)
1108 Water Street
700 Hopkins Alley
722 Hopkins Alley (White Marine Repair)
738 Hopkins Alley (Hoover Cabin)
319 Chapman Street
Harborview Park

ZIMMERMAN HOUSE

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: Rodney & Lisa Dial 56 Clover View Road Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence, Hospital	
CURRENT FUNCTION & SUB-FUNCTION: Tattoo Parlor, Residence	
SIGNIFICANT PERSON(S): N.F. Zimmerman	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: N.F. Zimmerman

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c.1902	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1905, 1908, 1916, 1954			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 1-1/2	
ARCHITECTURAL STYLE: Neoclassical Revival		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Cast Stone	ROOF MATERIALS: Asphalt Composition	EXTERIOR WALL MATERIALS: V-Rustic wood Fiber Cement	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Raking cornice and doric columns



Water Street facade

Architectural Description

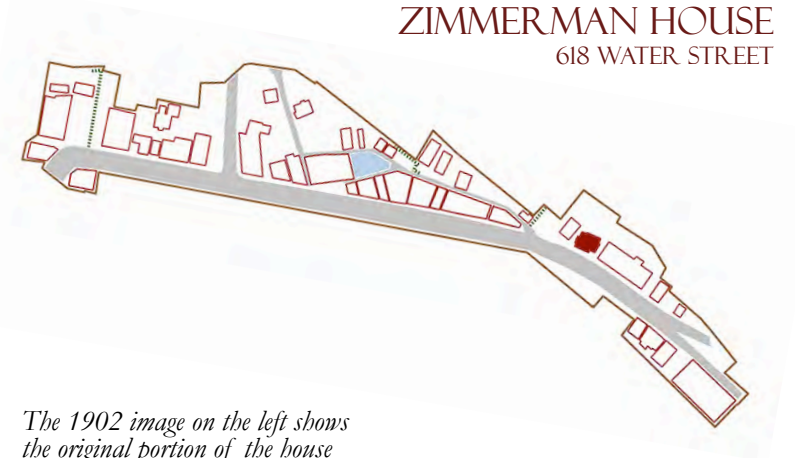
The Zimmerman House is a 1-1/2-story, irregular shaped dwelling roughly 46 by 48 feet, built on a rocky bluff. A long, shed-roofed addition is hidden behind 3 front gables, which originally featured decorative collar braces and ornamental cresting on the gable ridges. Early images show the home originally had one gable but was expanded prior to 1905. A tall wood stairway with support columns leading to the porch was replaced in 1908 by long, sweeping cast concrete stairs. They became a defining characteristic of the home until removed in 1954 when Water Street was widened. The columns and (ledge) were changed to their current style prior to 1916. The house once appeared as Queen Anne Style, however, most decorative accents were lost slowly over time. Upper level windows were replaced with vinyl sash but in the size and same configuration. Except for below the porch columns, the original wood siding has been replaced by fibre cement board.

Statement of Significance

The Zimmerman House is Newtown's oldest and one of its most prominent and carefully maintained historic residences. Its architecture is representative of the fine houses built in the survey area during the period of significance. While added to and modified at various times, its form and character-defining features have changed little. It was associated with an important figure in Ketchikan's early development: N.F. Zimmerman. He was a pioneer merchant and began his career in Ketchikan in 1900 from a tent located on Dock Street, and went on to be a major property owner in Newtown. He owned the house from the time it was built until 1940. In addition, the building served an early role in Ketchikan's medical history. In 1906, Sara Langstrom ran a privately run "hospital" in part of the house and advertised in the Ketchikan Mining News as "open to all Regular Physicians." The building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its level of integrity, its important role in community history and its association with a prominent historic figure.

Historic Preservation Recommendations

This property has been very well maintained and this should continue. A historic preservation objective should be to restore both the period window trim on the main and right street front gables and the original wood siding.



The 1902 image on the left shows the original portion of the house which had wooden stairs at that time. The sweeping concrete stairs, visible in the image on the right from the 1910s, were added in 1908 and became a distinguishing feature of the home.



Referred to as "one of the finest homes in New Town," the house retained many of its decorative features into the 1920s.



The signature concrete stairs were removed when Water Street was widened in 1954 and replaced with a large, imposing concrete retaining wall. It is currently serving as a tattoo parlor and residence.

FLATIRON BUILDING

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: Bray Revocable Trust 4385 SW Ben Hogan Dr Redmond, Or 97756			
OTHER BUILDING NAMES: Horse Shoe Bar			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Saloon, Laundry, Outfitter	
CURRENT FUNCTION & SUB-FUNCTION: Offices	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1912, c. 1920	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c. 1917, c. 1936			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 2	
ARCHITECTURAL STYLE: Flatiron Style		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt/Composition	EXTERIOR WALL MATERIALS: Beveled wood V-Rustic	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Decorative cornice



Water Street facade



South and east elevations

Architectural Description

The Flatiron Building is a 2-story, mixed-use, wood-framed structure built on piling. It is close to triangular in plan, with 68 feet of frontage on Water Street, 73 feet on Hopkins Alley, with end elevations of 8 feet and 33 feet. It consists of the original triangle footprint at the intersection with a nearly rectangular addition to the northwest, circa 1920s. The building was remodeled in the late 1930s. Large plate glass windows and a flat marquee were added along the full length of the Water Street facade. A parapet wall wraps three elevations with a bracketed soffit on the Water Street facade. The siding on the Water Street upper facade was also changed from V-Rustic to horizontal bevel wood. In addition, the vertex of the building, which extended to the southeast, was removed. In more recent years, the historic windows on the upper level were replaced with vinyl windows in varying size and configuration.

Statement of Significance

The Flatiron building is one of Newtown's oldest commercial buildings and Alaska's only Flatiron style building. The addition of Water Street in 1907 created the triangular shaped lot on which the Flatiron Building was constructed in 1912. Its first owner, EA Heath & Sons, produced the Morning Mail weekly newspaper. George Sato replaced his laundry on the lot to the northwest with an addition to the building in the 1920s. Another neighbor, Ben Jacobsen, bought the building in 1936 and remodeled it, removing the vertex. The building contributes to Newtown's period of significance, represents a distinctive style of architecture found nowhere else in the State, and may be eligible for nomination to the National Register.

Historic Preservation Recommendations

The historic restoration priority is to replace the upper-level windows with wood, double-hung, center mullioned windows of appropriate size and spacing. A long term restoration objective would be to restore the key historic character-defining feature: the southeastern most point of the building (see upper photo on facing page) which had been cut back in the late 1930s.

ERWICK'S FISHERMAN'S STORE

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: Capistrano Properties LLC PO Box 9597 Ketchikan, AK 99901			
OTHER BUILDING NAMES: Beck Building			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Restaurant	
CURRENT FUNCTION & SUB-FUNCTION: Retail	
SIGNIFICANT PERSON(S): Henry Erwick	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

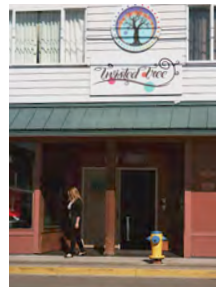
DATE OF CONSTRUCTION: c. 1914	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1922, 1924, 1960s, 2009			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Commercial Style		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt Composition	EXTERIOR WALL MATERIALS: Beveled cedar V-Rustic T1-11	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept. 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Two of the three Water Street storefronts entries

Hopkins Alley entry

Architectural Description

Erwick's Fisherman's Store is a 2-story commercial building with 110 feet of frontage on Water Street and 108 feet on Hopkins Alley. The wood-framed building was constructed on piling in sections over a span of several years. The Water Street storefronts now feature three recessed entryways. There are two more storefronts facing Hopkins Alley (currently not in use). In the 1960s, the parapet of the original section was raised to be level with the rest of the building and the cornice was removed. A metal, shed-roof marquee replaced the original flat style marquee.

Statement of Significance

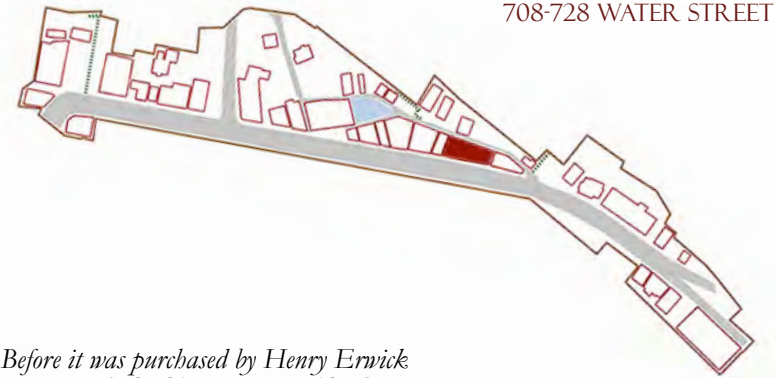
Erwick's Fisherman's Store was built in 1914 and is one of the oldest commercial buildings in Newtown. It was added to several times during the period of significance and modified at various times afterward. The building is significant because of its close ties to the fishing industry that shaped the Newtown area and its association with an important figure in Ketchikan's early development: Henry Erwick, a pioneer Ketchikan businessman. He served on the City Council for over 16 years and was referred to as the "Mayor of Newtown." His store served the large fleets of fishing vessels located across Water Street. Historic photographs show a succession of additions to the buildings as Erwick's business grew steadily in the 1920s. This building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its important role in community history and its association with a prominent historic figure.

Historic Preservation Recommendations

Recent restoration work has enhanced the Hopkins Alley facades providing opportunities for featuring shops and storefronts and thereby add destination appeal to the alley. On the Water Street facade, the priority recommendation is to restore original features to the upper level, including double-hung windows, period trim and cornice details. Returning the east wall parapet to its original height would return handsome proportions to the placement of the windows below it. Eventually replacing the historic, level marquee would restore this character-defining feature.



ERWICK'S FISHERMAN'S STORE 708-728 WATER STREET



Before it was purchased by Henry Erwick in 1920, the building was owned by Otto Wall. The first record of the structure dates to 1914 when it appears on the Sanborn Fire Map as a dual storefront with a restaurant on one half and vacant on the other. To the rear was a one-story structure without an identified use.



Erwick purchased the building in 1920 and the neighboring lot in 1922. As shown in the image above, he expanded the building by adding a 1-story structure.



By 1924, Erwick had added a second story, remodeled the front of the building and added a third section. By 1930, Erwick had added a marquee, followed by the upper level of the third section.



In the 1960s, the parapet on the far east section was raised to create a continuous roofline. The wide-raked cornice trim was also removed in recent years.

KUBLEY HOUSE

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: John Thomas PO Box 8262 Ketchikan, Alaska 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S): Lawrence Kubley	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: Alex Runge

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1917	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Ketchikan Bungalow		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling and concrete	ROOF MATERIALS: Asphalt Composition	EXTERIOR WALL MATERIALS: Wood shingle Skirting- T1-11	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
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AUTHORIZED SIGNATURES:	DATE:



West view with added porch



North facing dormer eaves



Queen Anne windows

Architectural Description

Kubley House is a 1-1/2-story, 30 by 42 foot, wood frame dwelling. It is a classic example of an early twentieth century Ketchikan Bungalow style. Decorative Queen Anne style windows remain on the front facade and projecting central roof dormer. It retains its early features including its cedar shingle siding and decorative windows. With the exception of a small deck added to the north side, the home has changed very little over the past 95+ years.

Statement of Significance

The Kubley House is one of Newtown's best preserved and most prominent early homes. It has retained virtually all of its character-defining features including its fenestration, trim, decorative window design, shingle siding, gable dormer, and roof shape. It was the home of an early, prominent Ketchikan businessman, Lawrence Kubley who purchased the home in 1925 and remained there until 1955. Kubley operated his family's candy and ice cream shop, was a fireman, opened the Dream Theatre (later renamed the Revilla Theatre) and was active in the Chamber of Commerce. He was the second of six Kubley generations in Ketchikan. The building contributes to Newtown's period of significance and is eligible for listing on the National Register due its age, level of integrity, important role in community history and association with a prominent historic figure.

Historic Preservation Recommendations

This home has been well maintained and has seen few changes to its character-defining features: its shape, prominent setting, roof features, window openings, trim features, cedar shingle siding, and its period decorative windows. It is recommended that as maintenance and repairs continue into the future, careful attention be given to retaining (and restoring) these period architectural features.



KUBLEY HOUSE
630 WATER STREET



The Kubley House is a classic example of the Ketchikan Bungalowoid Style. It was built on the rocky bluff above Water Street in the late 1910s.



Prior to 1923, a chimney was added to the south side of the home.



The home, shown here in the 1930s, had a commanding view of the vast fishing fleet tied up at City Float.



Today the Kubley House retains much of its historic integrity including Queen Anne windows on the south facade.

NEWMAN'S PAINT SHOP

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: The Asylum Investments LLC 522 Water Street Ketchikan, AK 99901			
OTHER BUILDING NAMES: Traversy General Store			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: General Store	
CURRENT FUNCTION & SUB-FUNCTION: Bar	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	
ORIGINAL OWNER: James Newman	

ARCHITECTURAL INFORMATION

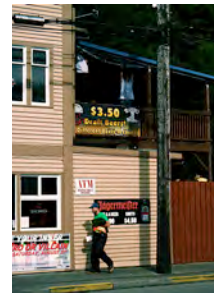
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ALTERATION DATES: c. 1954, late 1990s			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 2	
ARCHITECTURAL STYLE: False-front Commercial Style		PLAN: Rectangle w/ shed addition	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Concrete, piling	ROOF MATERIALS: Asphalt Composition	EXTERIOR WALL MATERIALS: Beveled Cedar	OTHER MATERIALS:

ELIGIBILITY

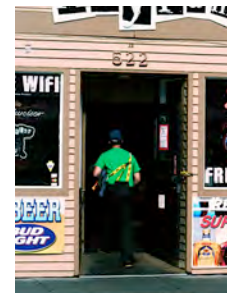
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PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Addition and upper level deck



Recessed entry door



Upper level fenestration and plain cornice

Architectural Description

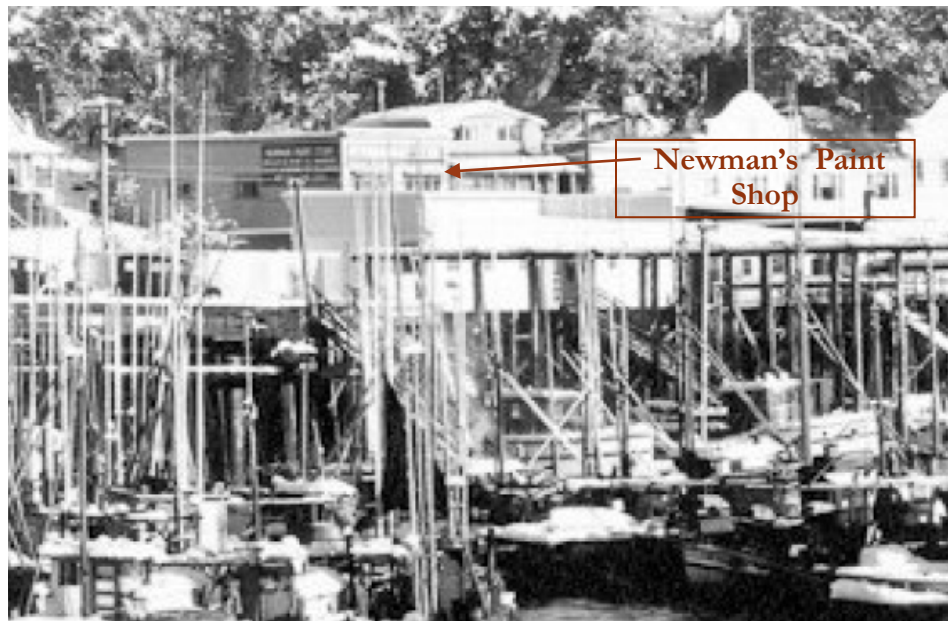
Newman's Paint Shop is a 2-story, 26 x 50 foot, false-front Commercial Style building with an addition to the west. It has a flat roof and plain cornice running the length of the building and is clad in beveled cedar siding. Several changes occurred after 1954. Though replaced with vinyl, the upper level windows are in the original configuration. The storefront windows have been replaced with a combination of vinyl and metal sash and transom windows were removed. In the mid 1990s, an addition was constructed on the southeast side and the upstairs apartment was removed.

Statement of Significance

Constructed in 1920, the building started as Newman's Paint Shop and also housed Mrs. Newman's umbrella repair business and hosiery shop. The businesses evolved to become Newman's General Store and Ladies' Wear, which closed in 1946. It was replaced by Traversy's General Store, which remained in the building until 1960. Most other buildings on this side of the street were removed in 1953 and 1954 when Water Street was widened and the tunnel constructed. Newman's Paint Shop retains most of its character defining features and is a well-preserved example of Newtown's early commercial architecture and is a contributing building to Newtown's period of significance. Given its age and relative integrity, and with restoration of key historic features, it may be eligible for nomination to the National Register.

Historic Preservation Recommendations

The priority recommendations are to replace the metal and vinyl windows on the street front level with historically appropriate wood-framed windows, replace the original flat marquee and transom windows, and retain the bevelled cedar siding.



NEWMAN'S PAINT SHOP
522 WATER STREET



Newman's Paint Shop, built in 1920 and shown here in the early 1930s, retains its simple styling and plain cornice. The shop also housed Mrs. Newman's umbrella repair business and hosiery store.



This pair of images from the 1953-54 road widening project highlight the classic style marquee and original upper level window detailing. Large plate glass windows on the storefront level were covered for protection during construction.



Currently the Asylum Bar, the historic Newman's Paint Shop has retained its period character and has been well-maintained.

SCHLOTHAN BUILDING

Contributing Building, Eligible for National Register

CURRENT OWNER'S NAME & ADDRESS: Phyllis Ginder & Steve Turner PO Box 8522 Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Office	
CURRENT FUNCTION & SUB-FUNCTION: Bar	
SIGNIFICANT PERSON(S): W.F. Schlothan	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: W.F. Schlothan

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1925	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Commercial		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Bevelled Cedar	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Cornice and corner details



Original windows

Architectural Description

The Schlothan Building is a 2-story, wood frame building constructed in 1925. It has a footprint of approximately 2100 sf with 30 feet of frontage on Water Street and 72 feet on Schoenbar Road. It retains many of its original features, including all upper-level windows, bracketed cornice and stepped parapet. The building is clad in bevelled cedar siding. After 1953, an addition was constructed on the rear of the building, however, it does not detract from the historic integrity.

Statement of Significance

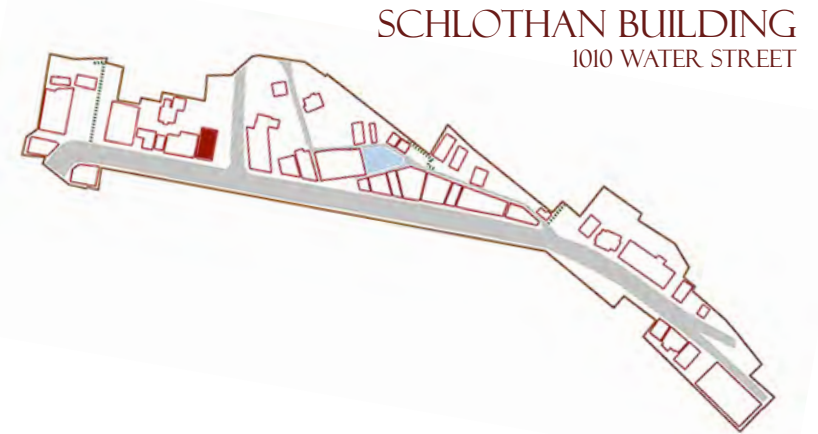
Built for William F. Schlothan, one of Ketchikan's leading cannery men, the building remains a well-preserved example of a false-front commercial building. Schlothan lived upstairs and rented the lower level to a variety of businesses, including Field's Clothing, Kaiser-Fazer car dealership, a pool hall, Lind Printing, Salvation Army Thrift Shop and currently, the 49'er Bar & Liquor Store. Schlothan also used the building as an office for the historic Northern Machine Works, one of his businesses located across the street. Beegle Packing Company, a cannery in which he was a partner, was also located across Water Street. Schlothan's two businesses, along with this commercial building, were key contributors to the growth of the Newtown area. The building contributes to Newtown's period of significance and is eligible for listing on the National Register due its age, level of integrity, important role in Ketchikan's fishing and canning history, and association with a prominent historic figure.

Historic Preservation Recommendations

This building has been well maintained with careful attention given to retaining its distinctive features. It is recommended that with future renovations, the flat marquee and transom windows are restored and the historic bank of storefront windows along the street level are replaced, along with a single entry door in the center.



Schloth Building



SCHLOTHAN BUILDING
1010 WATER STREET

A large electrical transformer blocks a portion of the building, as seen in this 1954 aerial image. The original massing, stepped parapet, and wide, bracketed cornice are still distinctively visible.



This 1953 photograph provides clear goals for future renovation work. Transom windows, rain marquee, large banks of storefront windows and single entry doors are key features of the false-front commercial buildings of the 1920s.



As shown in this 2013 image, the owners have carefully retained character-defining historic features and upper-level windows. Note the removal of the original storefront windows and rain marquee.

SPARHAWK/YOUNG

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: First City Saloon, Inc. 830 Water St. Ketchikan, AK 99901			
OTHER BUILDING NAMES: J.W. Young and Son			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: General Store, Apartments	
CURRENT FUNCTION & SUB-FUNCTION: Bar, Apartments	
SIGNIFICANT PERSON(S): James and Adah Sparhawk Young	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: James and Adah Sparhawk Young

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1900	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1902, 1918, c.1940, c.2000			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 2	
ARCHITECTURAL STYLE: False-front, Commercial Style		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt Composition Metal	EXTERIOR WALL MATERIALS: Board and Batten V-Rustic, T1-11 Metal	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Water Street facade



East facade and Hopkins Hole



Young Street facade

Architectural Description

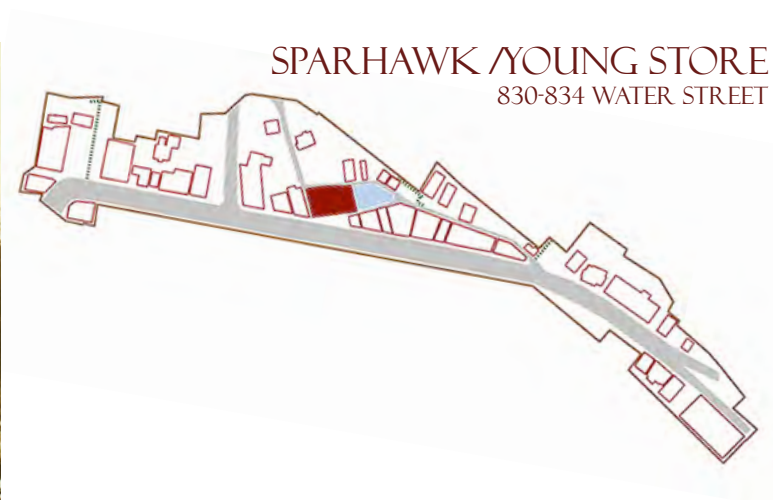
The Sparhawk/Young building is a 2-story commercial structure which boasts 98 feet of frontage on Water Street, 66 feet on Young Street, 103 feet on Hopkins Alley and 60 feet facing Hopkins Hole. Three buildings were merged as one to create its current massing. The west end was built in 1900 and extended forward prior to 1902. A second story added living space above the store, c. 1918. The structure at the east was built in 1900 and moved to this location in 1902. The gap between the two was minimized as each building expanded toward the center and were joined in the 1940s and a flat marquee was added. After 7 more decades of changes and additions, the Water Street facade appears as one structure with continuity of design. The property also includes tideland space to the east referred to as "Hopkins Hole."

Statement of Significance

The Sparhawk/Young building was the first commercial building in Newtown and was associated with an important family in Newtown history. Originally called J.W. Young & Son, the store has been an important Newtown landmark for 113 years. James and Adah (Sparhawk) Young were early missionaries working in Saxman prior to becoming pioneer merchants in Ketchikan. The couple built a wharf in front of the store, which outfitted miners and fishermen and accommodated 15-20 boats. After James Young's death in 1904, the store and adjacent buildings were operated by his wife and varying members of the Sparhawk family until 1940. Though the building has undergone numerous changes over the past century, it remains a contributing building to Newtown. Adah Sparhawk Young was a well-respected, successful business woman and owned numerous Newtown properties in Newtown.

Historic Preservation Recommendations

The building is prominent in Newtown and located at an important gateway to Hopkins Alley. The building should be restored in a manner consistent with the period of significance. It is recommended that period double-hung windows replace the aluminum sliding windows on the 2nd floors of the Water Street, Hopkins Alley and Hopkins Hole facades. On the Young Street facade the original double-hung windows should be restored. In addition, horizontal wood siding should replace the metal, T1-11 and other siding treatments as upgrades are pursued.



SPARHAWK YOUNG STORE
830-834 WATER STREET

This pair of images, c.1900 and 1902, feature the original J.W. Young & Son store. It was the first business in Newtown. Young built a wharf in front of his store that would accommodate 15-20 boats.



After Young died in 1904, his wife Adah Sparhawk Young and her family ran the store on the left. The building on the right also belonged to the family, serving at times as a store, and other years as a rental property known as Revilla Apartments.



Two separate buildings were added to over the years and joined as one in the 1940s. The continuous storefront is currently set up to accommodate 3 businesses. The building has lost nearly all of its original fenestration and currently boasts an "old west" theme.

BURGUN'S GROCERY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Robert Smith & Anita Statter PO Box 8724 Ketchikan, AK 99901			
OTHER BUILDING NAMES: Burgun's Grocery			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Grocery, Apartments	
CURRENT FUNCTION & SUB-FUNCTION: Vacant,, Apartments	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1902	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1912, c.1925, 2012			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 2	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Fiber Cement Board	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
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AUTHORIZED SIGNATURES:	DATE:



Water Street facade



Water Street facade



Rear entrance- apartments

Architectural Description

Burgun's Grocery is a 2 story, wood frame building constructed on pilings. It measure 34 feet along Water Street and 70 feet on Young Street. Likely built in 1902, the building was extended forward to meet the new road in 1912. After 1953, it was extended back. It has recently been renovated and now has vinyl windows and a metal marquee.

Statement of Significance

Burgun's Grocery was built in 1902 and is one of Newtown's oldest buildings. It began as the first saloon in Newtown, The Mountaineer, which by 1912 had doubled in size and become the Log Cabin Saloon. The property was bought by James Burgun around 1917. Burgun added a second story to the front 3/4 of the structure. Burgun operated his grocery store until 1937. Mrs. Burgun taught music and voice lessons in their apartment above the store. The building has undergone substantial alterations to the facade. In spite of the changes, it is an important historic structure and remains a contributing building to Newtown's period of significance.

Historic Preservation Recommendations

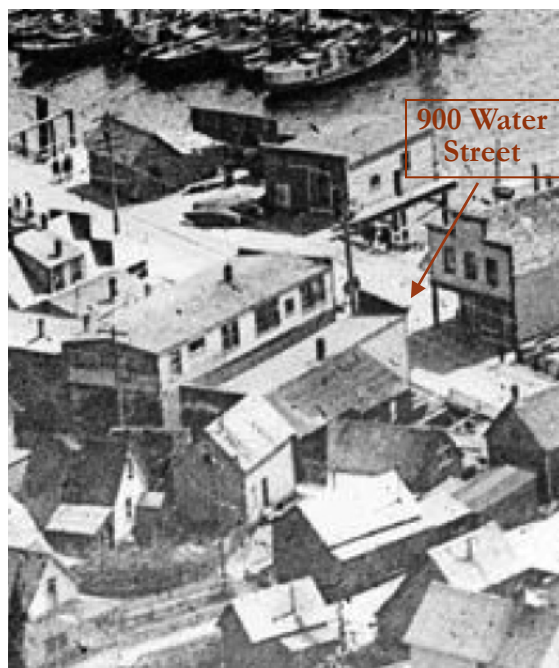
A recent renovation makes additional changes to that facade unlikely in the near future, however, as repairs and replacement become necessary, the following is recommended: return the upper-level windows to their original configuration using double-hung windows; return the bank of transom windows on the Water Street facade; and replace the metal marquee with a more historically correct flat marquee.



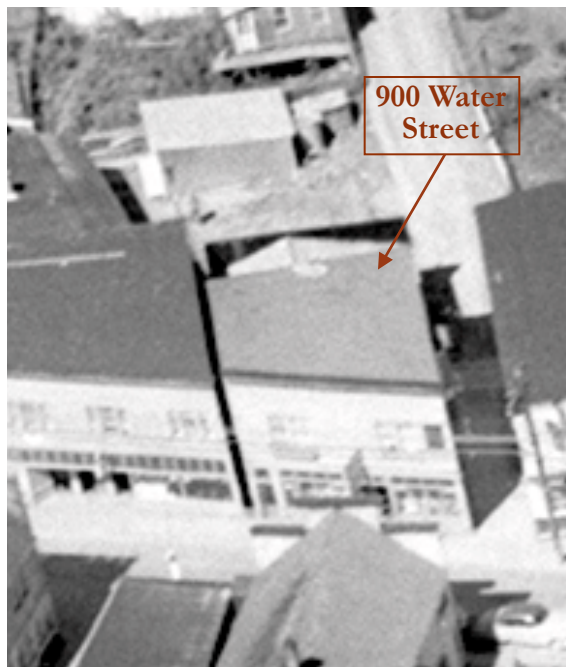
The second business to open in Newtown was the Mountaineer Bar in 1902. The owner, Sam Gowen also built a hotel across the boardwalk. His two businesses, together with neighboring Sparhawk/ Young store, were the beginning of the waterfront commercial area that Newtown is today.



BURGUN'S GROCERY
900 WATER STREET



The building was extending forward in 1912 and an addition was built on the west side prior to 1914, as shown in this image circa 1918.



As show here in 1953, the second story was enlarged and a flat roof added to the front 3/4 of the building prior to 1927. The flat roof has since been extended to the rear.



The exterior of the building was renovated in 2011 and now boasts all vinyl window and clapboard siding. As shown here in 2013, the building is empty but in very good condition.

JOHANSEN HOUSE

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Michelle Johansen & Linda Hall 312 Young St. Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S): JR Heckman	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1902	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c.1905, 1937, 2014			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 1- 1/2	
ARCHITECTURAL STYLE: Classic Revival		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Concrete	ROOF MATERIALS: Composition shingles	EXTERIOR WALL MATERIALS: Cedar bevel siding	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Jan. 2014

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
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AUTHORIZED SIGNATURES:	DATE:



Leaded glass windows



West elevation



glass door knob on garage

Architectural Description

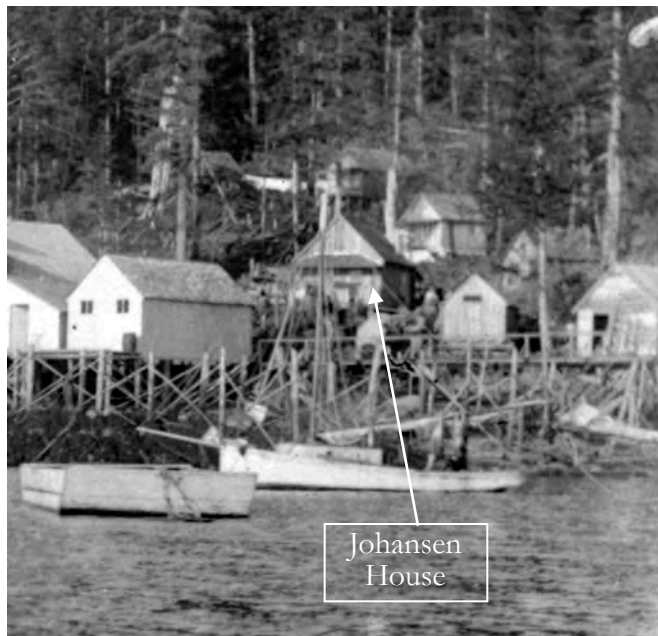
The Johansen House is a 1-1/2-story, 66 by 30 foot, wood frame building with an attached 6 by 17 foot porch. Built as a small cabin, circa 1902, the structure was enlarged in 1905 and again in 1937. Evidence of the well-built original structure is visible in the northwest corner of the home's interior. Most elements of the house remain intact from the 1937 remodel including; bevelled cedar siding, double-hung windows, multi-lite windows with lead glazing bars, and carriage style garage doors complete with glass door knob. A flat roof dormer was added to the south side of the structure in January of 2014.

Statement of Significance

Built circa 1902, the Johansen House is one of the oldest remaining homes in Newtown. The property was owned, from 1910-1917, by JR Heckman who was an important figure in Ketchikan's early development. He was the founder of the JR Heckman Company which developed an early (1899) mercantile company in the Downtown. Heckman was a pioneer salmon packer and inventor of the floating fish trap as well as the largest property owner in town at the time. A. J. Norwald, a fisherman and manager of the nearby Sparhawk Store rented the property to Peder Johansen. Norwald built a large addition to the home in 1937. Johansen purchased the property in 1949 and the Johansen family has owned it since (and has occupied the home for over 75 years). The building contributes to the period of significance by virtue of its age, integrity and association with a significant person in Ketchikan's history.

Historic Preservation Recommendations

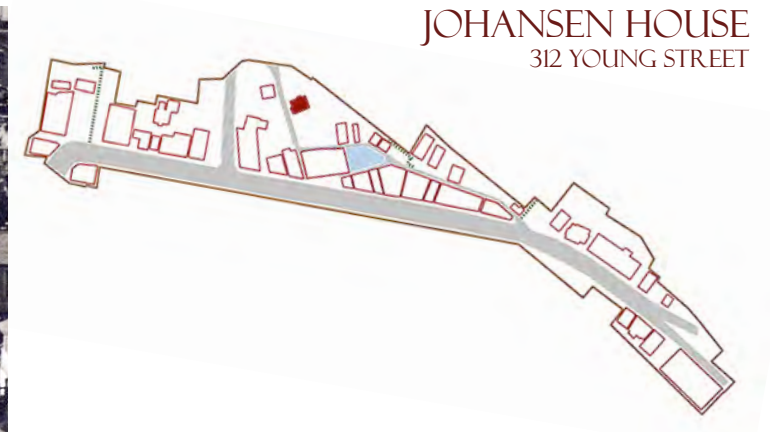
The primary recommendations are to replace the stairway leading to the entry on the northwest corner and carefully protect the original character-defining features including windows, trim, doors and siding.



Johansen House

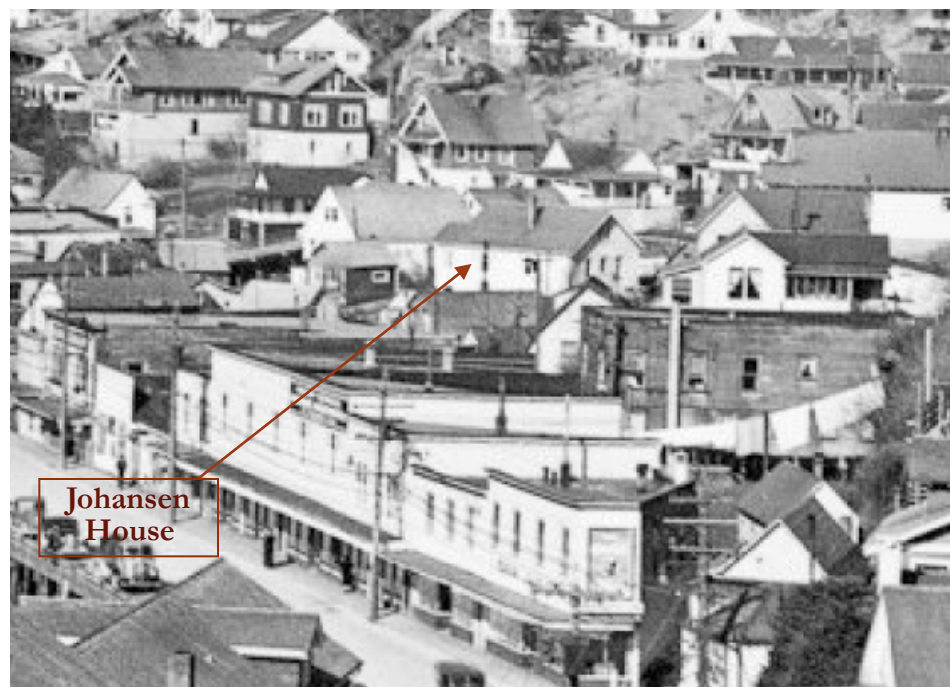


Johansen House



JOHANSEN HOUSE
312 YOUNG STREET

The original cabin was one of the first in Newtown and can be seen in the center of the photograph on the left, circa 1902. An addition prior to 1905 changed the massing to a T shape, as shown in the image on the right. This form remained for 32 years.



Johansen House

Though the massing of the home changed significantly in 1937, the original structure is still visible in the northwest corner of the home's interior.



A flat roof dormer was added to the home in January of 2014. Until that time, the structure had remained unchanged for over 75 years.

744 HOPKINS ALLEY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Tom LeCompte PO Box 5374 Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Duplex	
SIGNIFICANT PERSON(S): Mr. & Mrs. C.M. Hoover	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1905	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c. 1915, post 1953			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Composition siding	OTHER MATERIALS:

ELIGIBILITY

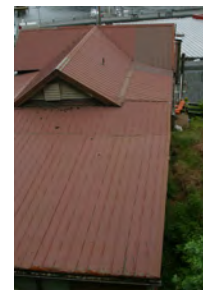
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



View from Hopkins Alley



Metal roof



View from Warren Street

Architectural Description

744 Hopkins Alley is a 27 by 54 foot, 1-story, cross gable, Pioneer Style dwelling built on piling on the cliffside above Hopkins Alley. The open porch on the east side of the home was partially enclosed by 1930 and is now completely enclosed. A small addition to the rear of the house is visible as early as the late 1910s and was enlarged after 1953. Currently, the windows are all vinyl and the building is clad in composition siding and a metal roof.

Statement of Significance

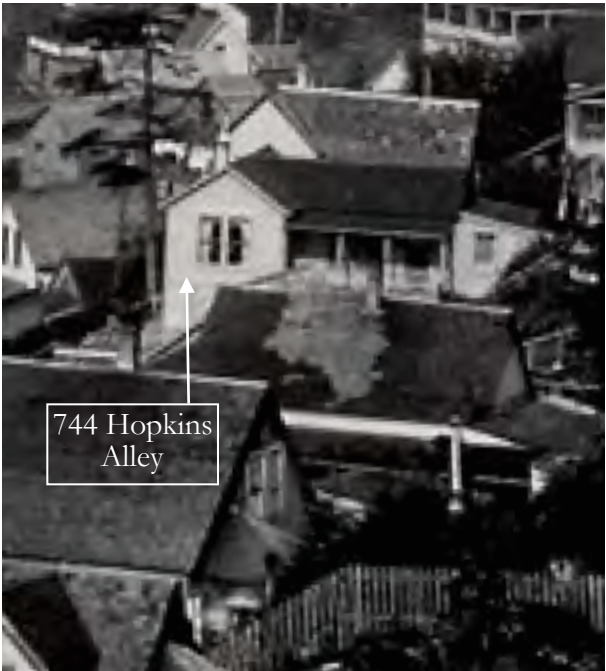
744 Hopkins Alley was one of the first homes built on the New Town Walk. Constructed prior to 1905, it has undergone very few structural changes over the past 100 years. The first known owners were Mr & Mrs. C.M. Hoover, who owned the home from 1911 to 1942. The Hoovers owned three contiguous lots in Newtown, as well as the Liberty Theatre in the downtown area. The house retains its historic massing, and though some fenestration has changed, it contributes to Newtown's period of significance as a well-preserved example of Pioneer Style architecture from the early 1900s.

Historic Preservation Recommendations

It is recommended that as maintenance and repairs continue into the future, priority be given to return to the use of historically appropriate roof material and to wood siding typical of early Newtown. As window replacements become necessary, a double-hung style should be used with period trim.



Built on the bluffs above New Town Walk prior to 1905, the home had offered a sweeping view of Tongass Narrows until development along Water Street altered its viewshe.



In the late 1910s, the home had an open porch. It retains its original massing, however, most exterior materials are not



Taken from a popular Knob Hill vantage point, this image



After the former Quick Lunch was destroyed by fire, the dwelling became more visible from Water Street.

Non-Contributin	No building name	KE T	19	Dwelling from 1920 to 1945, when Olson Motor purchased and built a	NA
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Non-Contributin g	No building name 1059	KE T 01	19	Dwelling from 1920 to 1945, when Olson Motor purchased and built a service station. In 1948,	NA
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1026 WATER STREET

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Tidewater Investors 65 Wood Rd Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: Chas Anderson (1909)

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1907	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1927, additions after 1954			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Colonial Revival		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Concrete	ROOF MATERIALS: Asphalt shingles	EXTERIOR WALL MATERIALS: Grooved cedar shingle siding, T1-11	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
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AUTHORIZED SIGNATURES:	DATE:



View from Schoenbar Road



Water Street facade



Gabled entry

Architectural Description

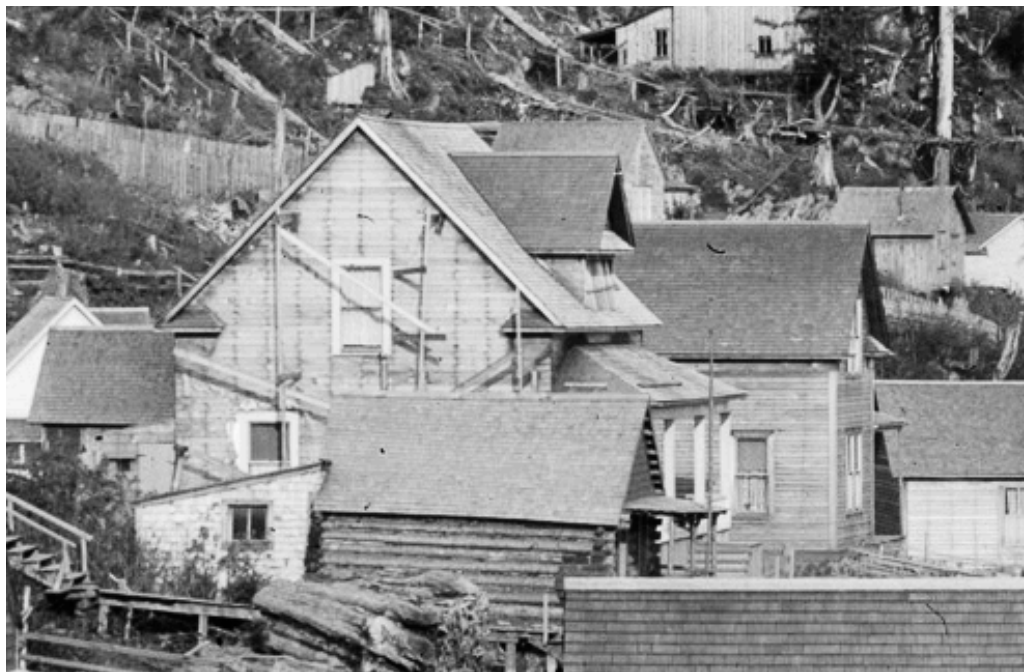
1026 Water Street is a 1-1/2-story, 36 by 33 foot residence behind the row of buildings fronting Water Street. The original portion of the structure has machine-grooved shingle siding and a gabled roof form. An open front porch extending the length of the Water Street facade was enclosed prior to 1927 and a gable roofed entry was added to the front. Two additions constructed after 1954 have changed the massing of the house. The building has been split up into apartments and currently has 6 living spaces. The main portion of the structure retains several double-hung windows, though a few are vinyl, as are the doors. Formerly accessed via a boardwalk and stairway from Water Street, the house is now accessed from the parking area on the east side.

Statement of Significance

1026 Water Street was built in 1907 and is one of Newtown's oldest homes. It began as a Colonial Revival style and its massing and detailing has been modified over time. The original hipped roof porch has been enclosed and an enclosed central entry was added. Many of its original character-defining features are in place including its primary roof massing, eave returns, and central dormer. The house was first owned by CGR Anderson. In 1913, it was purchased by Michael Harris, a carpenter and longtime Foreman at U.S. Lighthouse Service located across Water Street (near the present site of Talbot's). Harris owned the home for 30 years. 1026 Water Street is a contributing building to Newtown's period of significance.

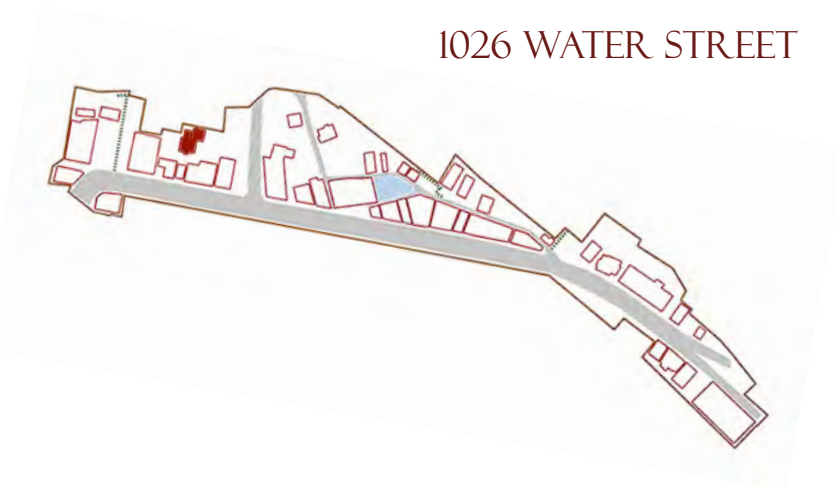
Historic Preservation Recommendations

It is recommended that, over the course of maintenance and repair, period window trim be restored, period appropriate wood siding be applied to the original structure and its additions, and double hung windows replace the present windows on the addition.



Still under construction in 1907, the home originally featured an open porch and gable dormer above.

1026 WATER STREET



In the 1910s, this home had a stately appearance with an attractive porch and entry.



Shown in this 1954 aerial, the open porch was enclosed by 1927 and a gabled entry added.



The addition on the west, which also wraps around the back of the house, employs a different roof pitch, fenestration treatment and paint color than the rest of the house.

816 HOPKINS ALLEY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Gerald & Greta Weston 1370 Deer Mountain Ct. Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence (c.1909) Mechanic Shop (c. 1929)	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1909	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c. 1929			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal Corrugate	EXTERIOR WALL MATERIALS: Composition Shingle Cedar Shingle V-Channel Siding	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: May, 2011

SHPO RESPONSE

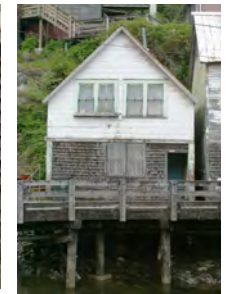
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AUTHORIZED SIGNATURES:	DATE:



View of west side from Hopkins Alley



Plexiglass protects original windows



Hopkins Alley facade

Architectural Description

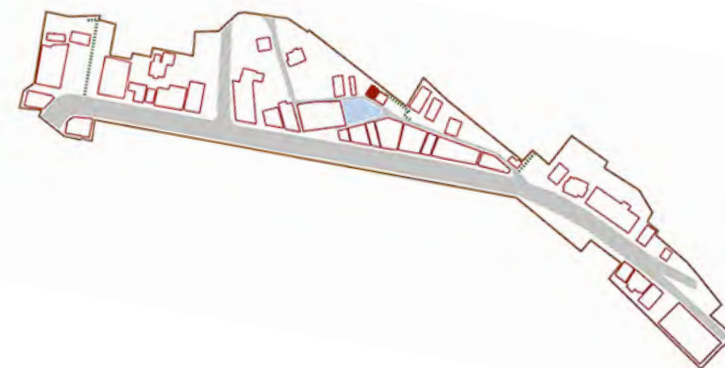
816 Hopkins is a 2-story, 24 by 30 foot, wood frame structure built on piling over tidewater. Built prior to 1909 as a 1-story dwelling, it appears on the Sanborn Fire Map in 1914 as having two additions near the back. A second story was added circa 1929 and featured a commercial style false-front. The false-front was removed prior to 1954. Its twin pair of second floor, double-hung, center-mullion windows have remained since that time. It features a steep (12:12) pitch roof, now clad in corrugated metal. The siding is a combination of cedar shingles, v-channel horizontal wood siding, and composition shingles. It is presently used as a residence.

Statement of Significance

816 Hopkins Alley is one of the oldest remaining structures fronting on the alley. The first known owner for this property was William Fieckert, who also owned Clam Cannery, slightly west of survey area. By 1913, H.A. Buhring owned the home. Buhring was a business partner of Ott Inman, who also owned property in Newtown at that time (the pair operated the Ketchikan Shingle Mill on Creek Street). Buhring sold the property in 1918, about the time the shingle mill closed. A machinist, L.J. Atkins, purchased it. He expanded the dwelling and adapted it to a 2-story machine shop. As with its neighboring 810 Hopkins Alley, 816 is a key historic property in the planned revitalization of the Hopkins Alley neighborhood. It is one of only several that face onto the alley and is prominently located on Hopkins Hole. Its historic roof form, building shape, siding materials and fenestration are all intact and, given its age and integrity, it is a contributing building to Newtown's historic character.

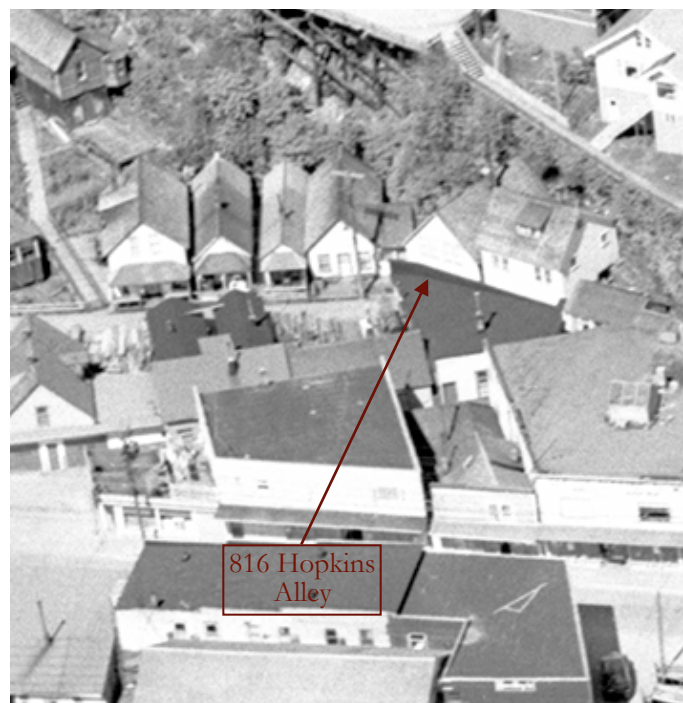
Historic Preservation Recommendations

The early priority is stabilization. Attention should be given to its deteriorated piling foundation. Much of the original facade of this building is still present, though mostly in poor condition. Care should be given to retention of all period character-defining features, including its wood siding, double-hung center mullion windows, and wood doors. It is also recommended that the metal roof be replaced with cedar shingles.



816 HOPKINS ALLEY

By 1930, this structure, originally a 1-story dwelling, had been adapted to be a 2-story commercial structure. It served as a machine shop, owned by L.J. Atkins.



The false front was removed from the building by the time of this aerial image in 1953.



The large machine shop door was still present in the 1970s, and may have been used for a garage access.



As shown in this 2013 image, the lower section was shingled in the 1980s and a metal roof installed.

826 HOPKINS ALLEY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Fred Rhodes PO Box 23285 Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: Jacob Johnson

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: e.1909	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1920s			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt shingles and built up composition	EXTERIOR WALL MATERIALS: Vinyl siding	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



View of west side from Young Street



View from boardwalk above



Hopkins Alley facade from Bauer Way

Architectural Description

826 Hopkins Alley is a 1-1/2-story, 18 by 35 foot, wood-frame dwelling built on piling over tidewater. It has a gable roof (9:12 pitch) with asphalt shingles. Prior to 1930, a 1-story addition was built on the rear of the house. By 1953, the addition was enlarged and a shed-roof gable was added to the west facade. A 1-story addition in the rear, built after 1953, does not detract from the historic integrity. The front porch facing Hopkins Alley has been retained for over 100 years, however, the fenestration of the entire structure changed after 1989. All original siding and windows were replaced by vinyl.

Statement of Significance

826 Hopkins Alley is one of Newtown's oldest homes. It was built along the New Town Walk on what is now Hopkins Alley in circa 1909. The first known owner was Jacob Johnson. Early photographs and Sanborn Fire Maps show a small cabin on the lot, behind the main house. Johnson owned both the house and cabin until 1919, at which time he retained ownership of the cabin, but sold the house. It has survived through 105 years of many owners and long periods of inattention. It retains its original form but has lost virtually all period fenestration. 826 Hopkins Alley is an example of simple, Pioneer style residential architecture of early Newtown during its period of significance. Though nearly all the fenestration of the house has been altered, it remains a contributing building to the Newtown area. It is a prominent building in a potential revitalization of the Hopkins Alley area.

Historic Preservation Recommendations

While the massing of the dwelling remains the same, recent renovations were completed with vinyl materials and the size of several windows was altered. It is recommended that as maintenance becomes necessary, double-hung windows in the original size be used to replace the vinyl windows and that the vinyl siding also be replaced with period-appropriate wood.



826 HOPKINS ALLEY



The home, visible here in an image from the late 1910s, was situated in a compact and densely developed area.



This 1953 photo shows the covered porch which presently remains. The neighboring houses on all sides are no longer standing.



The original, double-bung windows are still visible in a newspaper clipping of a fire next door in 1989.



The original wood windows and wood siding have been replaced with vinyl as shown in this 2013 photo.

319A CHAPMAN STREET

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Ramona Ferry 1220 Sayles St. Unit 2 Ketchikan, AK 99901			
OTHER BUILDING NAMES: Pearson Cabin			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE:

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Dwelling	
CURRENT FUNCTION & SUB-FUNCTION: Dwelling	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	
ORIGINAL OWNER: James A. Smith	

ARCHITECTURAL INFORMATION

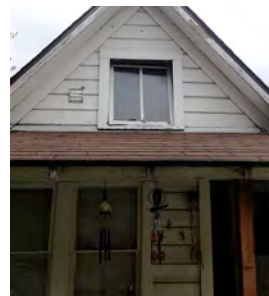
DATE OF CONSTRUCTION: c. 1909	DATE MOVED: c. 1957	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: prior to 1930			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Pioneer		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt Shingle	EXTERIOR WALL MATERIALS: V-Rustic Tongue and Groove	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



West entrance



South elevation



South and east elevations

Architectural Description

319A Chapman is a 1-story, 10 by 32 foot, wood-frame dwelling built on piling. Its primary roof is a steep, 12:12 pitch covered in asphalt shingles. It was originally built as a 10 by 12 foot cabin located at 1100 Water Street. By 1930, a 10 by 12 foot pitched roof addition was added to the front and attached shed, which still retains its outdoor cooler box, had been added to the rear. Though it was moved to Chapman Way in 1954 to accommodate the widening of Water Street, it remains largely intact. It retains a majority of its original siding, doors, windows, and shed-roof porch.

Statement of Significance

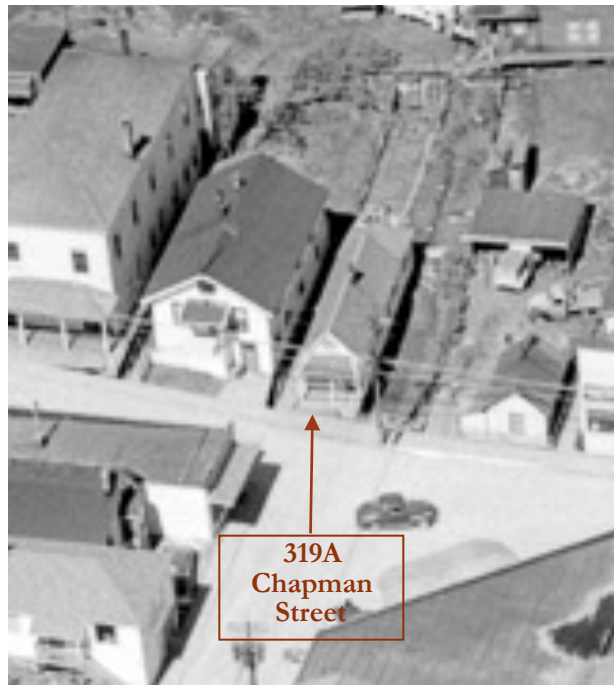
Built in 1909, 319A Chapman represents the Pioneer style of architecture that was common in Ketchikan in the early 1900s. The simple structures were once typical in the frontier town, but have nearly all been lost. The house is best known as the home of Billy Pearson, employee of the US Lighthouse Service. Pearson retired from his post at the Scotch Cap Lighthouse and moved to Ketchikan in about 1915. He remained there until 1939. After World War II, the building was used as a Jehovah's Witness church. Though it has been moved from its original location (also within the survey area), due to its architectural integrity and the rarity of remaining Pioneer style houses, it is considered a contributing building to the Newtown area. Largely unaltered and intact, it retains design, workmanship and materials representative of early pioneer architecture.

Historic Preservation Recommendations

The primary recommendation is to carefully preserve and protect all remaining original architectural features.



In 1930, the home was located at 1100 Water Street and is shown here in the same massing as appears on the 1927 Sanborn Fire Map. The building was later moved to 319A Chapman Street.



Shown here in 1953, the home was moved to accommodate the ongoing Water Street road project. The 90 degree turn at Water and Kennedy Streets was curved in 1957.



In 1980, the Pioneer Style house sits tucked away from the street on a lot behind 1108 Water.



A popular building style in the 1920s, very few simple Pioneer houses remain; this is the best remaining Ketchikan example.

810 HOPKINS ALLEY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Gerald & Greta Weston 1370 Deer Mountain Ct. Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: e1914	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Cedar Shingle V-Channel	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO:	
<input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



View of east facade



Hopkins Alley facade



Original siding under cedar shingles

Architectural Description

810 Hopkins Alley is a 2 1/2-story, 22 by 24 foot, wood frame structure built on piling over tidewater. As with many Newtown residential buildings, its steeply-pitched roof (12:12) was designed to divert heavy rains and snows. Its second floor double-hung, center-mullion windows are original as is most of the window and building trim. The roof is metal and the siding is a combination of cedar shingles (alley level) and v-channel horizontal wood siding. It was built prior to 1914 as a 1-story dwelling, and was adapted to be a duplex by 1927. A second story was added prior to 1930. A slightly off-center dormer was added prior to 1953, as were two additional windows on the east facade. The building is presently unoccupied, partially boarded up and suffers from neglect.

Statement of Significance

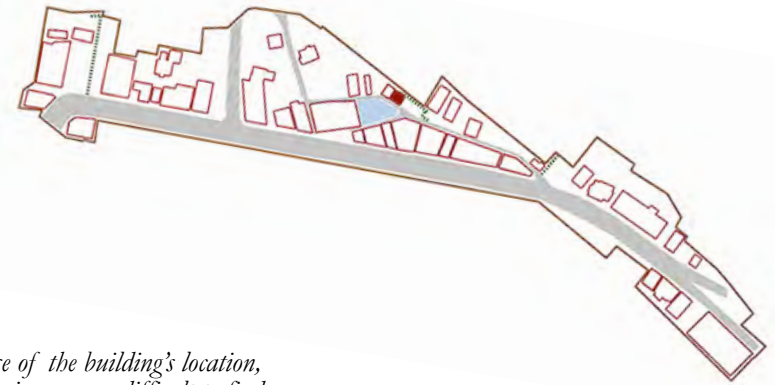
In 1909, prominent Ketchikan carpenter, W.J. Sully, owned this property including one cabin. Another cabin was added in 1910 and a third in 1913. Sully retained the properties until 1928 when Mrs. Carl Davis purchased this lot and eventually several others nearby. In 1945 the lot was split in three, with John Volcheck purchasing this building. 810 Hopkins Alley is a key historic property in the planned revitalization of the Hopkins Alley neighborhood. It is one of only several that face onto the alley (most are the back elevations of buildings fronting on Water Street). Its historic roof form, building shape, siding materials and fenestration are all intact and, given its age and integrity, it is a contributing building to Newtown's historic character.

Historic Preservation Recommendations

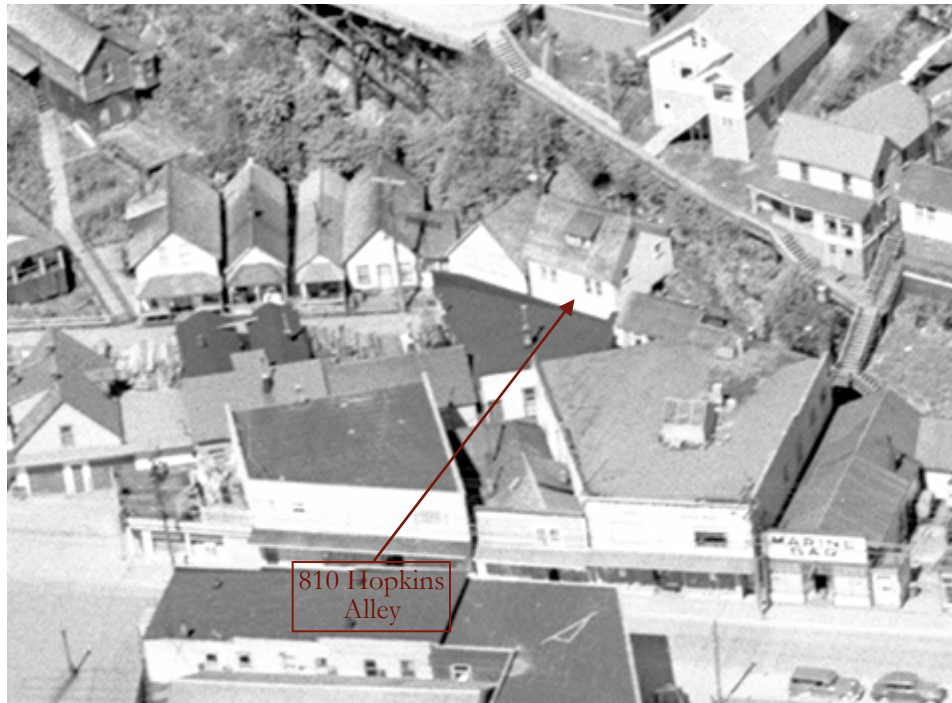
This building is very prominently sited on Hopkins Hole and, together with its neighboring 816 Hopkins Alley, are key elements of planned revitalization of the historic Hopkins Alley neighborhood. Currently on the path to condemnation, the preservation focus of this property must be that of stabilization. Most of the piling foundation needs to be replaced in the very near future. Repair of all siding materials and trim is still possible. Care should be given to retention of all period character-defining features. It is also recommended that the metal roof be replaced with cedar shingles.



810 HOPKINS ALLEY



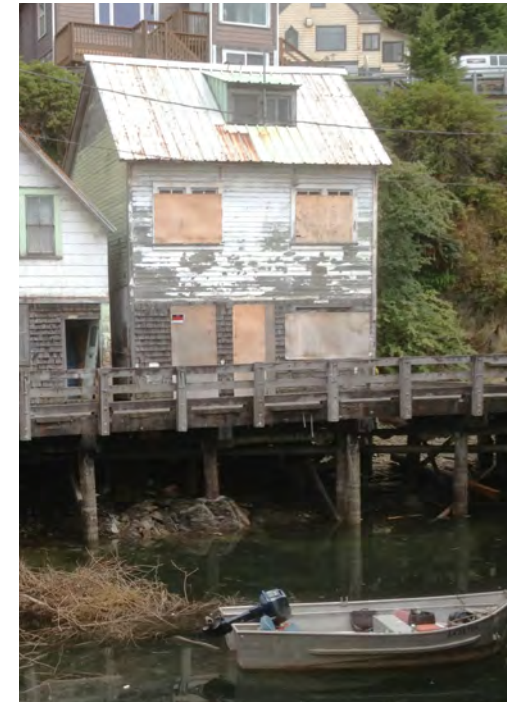
Because of the building's location, historic images are difficult to find and discern. Aerial shots such as this one in 1930 provide a view from a distance. Originally one of three 1-story dwellings on the lot, a second story was added prior to 1927.



A slightly off-center roof dormer was added prior to this 1953 photograph. Two small windows were also added on the east side of the structure.



Shown here in the 1970s, the dwelling still served as a duplex.



The present structure is in tenuous condition and is in immediate need of stabilization measures.

820 HOPKINS ALLEY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Ione Shewey 14789 N. Tongass Hwy. Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: Andrew Nelson

ARCHITECTURAL INFORMATION

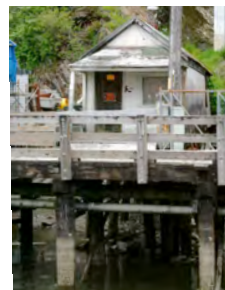
DATE OF CONSTRUCTION: 1917	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1950s			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 1	
ARCHITECTURAL STYLE: Pioneer		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Wood shingle Asphalt/Comp.	EXTERIOR WALL MATERIALS: Composition Shingle Plywood	OTHER MATERIALS:

ELIGIBILITY

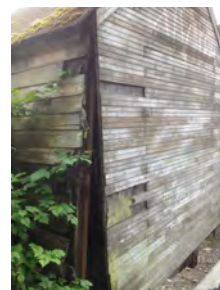
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



South facade



Northeast corner



East facade and roofline

Architectural Description

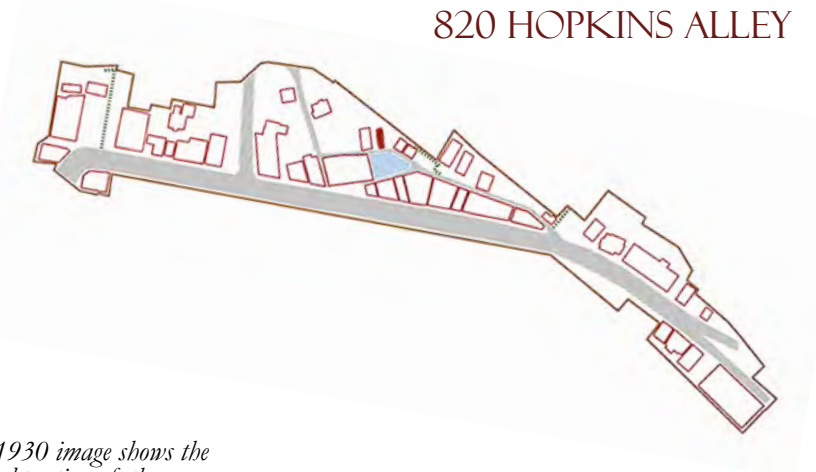
820 Hopkins Alley is a 1-story, 12 by 41 foot, wood framed structure built on piling. The original portion was built in 1917, as a cabin or storage area set back from the boardwalk. An addition built between 1930 and 1953 extended the house forward to Hopkins Alley and more than doubled its original size.

Statement of Significance

820 Hopkins Alley is one of a few remaining examples of an early Pioneer Style home in the Newtown area. Small dwellings were common in this densely populated area of town, but are now nearly all are gone. Many of the small cabins grew in a linear fashion, such as this one. The original part of the home was built toward the back of the lot and may have served as a storage building. A large addition created the linear shape of the home. It boasts a classic hip roof open porch which was popular at the time. Though the condition of the building is poor, it retains its historic integrity and is a contributing building to Newtown's historic character.

Historic Preservation Recommendations

Currently this building is condemned and may be beyond the point of repair. If the building can be saved, preservation should focus first on stabilization and then protection of the remaining historic features.



This 1930 image shows the original portion of the structure set back from the boardwalk. The building was, at the time, part of the lot to the east and records of its use are incomplete.



In 1954, the house was tightly fit between two other similar but slightly larger structures.



A fire in 1989 destroyed the historic structure next door, but the damage to 820 Hopkins was repairable.



In 2013, the structure sits vacant and has been condemned due to its unsafe living conditions.

UNION HALL

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Ketchikan Longshoremen 728 Water Street Ketchikan, AK 99901			
OTHER BUILDING NAMES: Quality Grocery			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Grocery, Union Hall	
CURRENT FUNCTION & SUB-FUNCTION: Flower Shop	
SIGNIFICANT PERSON(S): Ted Ferry	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1920	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c. 1990s			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: False-front Commercial Style		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Fiber Cement	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Storefront



West facade



Cornice with patterned trim

Architectural Description

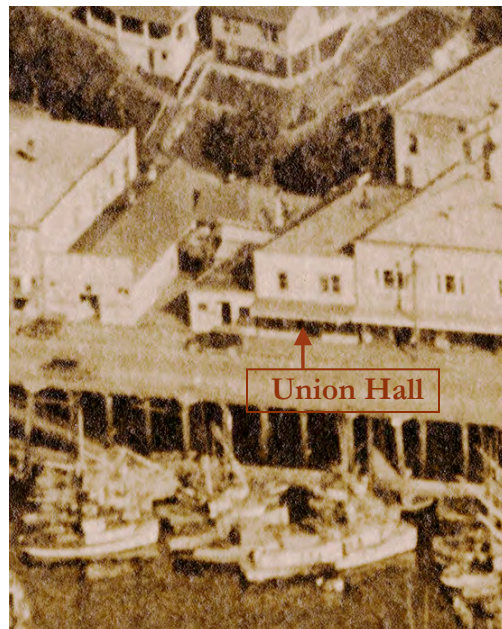
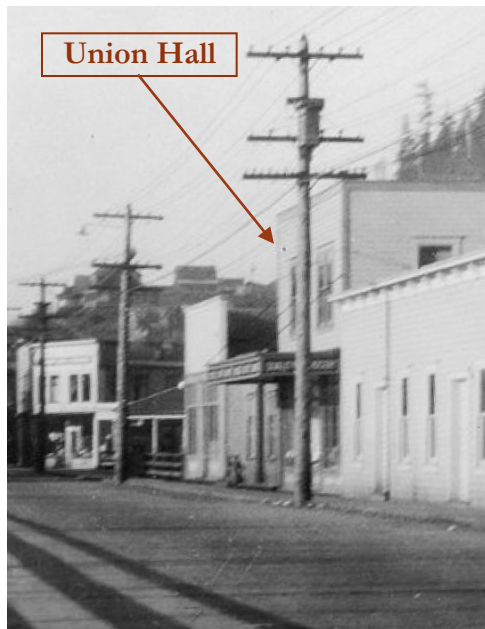
The Union Hall is a 2-story, 24 by 50 foot, wood-frame, false-front commercial building constructed on piling. Renovations prior to the 1990s altered the storefront by slightly angling it away from the sidewalk. The first floor has an off-center recessed entryway, flanked by large vertical windows. A second entrance also is located along the Water Street facade. A decorative, non-period geometric pattern was added although the cornice retains its original proportions. The building is clad in fiber cement siding.

Statement of Significance

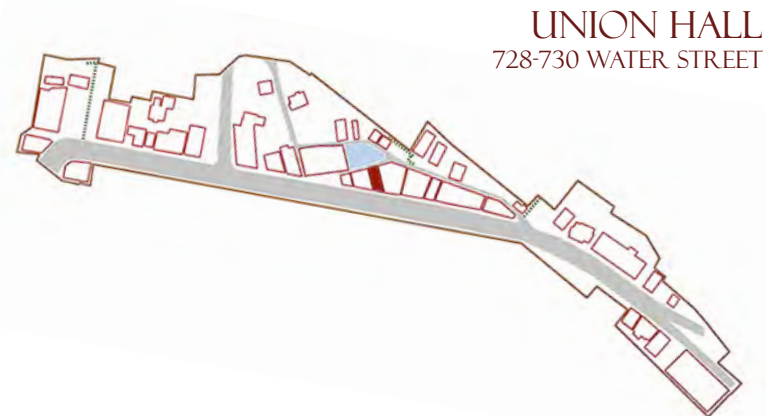
Union Hall was built in 1920 and is one of Newtown's older buildings, with architecture that is representative of Newtown's period of significance. The building became Quality Grocery by 1924, owned by Ted Ferry. It was the predecessor to the long-time Newtown business: Ferry's Food Store. Ferry was a lifelong Newtown resident and served as Ketchikan's Mayor, 1985-1991. In 1942, the building was condemned when it was noted "the underpinning is gone & condition is dangerous." New owners repaired the structure and by 1950 it had become the Union Hall serving Longshoremen, Warehousemen and Cannery Workers. It served in that capacity nearly 60 years. The building has undergone substantial alterations to the street level facade. In spite of the changes, it remains a contributing building to Newtown's period of significance.

Historic Preservation Recommendations

Though renovations have altered the storefront, they do not severely alter the character-defining features of the property. The priority preservation recommendation is to restore the upper-level windows on both the Water Street and west facades to double-hung windows in their original configuration and with period trim. Continued maintenance of the remaining architectural features, including the marquee and decorative cornice, will be key to retaining historic integrity.



The mid 1920s image on the left and the aerial view from 1930 on the right show that few changes occurred in the early history of the building.



UNION HALL
728-730 WATER STREET



The pair of images above, both from 1954, highlight the changes to the storefront windows during that era. The addition of a double-hung window on the upper level brought symmetry to the fenestration.



Recent renovations to the Union Hall dramatically altered the entryway. Historic windows were removed from the upper level facade.

1032 WATER STREET

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Jack & Eveyln Cousins			
PO Box 7173		Ketchikan, AK 99901	
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S): Adah Sparhawk Young	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: Adah Sparhawk Young

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1920	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: c. 1950, post 1953			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt shingles	EXTERIOR WALL MATERIALS: T1-11 V-Rustic	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



West elevation



North elevation



Water Street facade

Architectural Description

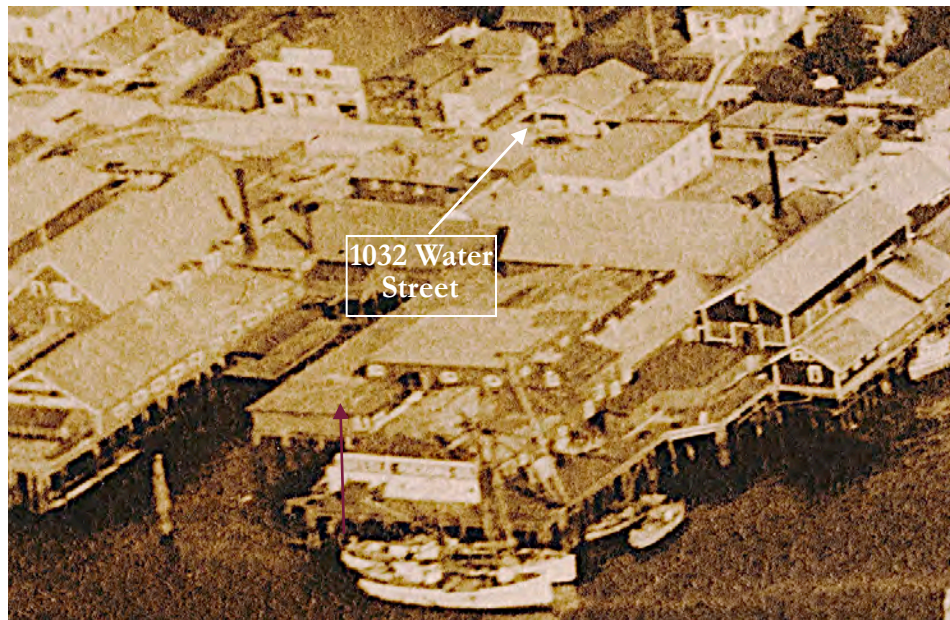
1032 Water Street is a 1-story, 24 by 44 foot, wood frame dwelling. It has 24 feet of frontage on Water Street. It has a relatively low-pitched roof (4:12) for its vintage. The roof is asphalt shingles and the siding is T1-11 and V-rustic. A connection was built c.1950 to the formerly unattached garage, which was made into living space, giving the residence an L-shaped footprint. Most windows, doors, and siding were updated after 1953 and non-period materials were used for all changes. Window sizes and placement were also changed, exterior non-period window shutters were added on the Water Street facade and the front entry removed.

Statement of Significance

1032 Water Street is the one of the few remaining residences to front Water Street and is currently surrounded by commercial properties. The historic home was built in 1920 for prominent Newtown merchant Adah Sparhawk Young. It replaced an earlier structure that she owned on the same lot. The dwelling was one of several rental units in the Newtown area owned by the pioneer businesswoman. She used the garage on this lot to store her automobile (which she did not know how to drive). In spite of its modifications, the property is a contributing building to the Newtown area.

Historic Preservation Recommendations

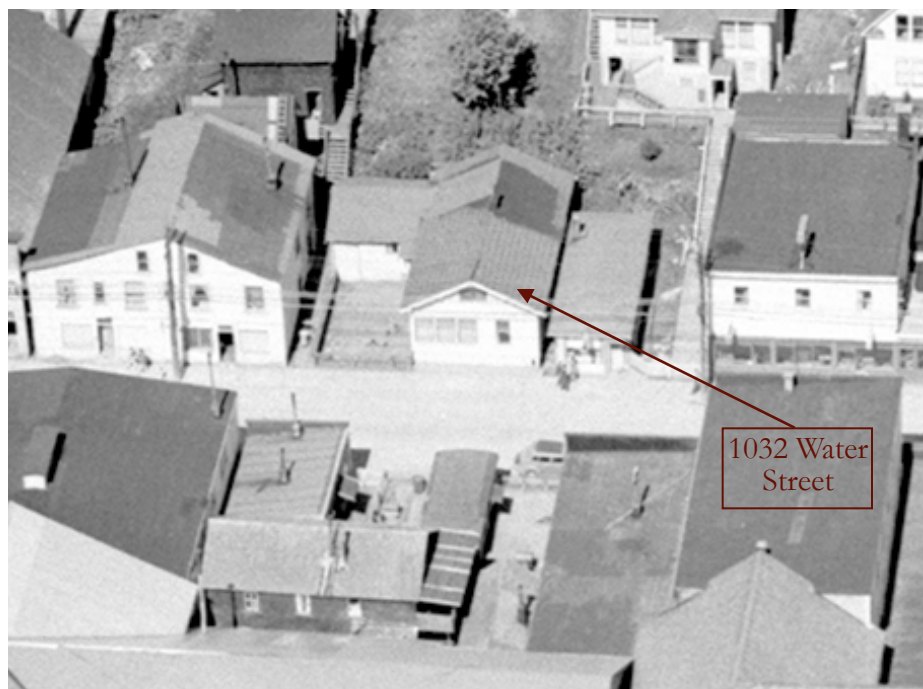
Priority should be given to restoring the building's historical authenticity and architectural detailing. This would include replacing the T1-11 siding with period wood siding and restoring double-hung windows on visible elevations along with historically-appropriate window trim.



1032 WATER STREET



The property, shown here in 1930, was built circa 1920. Located across the street from a cannery complex, the house was a rental unit owned by Adah Sparhawk Young.



In 1953, the house still featured an entry door and bank of windows on its Water Street facade. The garage was attached and had become additional living space.



The Water Street and west facing facades have been remodeled using T1-11 siding and vinyl windows and door. The entry door moved from the street facade to the west side of the dwelling.

PIONEER CABINET SHOP

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Debra & Emil Meusel PO Box 5162 Ketchikan, AK 99901			
OTHER BUILDING NAMES: First City Electric			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Cabinet Shop, apartments	
CURRENT FUNCTION & SUB-FUNCTION: Electrical supply, apartments	
SIGNIFICANT PERSON(S): Axel Osberg	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1924	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: Early 1950s, 2013			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Commercial		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Fiber Cement T1-11, Plywood	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

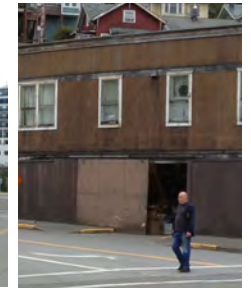
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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Water Street storefront directly across from Berth IV



Schoenbar Road facade retains its historic upper-level windows.



Architectural Description

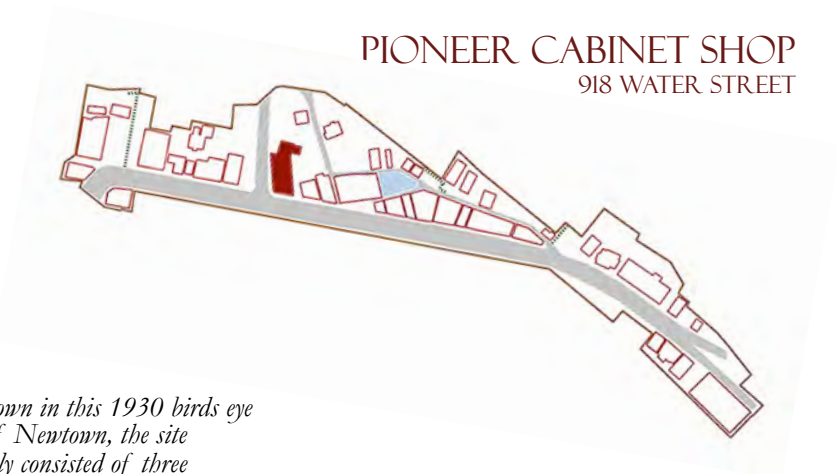
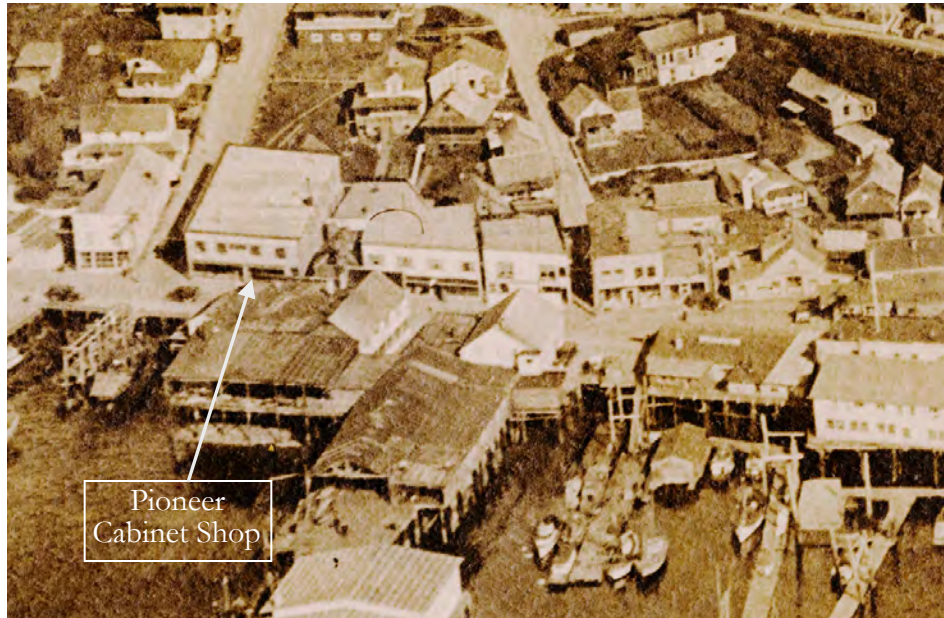
The Pioneer Cabinet Shop is a 2-story, 50 by 100 foot, wood frame structure built on piling over tidelands. The building houses a commercial use on the ground floor and three apartments on the 2nd floor. A low parapet is continuous around 3 sides of the building, though the shallow cornice has been removed. The Water Street facade remained fairly constant through the mid 1950s. Changes to that facade since that time include: upper level windows replaced with vinyl windows of a different size and configuration, addition of metal entry doors, removal of transom windows and the addition of a flat marquee. The Schoenbar Road elevation is sided in T1-11 but retains its original double hung windows.

Statement of Significance

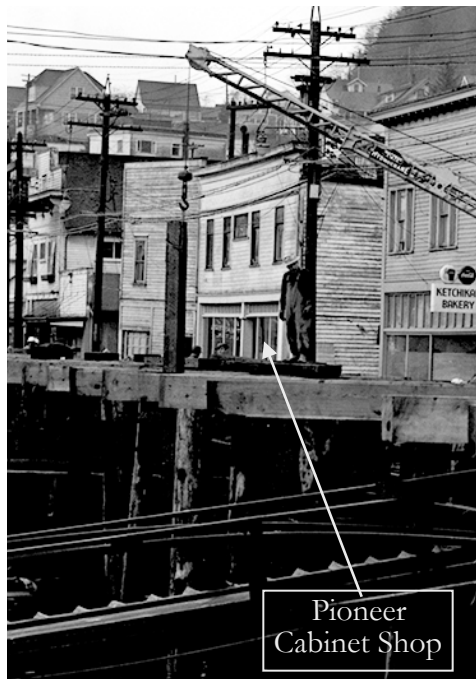
Constructed in 1924, Pioneer Cabinet Shop is associated with a prominent figure in Ketchikan's early development: Axel Osberg. He helped build Mary Island Lighthouse (1898), as well as Ketchikan's first hospital, first custom house, first courthouse, and first school. Osberg made significant contributions to the quality of craftsmanship on a long list of landmark buildings in Ketchikan and worked as a carpenter in town until a year before his death at age 82. Osberg built and opened Pioneer Cabinet Shop in 1924. By the early 1950s it became home to an electrical supply business and remains in the same capacity today. The building contributes to Newtown's period of significance because of its role in early community development and its association with a important figure in Ketchikan's history.

Historic Preservation Recommendations

A recent Water Street facade renovation makes additional changes to that facade unlikely in the near future, however, as repairs and replacement become necessary, the following is recommended: return the upper-level windows to their original configuration using double-hung windows; replace metal entry doors with wood entry doors; and restore the cornice on three elevations. Restoration of the highly visible facade along Schoenbar Road should include retaining the existing double-hung windows and replacing the T1-11 with period wood siding.



As shown in this 1930 birds eye view of Newtown, the site formerly consisted of three structures. The main building, Pioneer Cabinet Shop, remains today, while the small dwelling to the east and a rooming house on the northeast (later Crystal Dairy) have both been removed.



The historic storefront remained through the mid 1950s as evidenced in this image taken during the road widening project of 1954.



In June of 2013, new siding and upper level windows were installed on the Water Street facade.



The building, located at the head of the crosswalk access to/from Berth IV, features extensive frontage on both Water Street and Schoenbar Road.

FISHERMAN'S UNION

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Debra & Emil Meusel PO Box 5162 Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Union Hall, Apartments	
CURRENT FUNCTION & SUB-FUNCTION: Vacant, Apartments	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: James Burgun

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1926	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: Commercial		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt	EXTERIOR WALL MATERIALS: Fiber Cement, T1-11, Cedar bevel siding	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

<input type="checkbox"/> Eligible (Concur) <input type="checkbox"/> Eligible (Do Not Concur) <input type="checkbox"/> Not Eligible (Concur) <input type="checkbox"/> Not Eligible (Do Not Concur)	
MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Water Street facade



Rear facade with shed additions



Water Street facade

Architectural Description

Fisherman's Union is a 2-story, wood-frame, Commercial Style building constructed on piling. It has low parapet and 44 feet of frontage on Water Street. The rolled asphalt roof slopes gently to the rear. The west and north elevations retain cedar bevel siding, however the Water Street facade is current clad in fiber cement board and plywood. The original windows and door have been replaced by aluminum version on the Water Street facade and vinyl on the rear of the building. The exposed west side reveals a mix of window types and retains a few original wood windows.

Statement of Significance

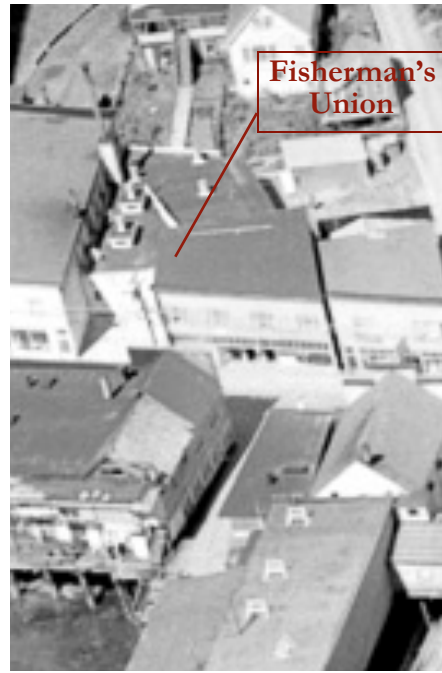
The Fisherman's Union was built in 1926. The building, which originally housed a marine hardware store and was later home to the Deep Sea Fisherman's Union, is closely associated with Newtown's strong ties to the fishing industry. James Burgun owned this lot, as well as the two neighboring lots, as early as 1917. According to the 1927 Sanborn Map, he replaced a house on the lot with the current commercial structure housing a wallpaper and paint shop in one half and marine hardware store in the other. By 1933, the space became home to the Deep Sea Fisherman's Union who remained in the southern half until 1946 when Alaska Radio Specialty moved in. The north half of the shop was filled in 1942 by NewTown Beauty Shop, which later became Town & Country Beauty Salon and remained until 1965. The four apartments above where called the Burgun Apartments through the 1940s. The building contributes to the period of significance and well represents the history of the area.

Historic Preservation Recommendations

The building siding is currently in poor condition. Since many facade features need to be replaced, there is an opportunity to restore the building with historically appropriate materials. Any restoration efforts should give careful attention to period details. It is recommended that the bracketed cornice be restored and all windows replaced with wood frame, double-hung windows in their original configuration.



James Burgum had the Fisherman's Union erected on the lot next door to his grocery in 1926. The lower level had two commercial spaces while the upstairs housed 4 apartments.



This pair of images from 1953 should be used as reference for future restoration efforts. They clearly show the former, handsome facade and historic detailing.



As shown in this 2014 image, the building is currently in need of renovation. The historic siding on the front facade has been either removed or covered by plywood and cedar shake siding. Original siding and a few windows are visible on the west facade.

325 YOUNG STREET

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Joe & Rose Hendricks 15842 NE 14th Ave Shoreline, WA 98155			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Residence	
CURRENT FUNCTION & SUB-FUNCTION: Residence	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	
ORIGINAL OWNER: E.B. Myers (1909)	

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1927	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 1-1/2	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Asphalt shingles	EXTERIOR WALL MATERIALS: V-Rustic siding	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept. 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



West and south elevations



Young Street facade, original shed roof overhang

Architectural Description

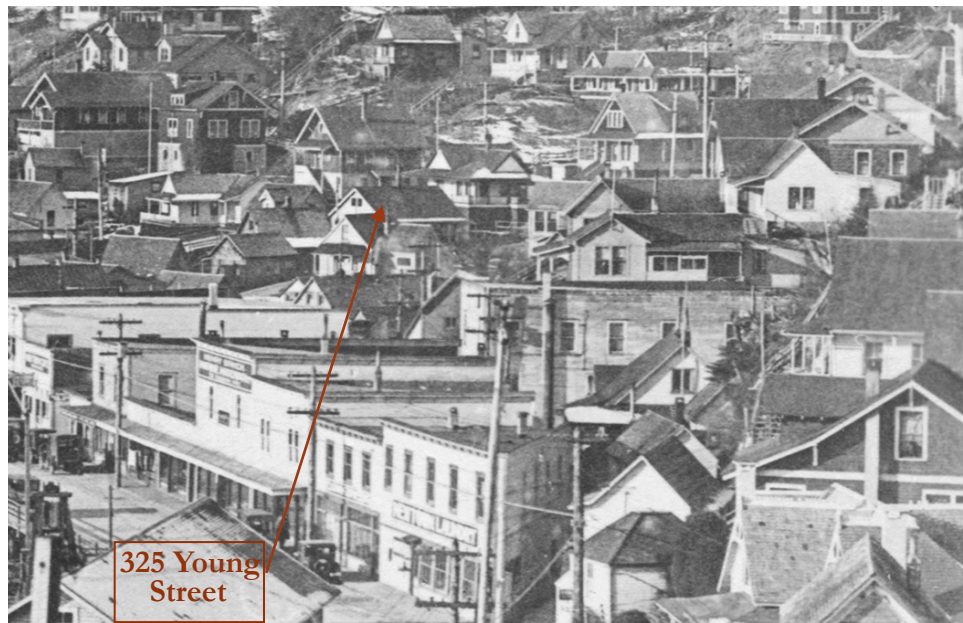
325 Young Street is a 1-1/2-story, 30 by 30 foot, wood frame residential structure. It has a moderately-pitched (approximately 7:12) gable roof. The building has an original shed roof overhang with triangle bracket supports. It retains its original V-rustic cedar siding. Though most windows have been replaced with vinyl and aluminum, the original window openings are still visible. Much of the siding is in a poor state of repair.

Statement of Significance

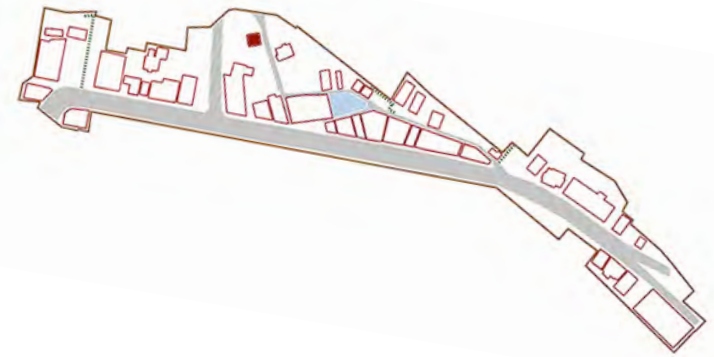
325 Young Street was built circa 1927 and is associated with residential development in the Newtown area during the boom years of the Ketchikan fishing industry. Originally a duplex, as shown on the 1927 Sanborn Fire Map, it was one of many rental properties in the area directly behind Water Street. Currently a single-family dwelling, the house has been a rental property for a majority of its existence. The building contributes to the period of significance by virtue of its age and historic integrity.

Historic Preservation Recommendations

It is recommended that the original siding be repaired, sealed and protected from future weather damage. Consideration should be given to restoring period appropriate doors and windows of original size and placement.



325 YOUNG STREET



Shown here in the early 1930s, the duplex was one of many rental units in a densely populated area behind the row of businesses along Water Street.



Highlighted on a 1954 aerial image, it is one of only two houses on Young Street that remain today.



The original roof form and porch overhang remain today. The shape and placement of the original windows are visible on all sides of the home.

ALASKA CREAMERY

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: Ketchikan Lodge No. 224 Loyal Order of Moose PO Box 5224 Ketchikan, AK 99901			
OTHER BUILDING NAMES: Service Electric			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Creamery, Electrical shop	
CURRENT FUNCTION & SUB-FUNCTION: Bar	
SIGNIFICANT PERSON(S): E.W. Brown	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1929	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1955			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: 2	
ARCHITECTURAL STYLE: False front Commercial Style		PLAN:	CULTURAL AFFILIATION: Euroamerican
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Piling	ROOF MATERIALS: Metal	EXTERIOR WALL MATERIALS: Fiber Cement T1-11 Metal	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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AUTHORIZED SIGNATURES:	DATE:



View from cruise ship docked at Berth III



The wedge-shaped massing is visible from above Hopkins Alley



Water Street facade

Architectural Description

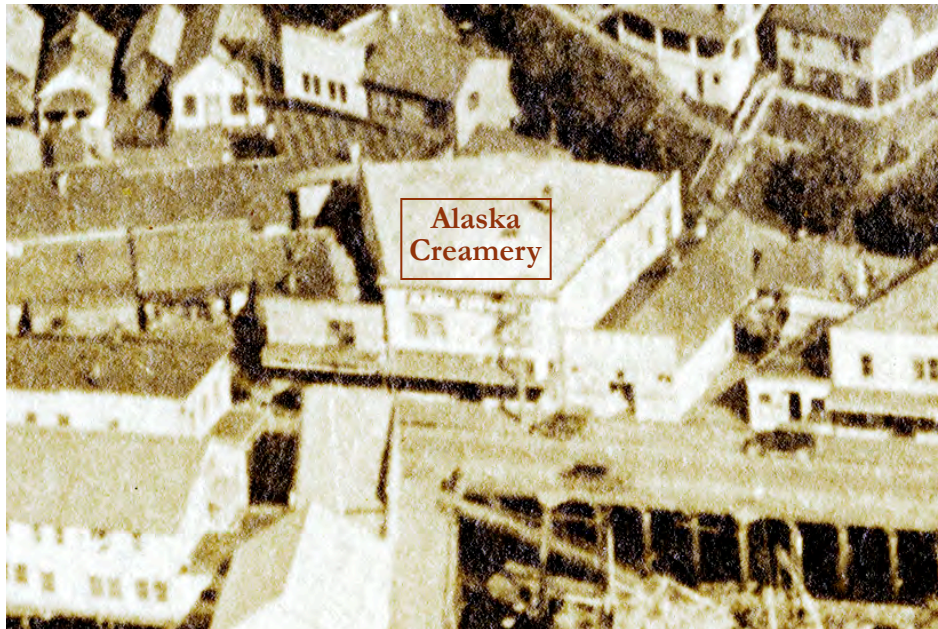
Alaska Creamery is a 2-story, wood-framed commercial structure built on piling over tidewater. It has a wedge-shaped footprint with 36 feet of frontage on Water Street and 63 feet along Hopkins Alley and Bauer Way. The Water Street facade was significantly altered in 1955, however some historically appropriate features have since been restored including low profile windows along the storefront and decorative trim below them. The original flat marquee was recently replaced with a metal, shed-roofed marquee. Each of the three visible sides of the building has a different type of siding: The Water Street facade is clad in fiber cement board, the southeast side is metal, and the Hopkins Alley side is covered in T1-11.

Statement of Significance

Built in 1929, the Alaska Creamery was the last building constructed in Newtown during its period of significance. E.W. "Deke" Brown started the creamery to homogenize locally-produced milk and bottle it for delivery around town. Utilizing one of the last remaining open lots along Water Street, Brown had a "modern" facility that featured a showroom with plate glass windows in the front and produced dairy products in the rear. The building became home to Service Electric's marine division in 1947. The company remained at the location for 30 years. Due to its age and contribution to early development, Alaska Creamery is considered a contributing building to Newtown's period of significance.

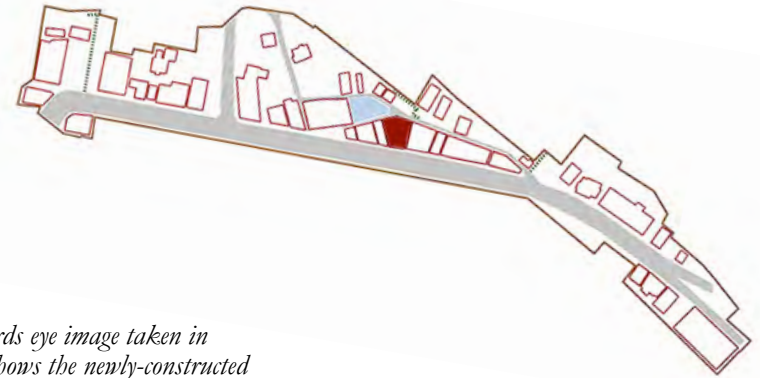
Historic Preservation Recommendations

Recent renovations returned the storefront to a more historically appropriate appearance, however, mostly non-historic materials were used. It is recommended that the upper level picture windows be replaced with double-hung windows and the cornice returned. As replacements become necessary to the vinyl windows on the ground level, it is recommended they be replaced with large, wood-trimmed storefront windows with transoms (see lower left photo on opposite page).



ALASKA CREAMERY

742-744 WATER STREET



This birds eye image taken in 1930 shows the newly-constructed Alaska Creamery. Prior to its construction, the front portion of the lot was empty while the back had a building labeled "work bench" facing Hopkins Alley and a dwelling that faced Bauer Way.



In 1954, the building featured the original plate glass storefront with transom windows above.



Service Electric remodeled the storefront in 1955 and removed many of the historic elements, including wood-framed windows, single entry doors, transoms and decorative trim.



After recent renovations, a recessed entry was added and decorative trim was placed under the storefront windows.

HOPKINS ALLEY, BAUER WAY & YOUNG STREET

Contributing Historic Structures

CURRENT OWNER'S NAME & ADDRESS: City of Ketchikan 334 Front Street Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 90E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Boardwalks	
CURRENT FUNCTION & SUB-FUNCTION: Boardwalks, alleys	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: City of Ketchikan

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: c. 1900	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: 1902, 1908			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None		DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO:	
<input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Hopkins Alley



Young Street



Hopkins Alley and Bauer Way flank Hopkins Hole

Architectural Description

All three structures were originally constructed as narrow boardwalks prior to 1909. Water Street, constructed in 1907-08, replaced the boardwalk in the area around the bluff and a portion of the shoreline. The remaining walkways became what are now called Hopkins Alley and Bauer Way. Both connect to Young Street. Hopkins Alley is approximately 500 feet in length; Bauer Way is 115 feet and the remaining wood portion of Young Street is approximately 65 feet. All three are marked as 10 feet wide wooden streets on the 1914 Sanborn Firemap and, with the exception of a northerly portion of Young Street, they remain that size and retain their original locations.

Statement of Significance

Hopkins Alley was originally part of the New Town Walk, a narrow wooden boardwalk constructed before 1900 to connect Downtown to Newtown. The walk was named after Dr. Melvin Hopkins, who had a house on the alley and an office nearby. Hopkins was one of Ketchikan's first city council members and prominent local doctor. By 1927, it became an alley in the true sense and provided access to the rear of the buildings that front Water Street.

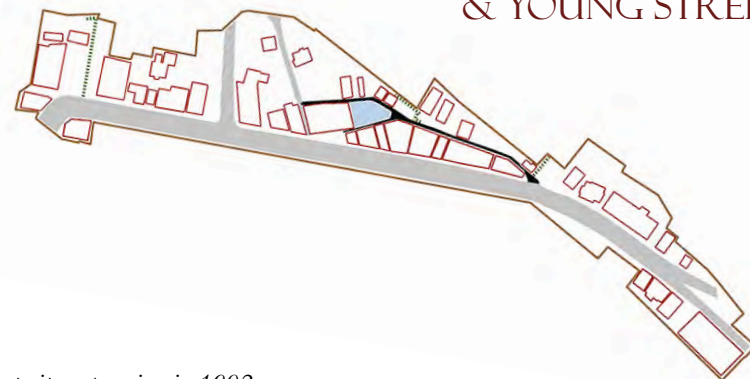
Bauer Way was named for Chas. Bauer who owned a home along the short stretch of boardwalk from 1923 to 1934. There are no longer any properties that feature a Bauer Way address. Referred to as Laundry Walk in the early 1900s, Young Street connected the waterfront to Ketchikan Steam Laundry. It was renamed in honor of J.W. and Adah (Sparhawk) Young who pioneered development in the area. A portion of the walkway was paved in the 1990s, however, the southernmost 65 feet remain in the historic configuration.

Historic Preservation Recommendations

The historic wooden streets are contributing structures to the character of the Newtown Commercial Area. It is recommended that Hopkins Alley and Bauer Way be restored and the southern portion of Young Street be retained as a wooden walkway. It is also recommended that interpretive signage and be installed to communicate the historic significance of these structures. Future viewing platforms over the open tideland area known as Hopkins Hole would enhance the setting and the appreciation of the area.



HOPKINS ALLEY, BAUER WAY & YOUNG STREET



Prior to its expansion in 1902, the New Town Walk was a narrow plank boardwalk that curved around Knob Hill following the shoreline to J.W. Young & Son store.



The New Town Walk, shown here in 1905, served the quickly growing area west of Knob Hill.



By the mid 1910s, Hopkins Alley was no longer accessible by water, though it remains on piling over tidelands. Both the alley and its short connection to Water Street, known as Bauer Way, were 10 feet wide.



Hopkins Alley and Bauer Way flank an open tideland area known as Hopkins Hole which provides opportunity to view a 14 foot tide differential. At low tide, Hopkins Hole is exposed tideland.

HISTORIC WATERFRONT

Contributing Historic Site

CURRENT OWNER'S NAME & ADDRESS: City of Ketchikan 334 Front Street Ketchikan, Alaska 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Waterfront	
CURRENT FUNCTION & SUB-FUNCTION: Waterfront	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: Early 1900s	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Concrete	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:

ELIGIBILITY

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None		DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO:	
<input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Berth IV redevelopment area



City Float and the Sea Walk

Architectural Description

City Float and the waterfront seaward of Water Street were the historic centers of activity in Newtown. While buildings once lined the waterfront of Water Street, only two historic buildings remain: Arctic Bar and Central Garage. A small public park with wooden deck built on pilings is also located on the waterfront. Most of the tidelands northwest of City Float have been filled to serve Berth IV and planned commercial uses. Restrooms and shelters have been provided for cruise visitors.

Statement of Significance

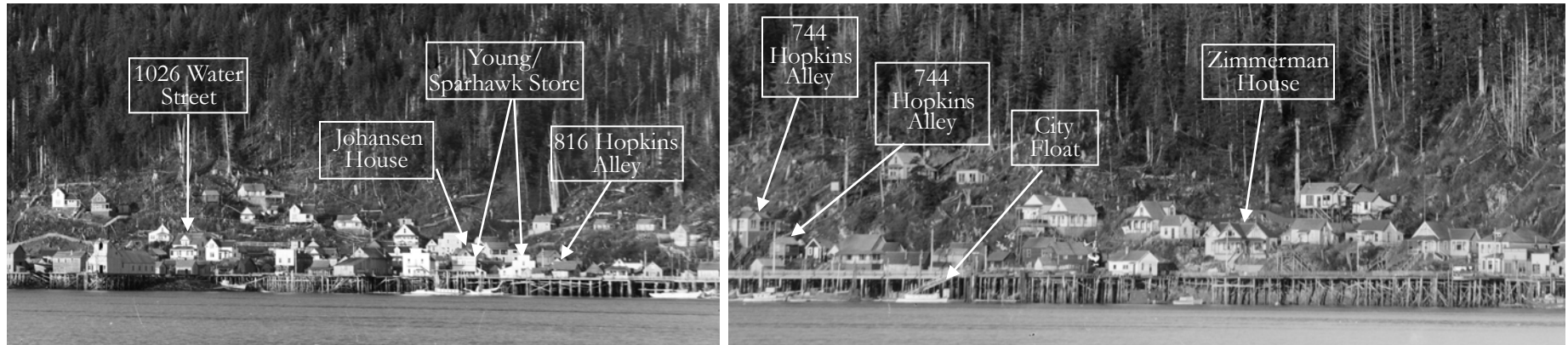
Newtown's historic waterfront was the economic center of the neighborhood during the period of significance. Thriving maritime businesses provided not only direct employment but also the need for housing and support businesses. The development of fish packing facilities in and adjacent to Newtown increased the number of boats stopping at the commercially owned wharves along Water Street. Prior to 1910, the City began purchasing property for construction of the town's first public mooring facility, known as City Float, the only facility of its kind in Ketchikan until 1931. It was renamed Captain B.H. "Casey" Moran Float in 1996. Among his accomplishments, Moran had been Executive Officer of the Coast Guard Base in Ketchikan at the end of WWII.

The attraction of large cruise ships to Ketchikan forever changed the fabric of the community and notably impacted the waterfront in Newtown. In the past 30 years, the waterfront has changed from one that served the fishing industry to one that serves the tourism industry. Though City Float remains in a similar configuration as shown in the 1927 Sanborn Fire Map, almost all other historic aspects of the waterfront have been lost. Within the survey area well over 2 dozen buildings of various size, including the large Beegle Packing complex, formerly occupied the seaward side of Water Street.

Historic Preservation Recommendations

A majority of the historic waterfront in Newtown is publicly owned and provides access to the waterfront. The location already functions as open space with landscaping, signs, benches and lighting. The waterfront would benefit from additional interpretive signage highlighting the significant role it played in Newtown's early development. The site should also feature shelters, art and open space to enhance public enjoyment of the historic waterfront.

HISTORIC WATERFRONT



This pair of images, circa 1908, show the developing Newtown waterfront. Water Street had been newly constructed and business were beginning to appear in what had been a mostly residential area, except for at the far east and west ends of the district. Businesses at the time had a strong maritime focus, and included an outfitter serving both fishermen and miners.



At the west end of the survey area was a large cluster of canneries, boat repair services, and the government's U.S. Lighthouse Service Station. This cluster of operations, visible in the image above circa 1916, helped create the need for additional housing and support businesses in the immediate area.



By the time this image was taken, circa 1925, hundreds of fishing vessels were utilizing City Float and the services provided in the well-developed Newtown area. With the exception of City Float, businesses lined both sides of Water Street from Front Street to Kennedy Street.

HISTORIC STAIRWAYS

Contributing Historic Structure

CURRENT OWNER'S NAME & ADDRESS:			
City of Ketchikan		334 Front Street	
Ketchikan, Alaska 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET:	SECTION:	TOWNSHIP:	RANGE:
Ketchikan (B-5) SW AK	30	75S	91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION:	
Stairway	
CURRENT FUNCTION & SUB-FUNCTION:	
Stairway	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

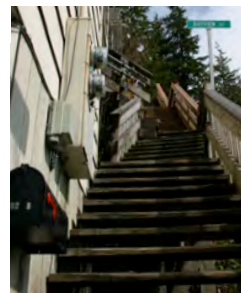
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Early 1900s			
ALTERATION DATES:			
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ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:
Concrete			Wood

ELIGIBILITY

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PREPARED BY:	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS:	
RAI Development Solutions	<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	
	DATE: Sept, 2013	

SHPO RESPONSE

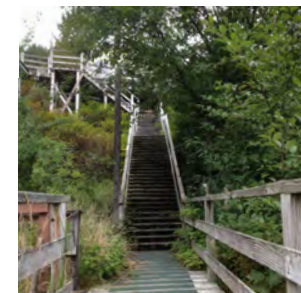
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<input type="checkbox"/> NEED MORE INFORMATION RELATED TO:	
<input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Barber Street



Unnamed stairway



Chapman Street

Architectural Description

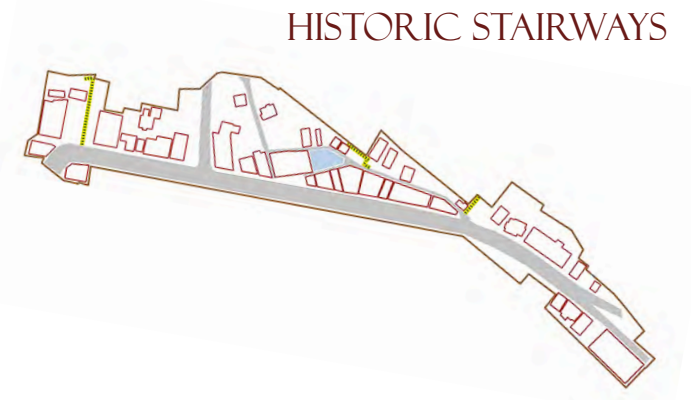
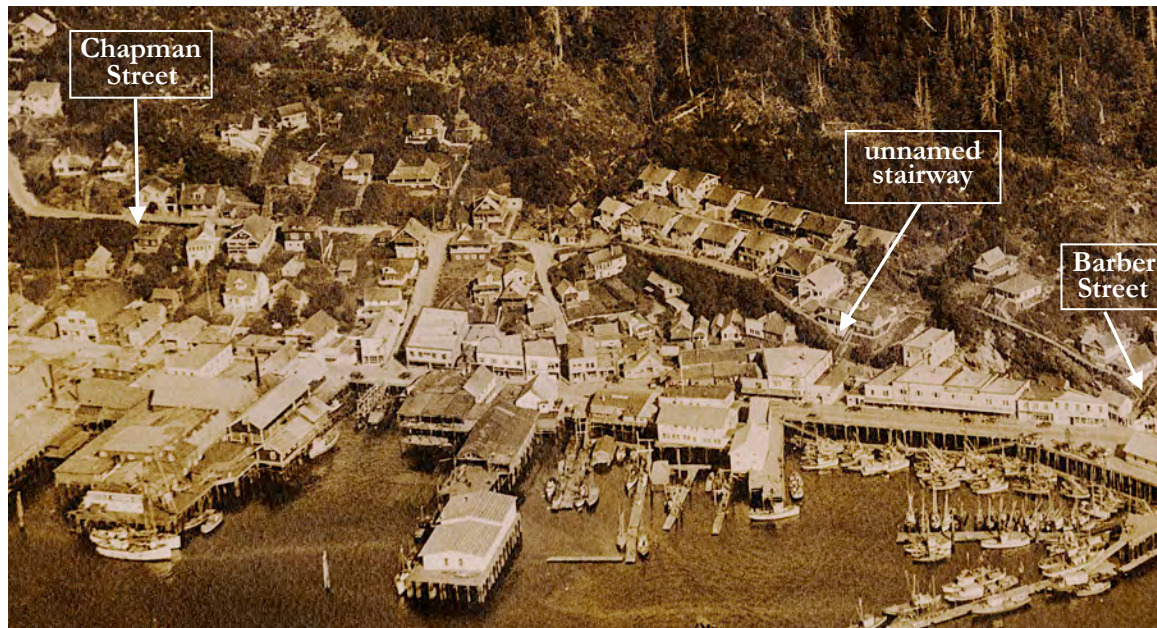
The early stairways provided vital pedestrian access from small clusters of homes and businesses to the Newtown business district below them. Barber Street stairway (69 steps plus landings), an unnamed stairway along Hopkins Alley (70 steps plus landings) and Chapman Street stairway (72 steps plus landings) are wooden staircases and boardwalks that remain in the same locations as originally sited. Barber Street connects with the Bayview boardwalk above Hopkins Alley; the unnamed stairway connects Hopkins Alley with the intersection of G and Harding Streets; and the Chapman Street stairway connects Dunton Street with Water Street. They are all 5 feet wide and have wooden handrails.

Statement of Significance

The stairways and boardwalks are important elements in the development of Newtown. Barber Street, at the current junction of Hopkins Alley and Water Street, and an unnamed stairway, near 744 Hopkins Alley, are both wooden stairways that provided access to houses built on the cliffs above the New Town Walk as early as 1902. Chapman Street Stairway was built after 1914 and connected Water Street to houses built on Dunton Street. All three remain in the same historic locations and, while they have been maintained and modified in minor ways over their 100-110 years of life, they retain similar details as they had when built. The stairways are contributing structures to the historic period of significance of Newtown.

Historic Preservation Recommendations

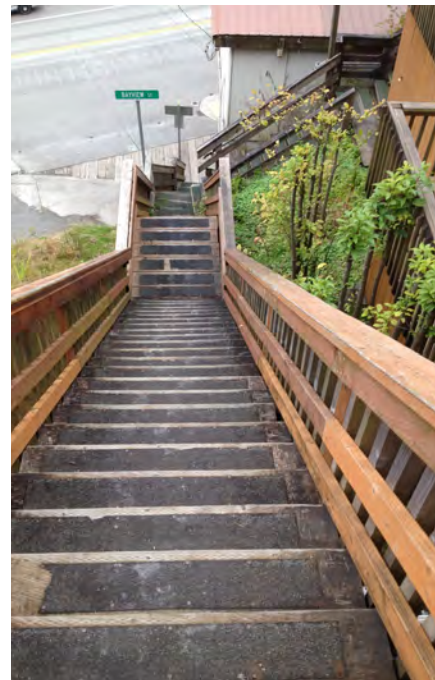
The priority recommendation is to preserve these stairways. They should remain as wood structures, including the stair treads, handrails, and all supporting structures. Each should have a commemorative plaque and, where possible, interpretation of the historic significance of these stairways should be introduced. As lighting is improved, period lighting fixtures would be appropriate for all stairways.



All three historic stairways are visible in this 1930 aerial photograph of Newtown and, with only minor modifications, remain today.



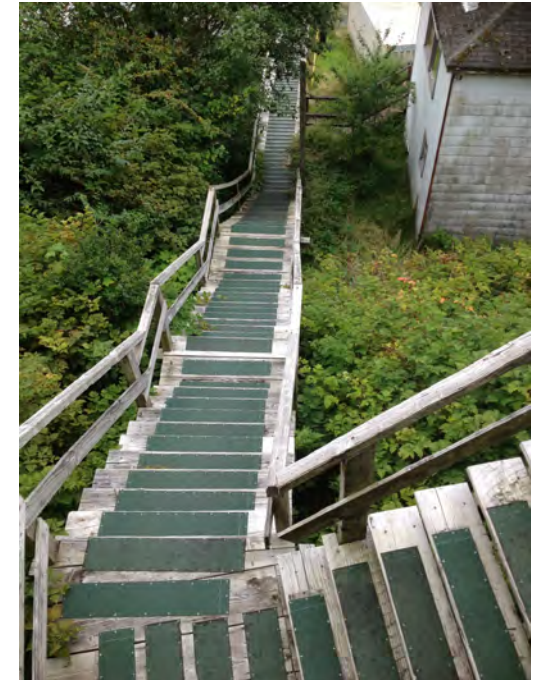
The Barber Street stairway accesses houses on Bayview Street, a boardwalk above Hopkins Alley.



Looking down Barber Street stairway to the Hopkins Alley and Water Street intersection.



A boardwalk from G and Harding Streets leads to the unnamed stairway on Hopkins.



Chapman Street Stairway connects Dunton to Water Street below.

Knob Hill Tunnel

Non-Contributing Structure, Eligible for the National Register

CURRENT OWNER'S NAME & ADDRESS: Alaska Department of Transportation and Public Facilities			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: Ketchikan (B-5) SW AK	SECTION: 30	TOWNSHIP: 75S	RANGE: 91E

HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: Tunnel	
CURRENT FUNCTION & SUB-FUNCTION: Tunnel	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: 1954	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: Concrete	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:

ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		CRITERIA CONSIDERATIONS: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: RAI Development Solutions	REVIEWED BY PROFESSIONAL THAT MEETS THE FOLLOWING PROFESSIONAL QUALIFICATIONS: <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Arch. Historian <input type="checkbox"/> Historian <input checked="" type="checkbox"/> Hist. Architect <input type="checkbox"/> None	DATE: Sept, 2013

SHPO RESPONSE

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MINOR RECOMMENDATIONS & COMMENTS INCLUDE:	
<input type="checkbox"/> NEED MORE INFORMATION RELATED TO: <input type="checkbox"/> Historic Context <input type="checkbox"/> Integrity <input type="checkbox"/> Architectural Description <input type="checkbox"/> Period of Significance	
AUTHORIZED SIGNATURES:	DATE:



Tunnel exit



West end of tunnel



Tunnel interior

Architectural Description

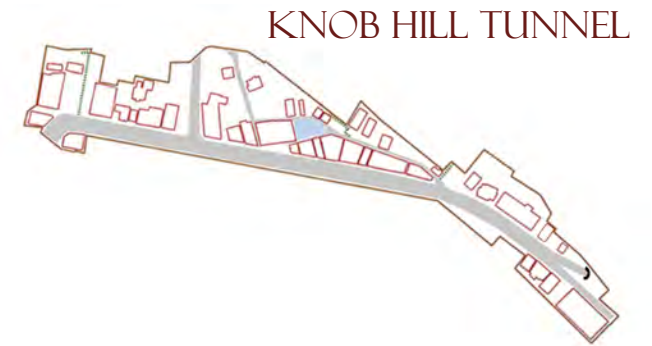
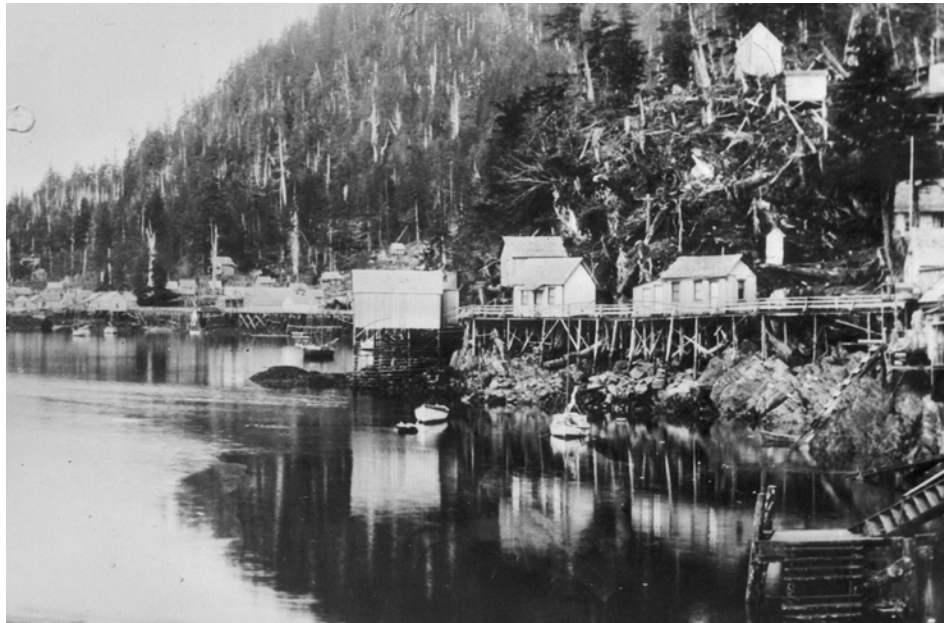
The tunnel under Knob Hill was completed in 1954. It is 274 feet long, two vehicle lanes and one 6 foot sidewalk wide (30 feet total), and 19 feet high. It provides a direct linkage between Newtown's Water Street with Downtown's Front Street, thereby ending over a half-century of pedestrian and vehicular circumvention. It is one-way northbound and provides a protected walkway from inclement weather between the two historic neighborhoods. Over the past few decades, local government has created and maintained gardens along the edge of the Knob Hill shoulder.

Statement of Significance

The tunnel is Ketchikan's unique arterial landmark in that, according to "Ripley's Believe It or Not," it is the only tunnel in the world that you can drive through, around and over. It is a definite community gateway and a defining element of the historic Newtown area. It is not a contributing site or structure only because it was not constructed during the Newtown area's period of significance. The tunnel is eligible for nomination to the National Register as an historic structure.

Historic Preservation Recommendations

The focus of preservation should be to maintain and enhance both the exterior and interior views of this tunnel landmark, as well as the pedestrian experience of walking through the tunnel. Attention could be given to improvements to lighting, management of sound, and introduction of art and sculpture. The rock gardens and landscaping surrounding the tunnel should continue to be a local government beautification priority.



Ketchikan started out as a waterfront town, with development hugging the shoreline. Newtown was separated from downtown by the natural barrier of Knob Hill. In 1902, an ordinance was passed to develop a 1200-foot long, 10-foot wide planked sidewalk around Knob Hill. Named the New Town Walk, it is seen in this image, circa 1903, curving around Knob Hill. The route always had problems: winter storms sometimes took parts of it out; development encroached on it; and increasing numbers of vehicles made it crowded and unsafe.



From the early 1900s (shown above) to the middle of the century, buildings hugged the rocky cliffs of Knob Hill.



In 1943, a proposal was initiated to build a tunnel through the solid rock barrier, and ten years later work began. A year after that the tunnel was opened to traffic, as seen here in 1954.



Today, the Knob Hill Tunnel is referred to as the only tunnel in the world that you can drive thru, over, and around. 2014 marks the 60th anniversary of the tunnel's completion.



NEW-TOWN, KETCHIKAN, ALASKA, OCT 7TH 1905

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PART FOUR: CONCLUSIONS & RECOMMENDATIONS

Newtown District National Register Eligibility

The period of significance for the Newtown Commercial Historic District begins in 1900 with expansion of Ketchikan to the west of Knob Hill. As available land in the Downtown area became more sparse, the Newtown neighborhood began with a store, a bar, and a cluster of small dwellings, followed by a cannery and machine shop on the waterfront. It continued through three decades of rapid growth and development as Ketchikan became a regional center for commerce and government, mining, fisheries, shipping and wood products. It ends in 1930, corresponding to the Depression, shift of Alaska development to the North and the dispersion of the community's population.

The Newtown district is eligible for the National Register under *Criterion A* as a cohesive neighborhood that represents a broad pattern of the social and economic history of Ketchikan and Alaska. As such, the district represents a cross culture of individuals from many walks of life whose skills and talents contributed to the development and growth of the city. Early residents included business entrepreneurs, trades people, fishermen, missionaries, minorities, and adventurers. The district is also eligible under *Criterion C* as an area that embodies the distinctive characteristics of Ketchikan's early commercial architecture. While only a few of the buildings had exceptional individual distinction, many more were representative of simple, frontier, southeast Alaska construction using local materials often built on piling over tidewater and designed to serve the rapidly growing territory.

The district embodies the growth and development of the Territory of Alaska. In pre-history and in the early years of the district's period of significance, Newtown and its important waterfront resources were a focus for settlement. By 1930, Newtown was fully built out and few lots were vacant. Many of these buildings remain today. The district boundaries take in 42 principal structures. The period of significance is represented by six contributing historic properties that are eligible for the National Register, 16 additional contributing historic properties, one contributing site, and seven contributing structures comprised of the historic stairways and boardwalks.

NATIONAL REGISTER EVALUATION CRITERIA

The criteria applied to evaluate properties for the National Register have to do with the quality of significance in American history, architecture, archeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects. All National Register eligible properties must possess integrity of location, design, setting, materials, workmanship, feeling, and association and

Criterion A: be associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: be associated with lives of persons significant in our past; or

Criterion C: embody 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; or

Criterion D: have yielded, or may be likely to yield, information important in prehistory or history.

Note: In the Newtown area, buildings, structures, and an historic site have been justified using Criteria A, B and C and Criteria Considerations (b) and (e).

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within these categories:

- (a) A religious property...or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure...or
- (d) A cemetery...or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent...or
- (g) A property achieving significance within the past 50 years...

PERIOD OF SIGNIFICANCE

The proposed Newtown Historic District includes buildings, structures and a site related to three significant periods of Ketchikan (and Alaskan) history: Beginnings (1898-1906); Early Growth (1907-1919); and Roaring 20s (1920-1929). It was this period that firmly established Ketchikan as the major gateway to Alaska and a key player in the economic and social development of the region. It was through Ketchikan that many

of Alaska's early linkages to the lower 48 states, primarily through Seattle, were established. By the 1930s, due to the Great Depression, and the growth of other towns in Alaska and other means of access, Ketchikan's national and territorial importance was reduced somewhat, though it continued to be a regional center. Growth continued, though changes to the Newtown area were few, its basic development fabric having been firmly set.

1. Beginnings (1898-1906)

Ketchikan began as a summer camp built by Tlingit Indians. They came to Ketchikan Creek each summer to harvest the stream's bountiful run of salmon. In 1888 a salmon saltery and dock were built in the area now known as Downtown. Several more buildings followed. In 1898 the little community found itself at the center of a mining boom. Stores, bars, eateries, and lodging houses went up almost overnight, along with doctors', dentists' and lawyers' offices. The available land around the Creek mouth and tidal flats was soon gone and town began to spread north past the rocky bluff, Knob Hill. This area, called Newtown, grew slowly, but steadily during these years. The 1900 Census shows that within the Newtown survey area there were two businesses, a general store and a saloon, as well as 15 residences and several wharves. The area was accessed by a narrow boardwalk, the "New Town Walk," that curved around the bluff and followed the shoreline. By 1906, several more homes and businesses were present.

Resources Related to this Period

- Young/Sparhawk Store (1900)
- Zimmerman House (1902)
- Burgun's Grocery (1902)
- Johansen House (c.1902)
- Historic Waterfront (1900s, site)
- Historic Stairways (1900s, structure)
- Hopkins Alley (1900, structure)
- Bauer Way (c. 1905, structure)
- 744 Hopkins Alley (1905)

2. Early Growth (1907-1919)

In 1907, Water Street was built. It was 25 feet wide and replaced the New Town Walk in the area around the bluff and along the shoreline immediately northwest, then cut straight across a long arc of shoreline. Initially, growth along the new corridor was slow. However, as the mining industry began to decline, the fishing industry saw an upswing and became the main economic driver of the community. The boom spurred development along Water Street. Existing buildings were enlarged and smaller ones added to or torn down to make way for the new. In the following decade, residents saw construction of canneries and cold storage facilities, as well as support businesses such as machinists, boat building and repair, and laundries. According to the 1914 Sanborn Fire Map, Newtown was home to two plumbing shops, three saloons, a bakery, two general merchandise stores, several machine shops, a restaurant, two laundries, a cobbler, storage buildings, a furniture store and over 60 dwellings.

Resources Related to this Period

- 1026 Water Street (1907)
- 816 Hopkins Alley (c. 1909)
- 826 Hopkins Alley (c. 1909)
- 319A Chapman Street (c.1909)
- Young Street (c. 1909, structure)
- Flatiron Building (1912)
- 810 Hopkins Alley (c. 1913)
- Erwick's Fisherman's Store (1914)
- 820 Hopkins Alley (1917)
- Kubley House (c.1917)

3. Roaring 20s (1920 - 1929)

The fishing boom continued into the 1920s and a flurry of construction occurred in Newtown to support it. Most businesses either served fishermen and cannery workers directly or profited indirectly from the general boom they brought. By 1930, the area was almost completely built out, with larger scale mixed-use commercial buildings fronting Water Street and densely populated residential areas behind it. The continued growth in the fishing industry also increased the need for good moorage. The town's first public mooring facility, City Float, opened in the early 1920s and filled with fishing vessels.

Resources Related to this Period

- Newman's Paint Shop (1920)
- Union Hall (1920)
- 1032 Water Street (c. 1920)
- Pioneer Cabinet Shop (1924)
- Schlothman's Building (1925)
- Fisherman's Union (1926)
- 325 Young Street (c.1927)
- Alaska Creamery (1929)

RECOMMENDED BOUNDARIES & JUSTIFICATION

Historic District Definition (optional)

According to the National Park Service, “A Historic District possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. 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 means that it is important for historical, architectural, archeological, engineering or cultural values.

Verbal Description

The proposed district includes the property at 522 Water Street; moves along the seaward edge of Water Street to western edge of the property at 1010 Water Street and then along the upland edge of contributing properties across Water Street and along Young Street and Hopkins Alley back to the upland side of Water Street returning to the east edge of the property at 522 Water Street.

Acreage: 4.22 acres



Justification

Proposed boundaries follow property lines, and include all of the contributing buildings, sites and structures into one continuous area. It represents the commercial core of Newtown during the period of significance. Justifications are provided in the text associated with the map.

1. Southern and Western Boundary

Water Street was the epicenter of activity during the period of significance. Both the upland and waterfront sides had buildings then. The nine contributing upland buildings establish the scale and character found throughout the Newtown Commercial Area. None of the waterfront buildings remain, however the site of historic buildings and activities is accessible to the public and could support interpretive information. The boundary extends westerly to 1010 Water Street, beyond which very few historic buildings remain intact.

2. Northern and Eastern Boundary

The businesses on the upland side of Water Street, along with the densely populated area of Young Street and Hopkins Alley, formed the Newtown commercial area during the period of significance. The businesses in these buildings supported the waterfront industry and those that were employed by it. During the period of significance, the eastern boundary was clearly defined by Knob Hill, however, none of the commercial buildings at the base of the hill remain.

PROPERTIES ELIGIBLE FOR THE NATIONAL REGISTER

Six contributing buildings meet basic criteria for nomination to the National Register for Historic Places. Recommendations have been included regarding actions which could be taken to restore some modified portions of these buildings to be more consistent with their appearance during the period of significance.

Descriptions of all six of these nomination-eligible properties are included here.



Zimmerman House c.1902

This 1-1/2-story, wood frame dwelling is one of Newtown's most prominent and carefully maintained historic residences. Its architecture is representative of the fine houses built in the survey area during the period of significance. It was associated with an important figure in Ketchikan's early development: N.F. Zimmerman. He was a pioneer merchant and a major property owner in Newtown. He owned the house from the time it was built until 1940. In addition, the building served an early role in Ketchikan's medical history, serving as a privately run hospital in 1906. The building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its level of integrity, important role in community history and association with a prominent historic figure.



Flatiron Building 1912

This 2-story wood structure is one of Newtown's oldest commercial buildings and Alaska's only Flatiron style building. The addition of Water Street in 1907 created the triangular-shaped lot on which the Flatiron Building was constructed in 1912. Its first owner, EA Heath & Sons, produced the Morning Mail weekly newspaper. George Sato replaced his laundry on the lot to the west with an addition to the building in the 1920s. Another neighbor, Ben Jacobsen, bought the building in 1936 and remodeled it, removing the vertex. The building contributes to Newtown's period of significance, represents a distinctive style of architecture found nowhere else in the State and is eligible for listing on the national Register due to its age.



Erwick's Fisherman's Store 1914

This 2-story structure is one of Newtown's oldest commercial buildings. It was added to several times during the period of significance and modified at various times afterward. The building is significant because of its close ties to the fishing industry that shaped the Newtown area and its association with pioneer Ketchikan businessman Henry Erwick. He served on the City Council for over 16 years and was referred to as the "Mayor of Newtown." His store served the large fleets of fishing vessels located across Water Street. This building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its important role in community history and its association with a prominent historic figure.



Newman's Paint Shop 1920

This 2-story, false-front building retains most of its character defining features and is a well-preserved example of Newtown's early commercial architecture. The building started as Newman's Paint Shop and also housed Mrs. Newman's umbrella repair business and hosiery shop. The businesses evolved to become Newman's General Store and Ladies' Wear, which closed in 1946. Most other buildings on this side of the street were removed in 1953 and 1954 when Water Street was widened and the Knob Hill Tunnel constructed. The building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its age, integrity, and its important role in community history.



Kubley House c.1917

This 1-1/2-story dwelling is one of Newtown's best preserved and most prominent early homes. It has retained virtually all of its character-defining features and is a classic example of an early twentieth century Ketchikan Bungalow style. The building is significant because of its architectural style and its association with an important figure in Ketchikan's early development: Lawrence Kubley. Kubley operated his family's candy and ice cream shop, was a fireman, opened the Dream Theatre and was active in the Chamber of Commerce. He was the second of six Kubley generations in Ketchikan. The building contributes to Newtown's period of significance and is eligible for listing on the National Register due to its age, level of integrity, and association with a prominent historic figure.



Schlothans Building 1925

This 2-story, wood frame structure remains a well-preserved example of a false-front, Commercial building. It was built for one of Ketchikan's leading cannery men, William Schlothans who lived upstairs and rented the lower level to a variety of businesses. He also used the building as an office for his marine repair business located across the street next to a cannery he operated with a partner. The two businesses, along with this commercial building, were key contributors to the growth of the Newtown area. The building is eligible for listing on the National Register due to its age, level of integrity, important role in community history, and association with a prominent historic figure.

SUMMARY OF CONTRIBUTING & NON-CONTRIBUTING PROPERTIES

The Newtown Historic District survey area included 42 properties. Of these 20 were determined to be contributing to the period of significance and 22 were non-contributing. In addition, 4 sites and structures were identified which were determined to be contributing. All properties are listed below and located on the facing page map.

- Numbers are keyed to map on facing page.
- Bold face type indicates contributing.
- Year constructed is indicated in parenthesis.
- Contributing buildings, sites and structures are highlighted on the map.

WATER STREET

1. Sockeye Sam's (1997)
2. Arctic Bar (c.1925)
3. Central Garage (c.1925)
4. 521 Water Street (1989)
5. Burger Queen (1995)
- 6. Newman's Paint Shop (1920)**
7. Keene Currall Building (1983)
- 8. Zimmerman House (c.1902)**
- 9. Kubley House (c.1917)**
- 10. Flatiron Building (1912)**
- 11. Erwick's Fisherman's Store (1914)**
- 12. Union Hall (1920)**
13. Marine Hall (c.1927)
- 14. Alaska Creamery (1929)**
15. 808 Water (1996)
16. 810 Water Street (1944)
17. 820 Water Street (1935)

WATER STREET (CON'T)

- 18. Young/Sparhawk Store (1900)**
- 19. Burgun's Grocery (1902)**
- 20. Fisherman's Union (1926)**
- 21. Pioneer Cabinet Shop (1924)**
- 22. Schlothans Building (1925)**
23. Hamilton Plumbing (1912)
- 24. 1026 Water Street (1907)**
25. 1028 Water Street (c.1927)
- 26. 1032 Water Street (c.1920)**
27. Murray Pacific (1978)
28. 1059 Water Street (1945)
29. Ferry's Food Store (1957)
30. 1108 Water Street (1976)

CHAPMAN STREET

31. 319 Chapman Street (1948)
- 32. 319A Chapman Street (c.1909)**

HOPKINS ALLEY

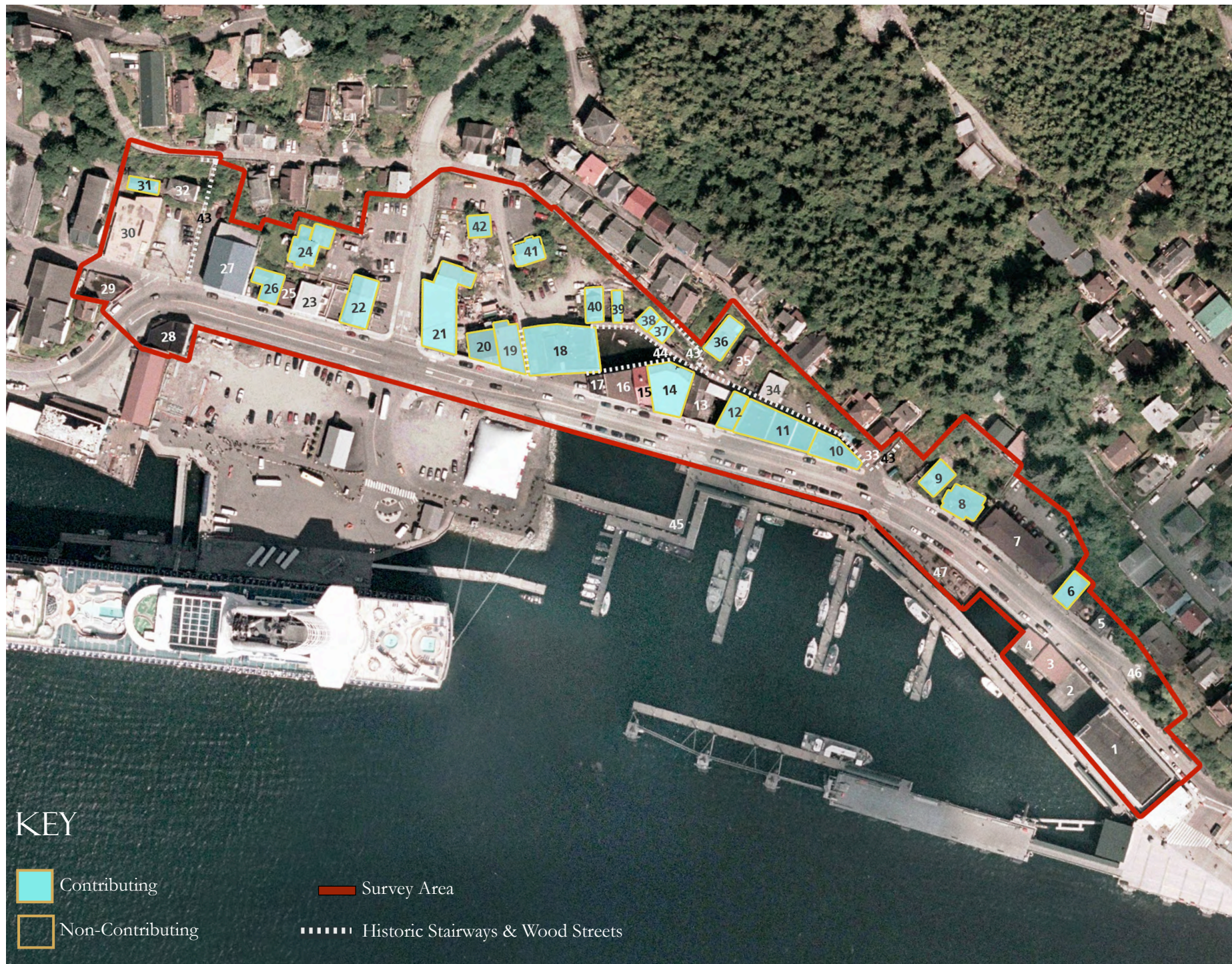
33. 700 Hopkins Alley (1925)
34. White Marine (c.1950)
35. Hoover Cabin (c.1905)
- 36. 744 Hopkins Alley (c.1905)**
- 37. 810 Hopkins Alley (c.1913)**
- 38. 816 Hopkins Alley (c.1909)**
- 39. 820 Hopkins Alley (1917)**
- 40. 826 Hopkins Alley (c.1909)**

YOUNG SREET

- 41. Johansen House (c.1902)**
- 42. 325 Young Street (c.1927)**

OTHER SITES & STRUCTURES

43. Historic Stairways (1900s)
44. Hopkins Alley, Bauer Way, Young Street (1900s)
45. Historic Waterfront (1900s)
46. Knob Hill Tunnel (1954)
47. Harborview Park (1981)



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Artist Ron Kasprisin portrays the essence of Hopkins Alley in this 1993 watercolor image of 820 Hopkins Alley. This is an Early Pioneer style dwelling that was common in the area behind Water Street and other parts of Ketchikan in the 1920s, but is rare to find today.