



# DOWNTOWN

KETCHIKAN ALASKA

## A SURVEY OF HISTORIC PROPERTIES

prepared by

**RAI** DEVELOPMENT  
SOLUTIONS

&  
HISTORIC KETCHIKAN, INC.

for the  
Ketchikan Historic Commission  
and the  
Alaska State Historic Preservation Office



NOVEMBER 2011





# DOWNTOWN

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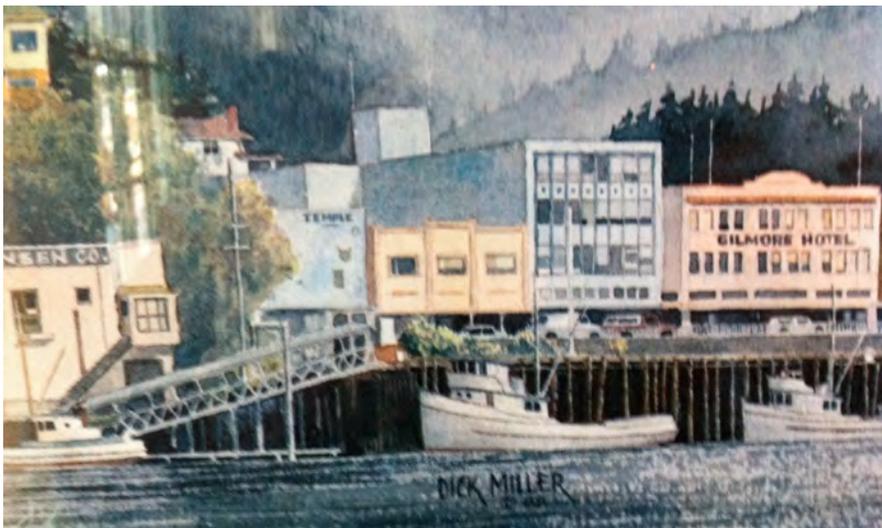
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## A SURVEY OF HISTORIC PROPERTIES

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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 Dick Miller captures Front Street near the tunnel in this 1970s watercolor.*

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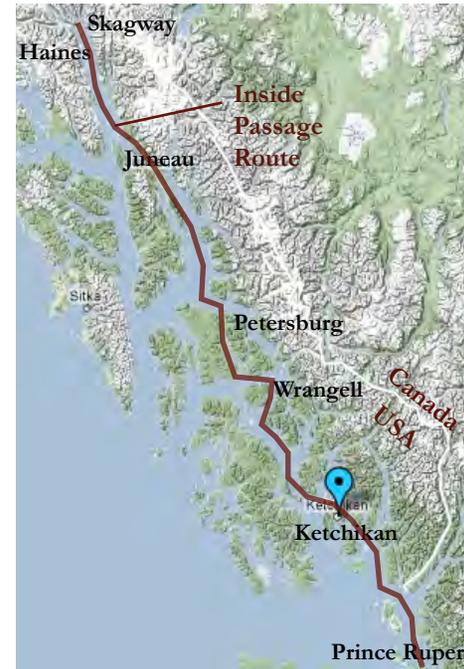
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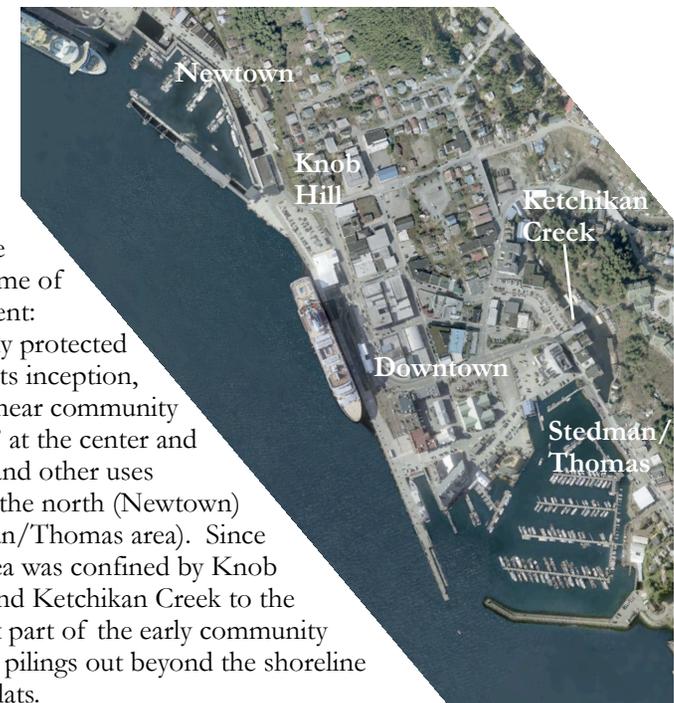
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Property Locator Map	(inside back cover)
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Ketchikan, located on the southwest edge of Revillagigedo Island, was positioned by geography, resources and timing to become the “gateway” to Alaska. Cannery 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, with its bountiful salmon runs, abundant fresh water, and large watershed with hydropower potential, 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, relatively protected 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 area). Since the Downtown area was confined by Knob Hill to the north and Ketchikan Creek to the south, a significant part of the early community was built on wood pilings out beyond the shoreline and over the tide flats.



*The newly-raised Chief Johnson Totem Pole towers over early Ketchikan and the Native settlement along Ketchikan Creek, 1902. The left side of the photo captures the beginnings of Downtown near what are now Front, Dock, Main and Mission streets. The trestle footbridge in the foreground crossed Ketchikan Creek connecting with Native homes on the south side of the creek and nascent development of the Stedman and Thomas streets area, as well as the new Fidalgo Island Packing Company cannery.*



# PART ONE: BACKGROUND

## Introduction to the Survey Area

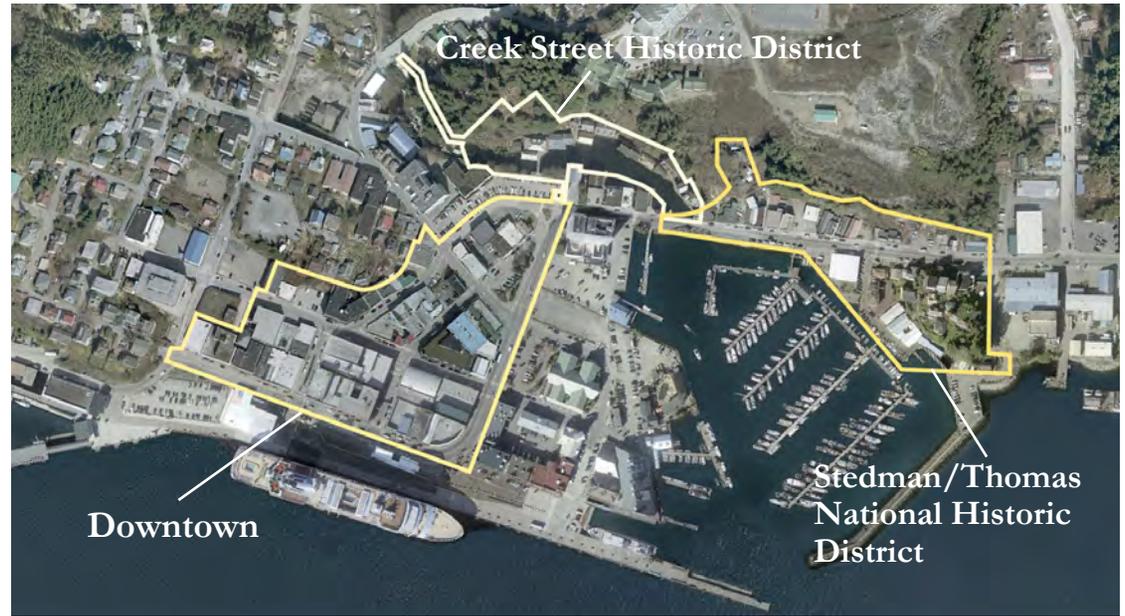
From the days of Tlingit Indian fish camps, to the early settlers, to Ketchikan's brief stint as Alaska's largest city, Downtown has a rich history. Present-day Ketchikan draws much of its strength and visitor appeal from this history and the vitality of its downtown. Professional, retail, entertainment and government services; a strong, bustling and accessible waterfront dock; and residential areas in the hills above--all co-exist comfortably and compactly to form the functional and symbolic heart of Ketchikan.

Downtown's rich history is still evident in some 40+ buildings, sites and objects that contribute to its historic character, most of them dating from the turn of the century to the early 1930s. While many of its historic buildings have had some alteration, the downtown area is still in a position to preserve the charm of its past and to assure historical continuity in its future.

In 2010, the Ketchikan Historic Commission, together with the Ketchikan Gateway Borough Planning Department, obtained a Historic Preservation grant through the Alaska State Historic Preservation Office to survey and document heritage resources in the Downtown district and the Creek Street area. RAI Development Solutions, a local planning, design and historic preservation firm, was selected to lead the project in conjunction with Historic Ketchikan, a local non-profit organization that promotes economic development through historic preservation.

The Downtown survey area approximates the city's original commercial core. It includes the upland side of Front Street from the tunnel to Mill Street, both sides of Main Street from Grant to Mill Streets, both sides of Mission and Dock Streets, and the north side of Mill Street. It also includes the Chief Kyan and Chief Johnson totem poles and the wooden alleys and stairways that penetrate the business area.

A key purpose of this project is to evaluate whether the Downtown commercial district is eligible for listing on the National Register of Historic Places. National historic properties and districts are special places recognized as having nationally important heritage resources and approved by the Keeper of the National Register of Historic Places, a program within the National



*The Downtown survey area is one of three existing or proposed historic districts. The Creek Street area has been a local historic district since 1976 and the Stedman/Thomas National Historic District was listed on the National Register of Historic Places in 1992.*

Park Service, Department of the Interior. The request to nominate an area is locally initiated and, if successful, the district would be managed locally to support historic preservation and to benefit heritage tourism.

This document assesses Downtown's unique heritage and its contribution to our shared national story. In conducting this assessment, a community outreach process included downtown property and business owners as well as many local citizens who have an interest in the downtown area's history and have stories to tell about its past. 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; through the interest, participation and "ownership" of property owners and others interested in Ketchikan's heritage; and through the documentation of historic resources provided in this document, it is hoped that continued preservation of this important area and of its historic buildings can be accomplished.

Based on the survey results, the Historic Commission, in consultation with Downtown property owners, may recommend nomination of Downtown to the National Register of Historic Places. If a nomination is advanced, the final boundaries will be determined in consultation with the Historic Commission, Borough Planning Department and the State Historic Preservation Office.

## HISTORICAL CONTEXT

Downtown Ketchikan's first structures were temporary shelters built by Tlingit Indians, who came to Ketchikan Creek every summer for tens of generations to harvest the stream's bountiful run of humpback 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. In 1888, a salmon cannery and dock were built where Ketchikan's central waterfront is today, followed by several more permanent buildings, including a general store.

By the early 1890s, some 40 individuals lived along the narrow shoreline above the tide flats west of the creek mouth. Ketchikan grew out from that area, mostly in a linear manner along the waterfront, with some cabins on the hillsides and along the creek. In the mid 1890s, there was also development in what came to be called the Newtown area, north of the promontory where Ketchikan's tunnel currently is located. The general boundaries of "downtown" were established as the promontory to the north and Ketchikan Creek to the south. Development of the area south of Ketchikan Creek began in the mid 1890s, when Tlingit Indians, mostly from Tongass Island, settled in what came to be called either "Indian Town" or "Old Town."

In addition to a wharf and other dock structures, small retail structures began to appear in the mid 1890s and growth accelerated after the end of the decade. Most of those structures along Front and Dock Streets are long gone, but at least one retail structure dating from 1900 remains (the Fo'c'sle Bar), as does the 1900 building built to house the U.S. Customs Office when it moved from Mary Island to Ketchikan.



*Episcopal missionaries established St. Agnes mission school in 1897 to minister to Native people. In 1903, St. John's Episcopal Church was built alongside the school. It is Ketchikan's oldest church and remains in its original location.*

Ketchikan experienced its first significant growth between 1900 and 1910, spurred by a boom in the local mining industry and construction of a large cannery and a cold storage plant south of Ketchikan Creek. Development extended out over the tide flats and the Narrows, with wharves, buildings and streets built on pilings. Several structures of that period remain, including St. John's Episcopal Church (1903) and the Arthur Yates Memorial Hospital, built in 1904 as the Episcopal clergy house. Construction of what became the Ketchikan Spruce Mills in 1903 also spurred downtown development by providing a ready source of locally milled lumber for additional buildings, as well as decking for streets.



*This 1903 photo of Main Street (near the present intersection with Dock) shows the first boardwalk before the street was decked. The first Red Men's Hall is the large building on the left. The first Town School (later Catholic Church) and the Mining Journal building are visible on the right, and the dark-painted Methodist Church is at Grant and Main.*

Between 1910 and 1920, several significant concrete structures were raised in Ketchikan. The town had already experienced several damaging fires and there was much local interest in more "permanent" building materials. In 1911, local entrepreneur John Koel built a two-story, concrete bank building at Dock and Main. The next year, J.R. Heckman & Company began construction of a two-story concrete mercantile building across Dock Street from Koel's bank. In 1913, the Tongass Trading Company, which has operated continuously in Ketchikan since 1898, completed a three-story concrete building at Front and Dock Streets on the site formerly occupied by its original wooden store building and a restaurant/rooming house. All three of these structures survive today with minimal exterior alterations.



*The Ketchikan waterfront was typically busy on this day in 1911. Several steamship companies--Pacific Coast and Alaska Steam prominent among them--served as the community's lifeline to the States for over fifty years.*

In the 1920s, Downtown Ketchikan filled out and took on the shape and size that it maintains today. This was boom time for Ketchikan; its population topped 5,000 and it was briefly the most populous city in the Territory. The boom was driven by the rapid increase in the salmon canning industry, due mainly to intensive use of floating fish traps. The general street grid pattern of Front, Main, Dock and Mission streets was firmly established, and Downtown Ketchikan became a densely packed area, subject to the occasional fires that cleared out one section or another. By the 1920s, the city had expanded several miles north and south along Tongass Narrows, but the commercial center of Ketchikan remained Downtown.

One of Downtown's many fires destroyed the landmark Revilla Hotel of 1905. It was replaced by the three-story, "fireproof" concrete Ingersoll Hotel in 1924. Fireproof buildings were all the rage in Ketchikan in those days. In 1925, Citizens Power, Light and Water Company built a three-story concrete building on Front Street that still serves (with an added fourth floor) as Ketchikan City Hall. Next door is the Gilmore Hotel, another three-story concrete building, built in 1927. Most of that city block looks the same as it did more than 80 years ago. The 1926 Pioneer Hotel property, also on Front Street, is one of few wooden buildings from that era to survive the various fires.

Ketchikan's rapid growth tapered off in the mid 1930s, as the canning industry peaked. What development that continued generally took place outside the downtown core, with suburbs and commercial areas expanding, particularly along Tongass Avenue to the north of Downtown.

Another building boom occurred in Ketchikan in the 1950s with development of a pulp mill at Ward Cove and consequent expansion of Southeast Alaska's timber industry. Many older downtown structures were razed at that time and a number of others were lost to the fires that continued to plague Ketchikan, "fireproof" construction notwithstanding. Many of the mercantile structures that lined the water side of Front Street, giving the street a narrow, canyon-like feel, were wiped out by a series of fires, some natural, some man-made. That area has remained generally open dock space ever since, so that Ketchikan's "front door" now consists of the primarily 1920s-era buildings on the upland side of Front Street.

In the 1990s, another change overtook the community as the booming cruise industry changed Downtown's retail orientation. The numerous bars and other "entertainments" for the people in the timber and fishing industries were replaced by seasonal retail establishments catering to the hundreds of thousands of cruise ship passengers arriving each summer. Much of the year-round retail activity left, primarily for commercial areas north of Downtown.

Although Ketchikan has continued to grow, and the primary nature of its commerce has changed over the years, Downtown continues to look much the same as it did in the 1920s, which is a benefit as the community continues to market itself to visitors at least partially on its "old time" nature.



*The Coliseum theater fire in 1956 was one of several mid-century conflagrations that took their toll on historic buildings, changing the face of Downtown.*

# SUMMARY TIMELINE OF HISTORIC THEMES AND EVENTS

## RELEVANT THEMES

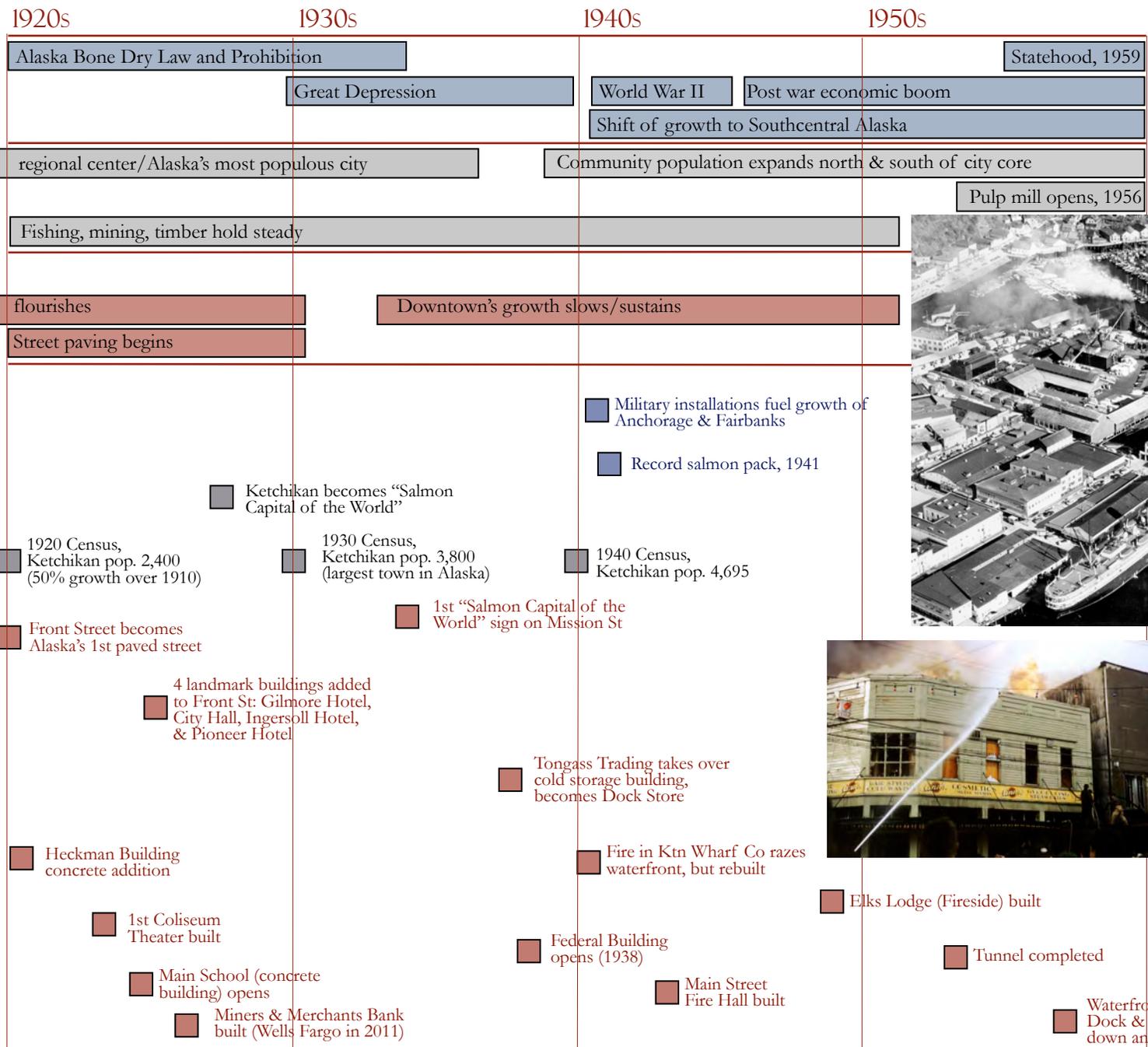
	1880s	1890s	1900s	1910s
NATIONAL ALASKAN REGIONAL	Juneau & Yukon Gold Rushes		Tongass Forest created, 1907	
	Cannery beginnings	Cannery boom throughout Alaska		
		Bank failures/unemployment	Mining boom in Southeast Alaska	
KETCHIKAN AREA		Early community beginnings	Rapid downtown growth	Consolidation as
		Fisheries industry/canneries/cold storage/shipping development		
			Spruce Mill development	
DOWNTOWN	Traditional Native use along Ketchikan Creek		First building boom	
		Pioneer town beginnings		Downtown
		Wooden streets and boardwalks throughout Downtown		

## NOTABLE EVENTS

Gold discovered near Juneau, 1880	Klondike Gold Rush, 1897		Territory of Alaska established, 1912
	Men rush to Alaska in search of opportunity	Nome Gold Rush, 1899	Gold discovered in Thorne Arm, Helm Bay
First canneries in Klawock and Sitka launch cannery boom	Metlakatla, Loring, Klawock main growth centers in Region		More canneries added as salmon prices soar
	1890 Census, Ktn pop. 40 (26 Natives and 14 Caucasians)	1900 Census, Ketchikan pop. 454	1910 Census, Ketchikan pop. 1,600 (largest in SE Alaska)
	Capt. Barry secures 160 acres-- including present Downtown--to build first cannery	Settlement boom as Wrangell businesses move here when Skagway selected as Klondike railhead	Ktn Cold Storage expands on Front Street to meet demand for frozen fish
	George Clark acquires cannery property, builds saltery on site	Ktn Improvement Co plats downtown establishing Front, Market, Grant and Bawden streets (1900)	Bon Marche built
	Clark sells 1/2 claim to Mike Martin; together open first store.	Ketchikan incorporated	First National Bank built (first concrete office bldg in Alaska)
	Ketchikan post office established (1893)	J.R. Heckman opens store at Dock and Main	Tongass Trading & Heckman Store #1 built
	Ktn's first substantial house built by Clark at corner of today's Dock & Front	Ktn co-founder Mike Martin opens first bar: Sideboard Saloon at Front & Dock	
		Pioneer Hall (first Customs House) built on present site	St. John's Parsonage becomes Yates Memorial Hospital
		St. John's Parsonage built	
		Stedman Hotel replaces Clark house, Front & Dock	
		St. Agnes Mission built	
		Ktn Power Company built	
		St. John's Episcopal church dedicated	

*This view from Inman Hill in 1898 shows Ketchikan in its infancy. The waterfront warehouse at the far left replaced the original Clark & Martin saltery.*





*Ketchikan Spruce Mills was a driving force in the Downtown economy from 1903 into the early 1980s. This 1954 aerial photo shows the 14-acre site completely developed and the largest sawmill in Alaska in full swing. A freighter waits to carry timber products to distant ports.*



*Fire destroyed the Red Men's Hall and former US Custom House (shown here) at Mission and Main in 1956. Downtown has had a long history with fires and they have taken their toll on many landmark buildings.*

## BEGINNINGS, 1887 TO 1900

This 1897 photograph at right and the 1900 plat map on the facing page, along with the narrative below help tell the story of Downtown Ketchikan's beginnings. The Ketchikan waterfront site, Pioneers Hall (Custom House), Fo'c'sle Bar building, and Chief Kyan totem pole are all that remain from this first period of significance. Places shown in colored type can be located on the map on the facing page.



*This is one of the earliest photographs of Downtown Ketchikan (1897). Front Street was built along the rocky shoreline shown here. The large structure is the Ketchikan wharf and salmon saltery. The house to the left of the wharf belonged to George Clark. It occupies the site, at the corner of Dock and Front, where the Stedman Hotel would be built in 1905.*

Until the mid-1880s, the only structures at Ketchikan were a handful of Native dwellings. In 1887, the Tongass Packing Company established a small salmon cannery where the central waterfront is today. After the cannery burned in 1889, Mike Martin and George Clark bought the land and built a saltery and wharf on the same site. They also built a trading post--Ketchikan's first store--and a few houses and outbuildings.

For the next several years, there were few changes, and the little outpost looked much like it does in the 1897 photo above. In the summer of 1899, however, widespread interest in prospecting inspired by the Klondike gold rush and, in particular, discoveries of promising gold prospects in nearby areas, made Ketchikan a center of mining and prospecting activity almost overnight. One newspaper reported that some forty buildings were under construction at Ketchikan in September 1899.

The map on the facing page was drawn in March 1900 for the newly-formed Ketchikan Improvement Company in response to the building boom. The development group had purchased the entire 160-acre land claim of Clark and Martin, and they hoped to sell lots to the merchants, saloon and restaurant operators, outfitters, launderers, barbers, doctors, lawyers, and others who were arriving in Ketchikan to serve--or fleece--the miners and prospectors. The plat dedicated public thoroughfares that would become the Front, Grant, Main, Bawden and Mission Streets of today. The plat also established the basic building block for Downtown development: the 50 by 100 foot lot.

In 1900, the growing town had two wharves. **Ketchikan Wharf** took advantage of a point of land jutting out into the Narrows where the water depth dropped off, permitting ships to dock. **Heckman's Wharf** had to extend out from the shoreline about 400 feet to get to deeper water.

Seasonal fish camps and possibly a permanent Tlingit village long occupied the lands adjacent to the mouth of Ketchikan Creek. It was an ideal location: huge runs of salmon, protected water, extensive beach and tide flats, and south exposure. The 1900 plat map shows a sizable number of houses on either side of the creek mouth, labeled "Indian Village" (highlighted here to increase its visibility). The map shows the approximate location of the **Chief Kyan pole** (raised in 1898) as well as the location of the **Chief Johnson pole**, which would be raised in January 1902.

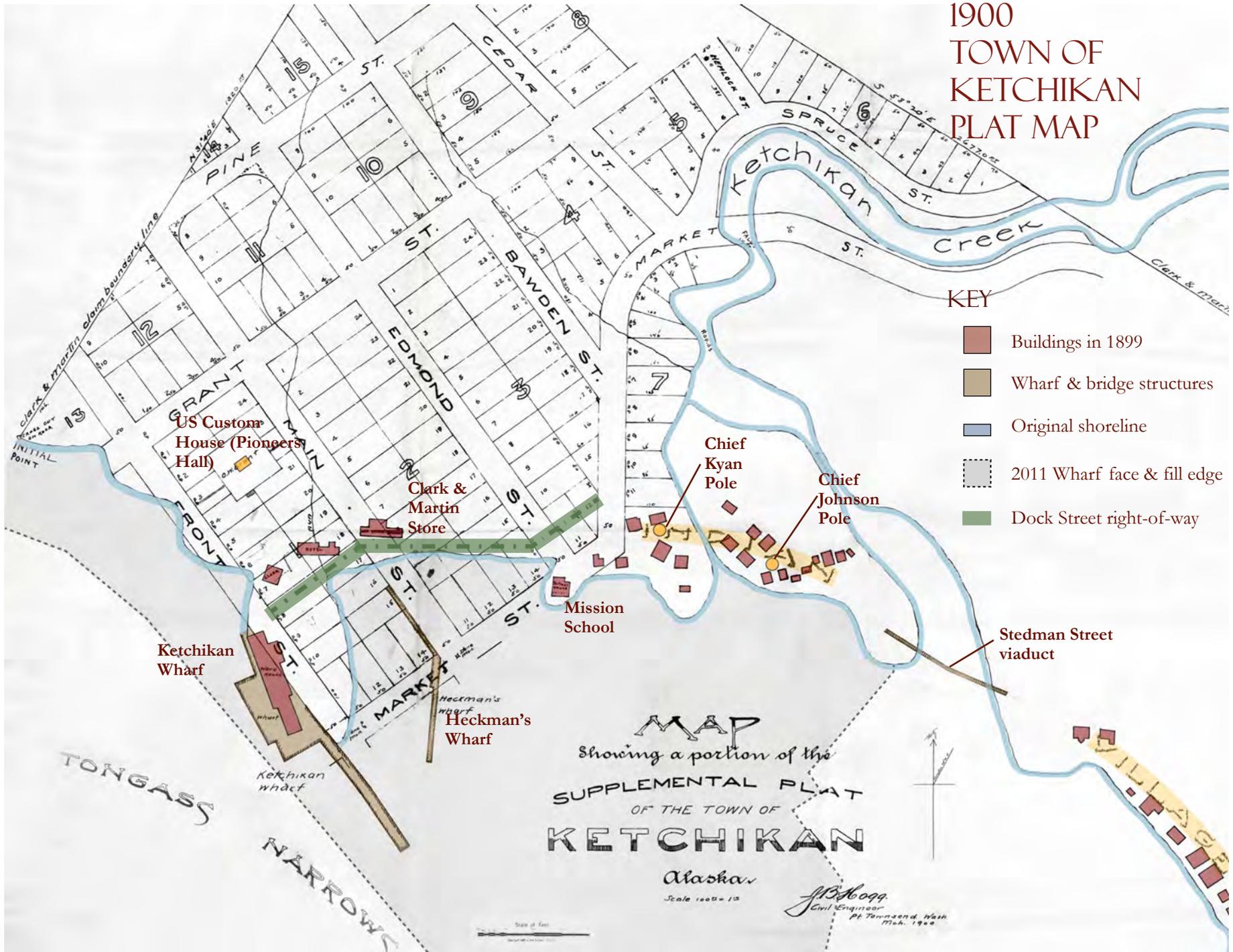
In 1897, Episcopal missionaries purchased a cabin and established St. Agnes Mission to serve the Native people living near Ketchikan. In 1898 Miss Agnes Edmonds was hired as teacher for the mission school. It was located next to the Village, at the end of what came to be Edmond Street. By 1903, the Episcopal Diocese had built St. John's Church next to the school. It is Ketchikan's oldest church, still in its original location.

The shaded area indicates today's **Dock Street**, which follows the original shoreline. Though it is not shown on the plat, by 1900 its first block was well established as the settlement's first street, running from the **Clark and Martin store** to the saltery dock.

The original shoreline is highlighted in blue on the map, illustrating how much of Downtown was originally built on pilings. The current Downtown waterfront edge is shown in gray. Today, almost all of the flat area in and adjacent to Downtown has been created by filling over many decades.

One of the oldest remaining structures in Downtown is the **Pioneers Hall**. It was built in 1900 by O.W. Grant on a curious interior lot between Front and Main Streets. Originally it was a prominent landmark (the U.S. Custom House between 1900-1907). However, as the properties around it developed, especially City Hall and the Gilmore Hotel, it became all but lost to view.

# 1900 TOWN OF KETCHIKAN PLAT MAP



## KEY

- Buildings in 1899
- Wharf & bridge structures
- Original shoreline
- 2011 Wharf face & fill edge
- Dock Street right-of-way

## DOWNTOWN COMMERCIAL DISTRICT BOOM, 1900–1914

The 1914 Sanborn map shown on the facing page helps tell the story of how Downtown changed during the time of its most rapid development (1900 to 1914). This period established the commercial pattern of land use that survives to this day. As noted on the previous pages, the 1900 Ketchikan Improvement Company plat set the stage for orderly growth. Most notable is how Downtown expanded, not up the slopes on solid ground, but out over the tide flats on wood pilings. The abundance of local timber, especially rot-resistant cedar, made this possible.

By 1914, Downtown had acquired all of the features of a typical town: library, courthouse, public school, bank, City Hall and two jails. It had three “moving picture” houses, one skating rink, nine saloons (all located on Front Street), and three pool hall/cigar shops. Two major general merchandising stores--Heckman’s and Tongass Trading--were next to each other on Dock Street,



*The Grand Theater and the Sideboard Saloon in 1915. Located on the water side of Dock and Front Streets, they were two of Downtown’s favorite places of entertainment. Ketchikan’s co-founder and first Mayor, Mike Martin, established the Sideboard, one of Downtown’s first saloons.*

between Front and Main. Front Street was clearly the commercial and functional center of town. Virtually all of the buildings along it were businesses or services, and almost every lot was developed.

Almost all of the space on the water side of Front Street was taken up by buildings. Behind them, deep-water docks extended from the Ketchikan Cold Storage plant at Grant Street to the far end of the Ketchikan Power Company mill. Much of the dock area was used for loading and unloading freight and passengers--steamships provided virtually all of the transport in and out of Ketchikan--but the docks also provided space for coal storage, a cannery, marine supplies, fish handling, a municipal boat landing, and other water-dependent uses. Two major steamship lines, Pacific Coast Steamship Company and Alaska Steamship Company, served Ketchikan at this time, along with a smaller, locally-connected concern, the Northland Steamship Company.

Fourteen buildings shown on the 1914 map still stand today (2011). All of Downtown at that point was wood frame construction, save for four buildings: Tongass Trading, part of Heckman’s, Koel’s bank building (corner of Dock and Main) and the Ketchikan Cold Storage plant on Front near Grant.

Well before 1914, Dock and Mission Streets had assumed their present routes. Dock Street roughly followed the original shoreline from Front to Bawden, where it ended. By 1906, a broad, planked Mission Street extended on pilings from Main Street, past the old mission house and St. John’s Church, to Stedman Street. One-block-long Market Street was re-named Mission in 1923.

“Indian Town” on both sides of Ketchikan Creek, had changed greatly since 1900. Buildings--mostly commercial, and many owned by Natives, Japanese, and other minorities--had been built to line up with Stedman Street south of the creek. On the west side of the creek in particular, the original, apparently haphazard arrangement of dwellings and other structures persisted behind the street-front buildings. Two of the Stedman Street buildings closest to Creek Street are labeled “F.B.” (female boarders), a designation used on the Sanborn maps to indicate a brothel.

The Newtown area had also seen extensive development since 1900, though in a much less concentrated fashion, with fewer businesses, and mostly dwellings. It had just two saloons (compared to Downtown’s nine with three pool hall/cigar shops); two general merchandise stores (though nothing nearly as large as the Heckman and Tongass Trading stores); one cannery; and a number of shops related to machinery, carpentry, plumbing and electricity. It had no public buildings other than a lighthouse maintenance shop.

# 1914 SANBORN FIRE INSURANCE MAP

## BUILDINGS

1. US Custom House (1900)
2. Fo'c'sle Bar (1900)
3. St. John's Episcopal Church (1903)
4. Agnes Edmonds House (1904)
5. Arthur Yates Memorial Hospital (1905)
6. Stedman Hotel (1905, modified extensively)
7. 316-320 Mission Street (Scanlon Gallery), (1906)
8. 301-305 Bawden Street (1908)
9. First National Bank (1911)
10. JR Heckman Bldg 1 (1912)
11. Bon Marche (1912)
12. 116 Front Street (Rainbird Bar), (1912)
13. Tongass Trading Co. (1913)
14. JR Heckman Bldg 3 (1913)

## OBJECTS

15. Chief Kyan Pole (1898)
16. Chief Johnson Pole (1902)



## KEY

-  Buildings built before 1914 still standing in 2011
-  Original shoreline (1900)
-  Wharf face/planked street edge (adjacent structures completely or partially on pilings) (1914)

## DOWNTOWN COMMERCIAL DISTRICT EXPANDS AND CONSOLIDATES, 1914–1927

The 1927 Sanborn Fire Insurance Map (see facing page) illustrates how the Downtown commercial area changed during 13 years of continued growth (1914–1927). Street and lot patterns remained the same, as did waterfront boundaries (except for the expansion of the Spruce Mill adjacent to Downtown); however, this was a period when many of today's important landmark buildings were constructed and commercial activities expanded out beyond the Front Street core. Twenty-eight Downtown buildings standing in 2011 were built in 1927 or earlier.

Because of the constant threat of fire, a number of new buildings were constructed of concrete. Probably the most notable was the Ingersoll Hotel, which replaced the beautiful wood-framed Revilla hotel a year after it burned down. Others that have survived to 2011 include:

- Citizens Light, Power and Water Company Building (City Hall)
- Gilmore Hotel
- J.R. Heckman Building 2 (replacing a wood structure), and
- First National Bank Building

Mission Street saw the greatest change as new businesses sprung up on both sides of the planked street over the tide flats. It was the main thoroughfare linking Downtown and Newtown to the north with development to the south (Creek Street, the Thomas-Stedman area, and Saxman). In the block between Bawden and Stedman, the upland side offered two barbers, two restaurants, a pool hall, grocery store, beauty parlor, furniture store, dry goods and clothing store, and a planing mill/cabinet shop. Across the street, on the water side, there were an American Legion Hall, two offices, two restaurants, sign painting shop, fish market, gunsmith and another dry goods and clothing store. Only four of these buildings, all on the upland side, exist today (the rest were lost to road widening and the Federal Building development). In the block to the east, the former Arthur Yates Hospital building, next to St. John's Church, became the Episcopal Parish House when Ketchikan General Hospital was built on Bawden Street in 1923.

Front Street continued to be the commercial heart of Downtown. On the upland side, every lot between Grant and Mill Street was occupied, and on the waterfront side only one lot was open between Grant and Mission. Changes consisted of replacing existing structures with bigger, newer ones, or building additions to them. On the waterfront, seaward of the solid line of Front Street buildings, the Alaska Steamship Company, between Dock and Mission, and Ketchikan Cold Storage near Grant both expanded their operations along the wooden wharf. There were three drug stores and Downtown still had three movie houses, most notably the 1923 Coliseum Theater. That wood-frame structure burned in 1956 and was replaced on the same site by the current Coliseum.

Probably the most notable change was the fact that in 1927 not a single saloon was to be found on Front Street. This was the result of Prohibition, which lasted from 1918 to 1933 in Alaska. Bootleg liquor sales went on, of course, but mostly away from “respectable” Downtown.



*Front Street in 1915 was the bustling center of Ketchikan. The Revilla and Stedman Hotels (the two wood-framed buildings with turrets) were key landmarks. Ryus Drug, Grand Theater, Sideboard Saloon and the Cold Storage buildings are visible on the seaward side of Front Street.*

# 1927 SANBORN FIRE INSURANCE MAP

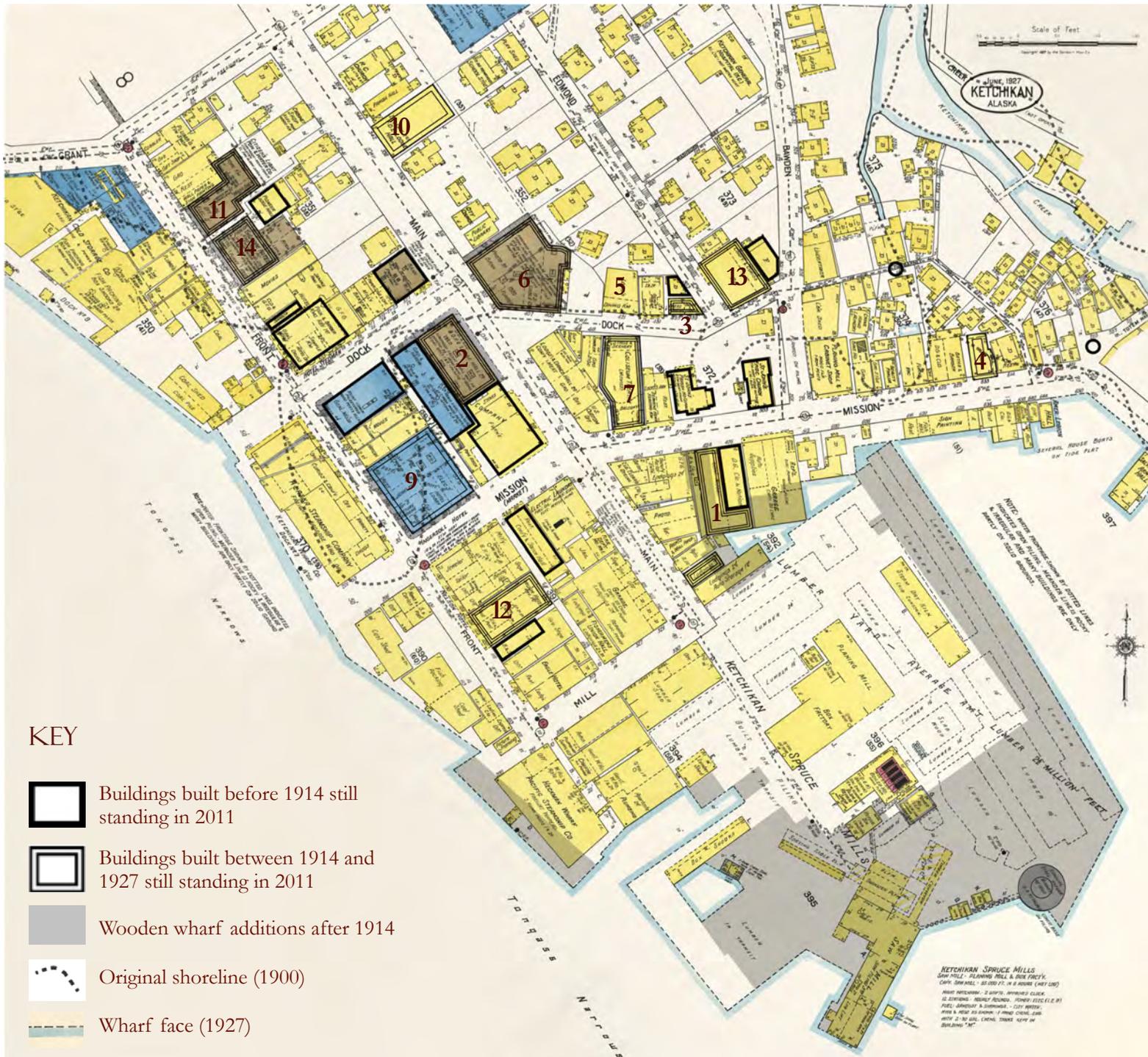
## BUILDINGS KEY

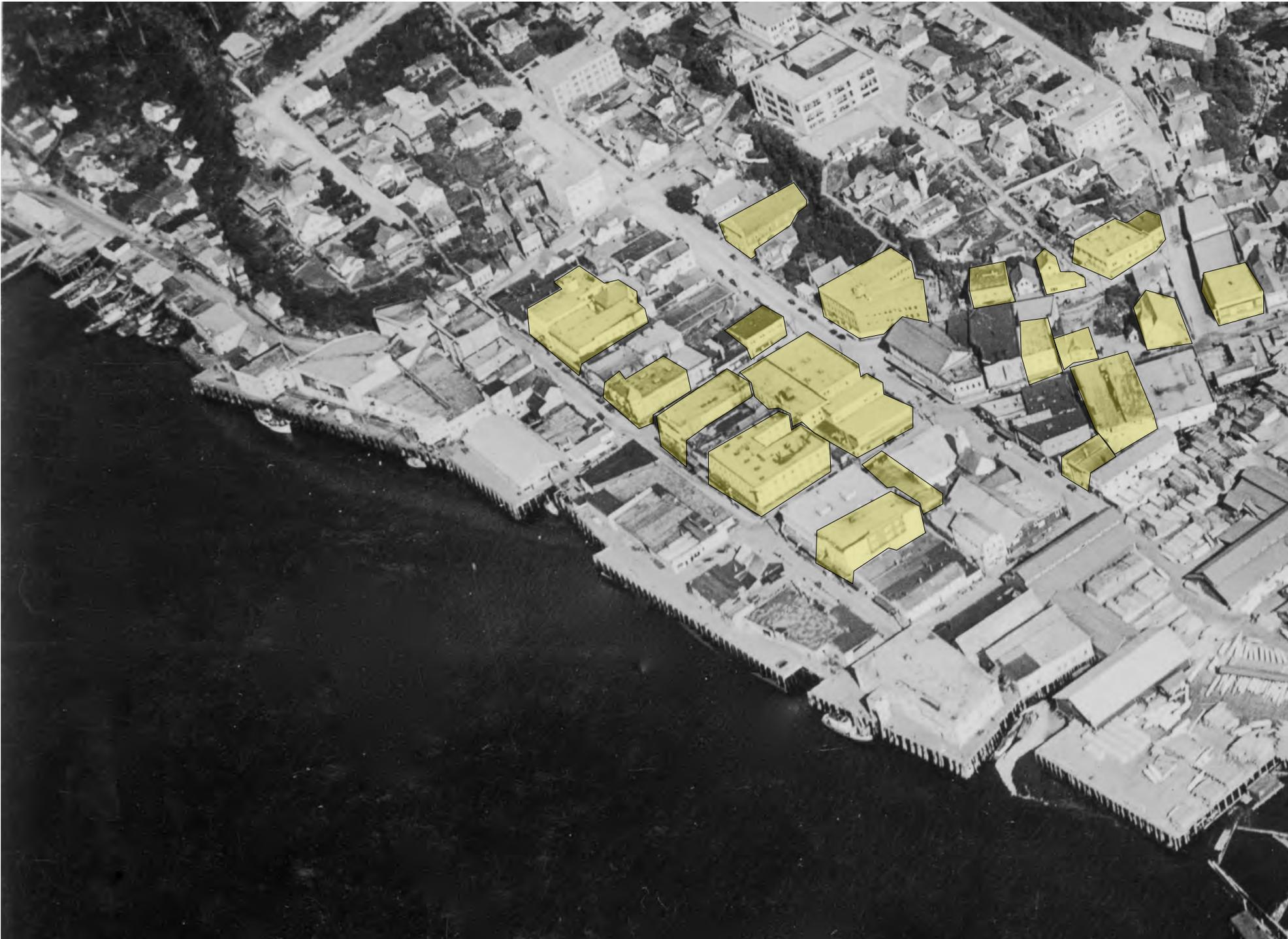
(See page 9 for pre-1914 buildings)

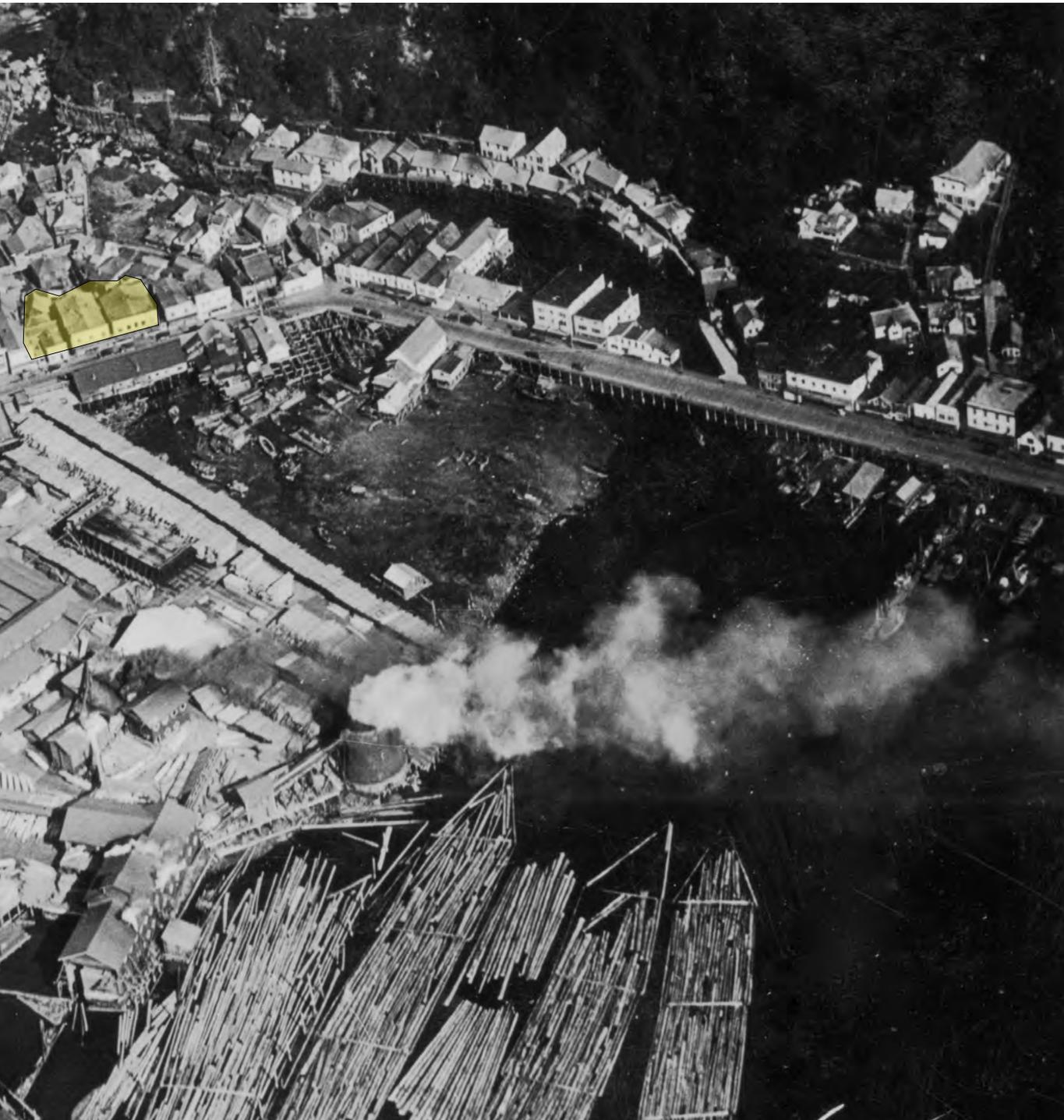
1. Bon Marche addition (1919)
2. JR Heckman Bldg 2 (1920)
3. 435 Dock Street (Chico's Restaurant) (Circa 1920)
4. 633 Mission (1920)
5. Knickerbocker Hotel (Circa 1920)
6. Miners & Merchants Bank (1923)
7. Coliseum Theater (1923, rebuilt after 1956 fire)
8. Hardcastle Building (1923, moved to site)
9. Ingersoll Hotel (1924)
10. Red Men Hall (1924)
11. City Hall (1925)
12. Frontier Hotel (1925)
13. US Post Office, Ktn Daily News (1925)
14. Gilmore Hotel (1925)

## KEY

-  Buildings built before 1914 still standing in 2011
-  Buildings built between 1914 and 1927 still standing in 2011
-  Wooden wharf additions after 1914
-  Original shoreline (1900)
-  Wharf face (1927)







## EARLY 1930s SNAPSHOT . . . AND SUBSEQUENT CHANGES

By the early 1930s, after forty years of continuous, sometimes frenzied growth, downtown Ketchikan had become a dense urbanized area: busy waterfront; booming spruce mill; storefront businesses lining all streets; a number of formidable, fire-proof concrete commercial “anchors” at major intersections; and virtually all services within the downtown core (school, hospital, library, churches, social halls). A close inspection of this aerial photograph from the early 1930s shows that very few downtown lots were vacant or unused.

The major changes to downtown since this photo are:

- extensive fill on the Ketchikan Creek tide flats, with the addition of the Federal Building;
- the densely-packed stores and residences around upper Stedman, Dock Street, and Barney Way were demolished to make way for the Centennial Building and adjoining parking improvements;
- the loss (largely as a result of fire) of nearly all of the extensive wharf-related structures on the waterfront side of Front Street; and
- the complete replacement of the spruce mill by extensive tourism-related commercial development.

The highlighted buildings have survived to 2011-- though some have been modified significantly.

*In this 1906 photo from today's Inman Street area, the rapid growth of Downtown is already visible. Substantial homes were edging up the hillside; the landmark St. John's Church was constructed; Old Main School was built on a promontory overlooking the community; commercial development was expanding; and a new Stedman Street trestle was built to access development to the south.*



# PART TWO: COMPARATIVE ANALYSIS OF PROPERTIES

## Methodology and Criteria

Most of the properties in the Downtown commercial district had structures on them by 1930. The historic buildings reflect the economy, materials availability and purpose of construction. In the beginning, they were all built of wood. As fires destroyed many important buildings, the focus became fireproof materials, i.e., reinforced concrete. The first concrete commercial structures in Alaska were in Ketchikan. Many of these were handsomely detailed reflecting the strong economy and early entrepreneurs' pride in Ketchikan. Today, the Downtown is characterized by a predominance of historic structures comprised of a mix of smaller wood buildings and larger concrete structures. While there are structures newer than 1966, they are the exception and have been built at a scale that complements the historic townscape.

Within the Downtown district boundaries there are 54 parcels. On these parcels, there are 51 principal buildings (including public buildings). According to historical research and Borough assessment records, of the 51 principal buildings, 30 were built prior to 1930 (the Downtown's period of significance), 11 were built between 1930 and 1966, and 10 after 1966. The majority of buildings are commercial uses at street level and offices, apartments or storage on upper floors. One building is on the National Register and 4 are on the Historic Commission's list of historic properties. In addition to buildings, there are seven significant historic structures (4 staircases and 2 alleys built in the early 1900s and the tunnel, built in 1954), two historic sites (downtown waterfront and Ketchikan Spruce Mills), and three historic objects (Chief Kyan and Chief Johnson totem poles initially raised in 1898 and 1902, respectively) and the Ketchikan "welcome arch" (1930s).

Each building, structure, site and object of the survey area was evaluated on its individual characteristics and its potential to contribute to a historic district. All 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 Downtown. The survey focused on the district's history and evolution over its period of significance with particular attention given 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 lives of persons significant in our past
- Criterion C: Embodiment of 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 Downtown building: street level storefront; upper story facade; architectural details including marquee, siding, windows/doors, and trim; and side or rear facades if appropriate. The elements of each building were evaluated as being intact or having 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 alterations	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 determine whether a building is contributing or non-contributing to a potential historic district, the criteria above, along with building age, were employed as follows:

1. If built after 1966, 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 DOWNTOWN BUILDING TYPES

During Ketchikan's first decade or so, its pioneer years, buildings were simple, functional wood structures. They consisted mostly of utilitarian cannery-related buildings and pioneer homes ranging from temporary shacks and cabins to simple, permanent houses with steep pitched gable roofs and shed roof porches. The natives adapted their traditional long-house architecture to milled lumber, resulting in simple rectangular buildings with gable roof, and a single door in the gable face with windows on either side. Nearly all buildings were on posts or pilings, either out over the water or to place a level floor on the rocky, usually sloping land. From about 1900 to the 1930s, most buildings in the Downtown area fell into one of the following six categories.

### Pioneer

Wood frame, usually rectangular 2-story structures with gabled or hipped roof, and little ornamentation. They could be residences, boarding houses, or used for civic or government functions. The US Custom House (now Pioneers Hall) shown here is the only remaining example.



### “Chicago-style” Commercial

This type refers to the large, multi-story public and commercial buildings added to the Downtown area starting in 1911. They were usually designed by Seattle architects and built by outside contractors, resulting in a new building form, giving this frontier town a bit of respectability. Notably, they were built of reinforced concrete in order to be fireproof. They have storefront windows on street level, ornate marquees, window placement reflecting structural columns, and ornamentation at the top cornice. The Tongass Trading and Heckman buildings are shown here.

### Queen Anne Commercial

The Queen Anne style was popular for residences and some commercial buildings, mostly hotels and stores. They were two- and three-story buildings with special attention to wood detailing beyond the usual storefront, adding features such as bay windows, angled entries on street corners and sometimes turrets. In early years, Front Street had two such buildings, the Stedman (shown here, 1910) and the Revilla Hotel. The Stedman (on corner of Front and Dock) is being remodeled in 2011, restoring some of this detail.



### Storefront Pioneer

This was the most common building type in Downtown during this period. They were simple, gabled roof, pioneer style buildings with large, flat “billboard” false-fronts facing the street. Quite often they were long and narrow, due to the basic 50 by 100 ft. lot size; sometimes two businesses in a single lot resulted in 25 ft. wide buildings. The storefront typically had large display windows, recessed doorway, and classic cornice held up by decorative scroll brackets. Many of them included a marquee or rain canopy along the whole front, hung from chains. These storefronts along Front Street in 1906 illustrate this type.



### Industrial

Mill, cannery, wharf, and shop buildings were common within the Downtown area during the first half of the last century. They were utilitarian, box type wood frame structures, with shed and gable roofs. They often had wood shingle walls and roofs or corrugated siding and roofing. They were almost always on wood pilings. No examples of this building type survive in Downtown.

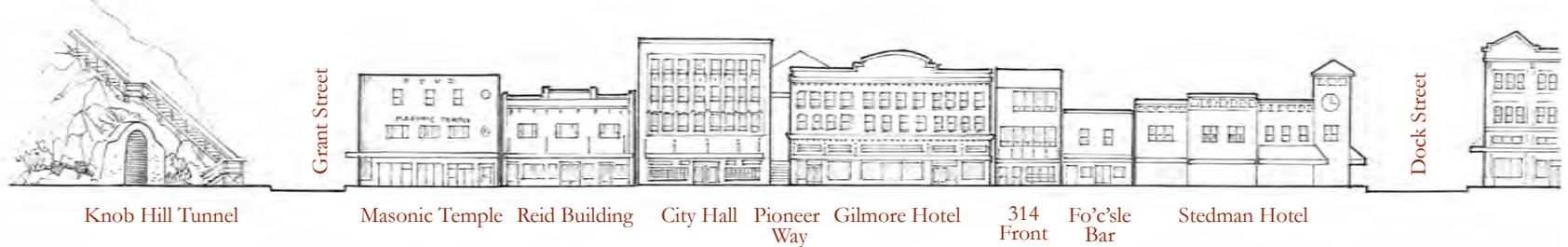
### Residential Styles

As Ketchikan first developed, residences of various styles were to be found, especially along Main and Mission streets. The pioneer farmhouse, colonial revival and Queen Anne were common styles. Commercial development eventually eliminated all but two of them. The colonial style Yates Building is shown here.





# FRONT STREET TUNNEL TO DOCK



Front Street became the focus of commercial development in 1900. At the start of 1899, George Clark's house and a few shacks were the only buildings on the upland side of what is now Front Street. By the end of 1900, almost every lot between Grant and Market was occupied by a commercial building, including the U.S. Store (later the Fo'c'sle Bar and now one of Ketchikan's oldest buildings). By 1915, most of the water side of the street was also occupied, as commerce grew and wooden wharves and structures related to shipping and fishing were developed. Ten years later, landmark buildings such as such as City Hall and the Gilmore Hotel were under construction, replacing many of the early Front Street buildings.



*Planking of Front Street between Dock and Market was not completed until 1906, shortly after this photo was taken. By 1920, Front Street would become the first paved street in Alaska.*

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing, Register Eligible	<b>Knob Hill Tunnel</b>	KET 01138	1954	273 feet long, 19 feet high, 30 feet wide, required removal of three long-time buildings marking the north end of Front Street	110
Non-Contributing, Register Eligible	<b>Masonic Temple</b> 348-352 Front Street	KET 01139	1947	"Art Moderne" style; storefront repeatedly renovated but building retains much of original character. National register eligible if restored.	106
Non-Contributing	<b>Reid Building</b> 340-344 Front Street	NA	1937	Two-story, reinforced concrete building with significantly altered street façade. While not constructed during period of significance, its tasteful 2011 renovation may render it eligible for future National Register listing.	NA
Contributing, Register Eligible	<b>City Hall</b> aka Citizens Light, Power & Water 334 Front Street	KET 00153	1925	Originally 3-story reinforced concrete in simplified Chicago commercial style, 4 <sup>th</sup> floor added (1952), façade altered. Register eligible with façade restoration.	56
Contributing Structure	<b>Pioneer Way Stairs</b> aka Chief Kyan Way	KET 01141	1900	A wooden stairway indicated on 1900 plat map, provided access to first Custom House (Pioneer Hall), retained as right-of-way and wooden stairs to date.	98
Contributing, National Register	<b>Gilmore Hotel</b> 320-326 Front Street	KET 00146	1926	False front reinforced concrete structure with Classic Revival elements, restored and placed on National Register in 1989.	30
Non-Contributing	No building name <b>314 Front Street</b>	NA	Circa 1930	Sanborn maps indicate buildings on this lot in 1914 (moving pictures hall, 1914 & 1927). Current building significantly altered.	NA
Contributing	<b>Fo'c'sle Bar</b> aka US & Gilmore Store 312 Front Street	KET 00129	1900	One of Ketchikan's oldest buildings, started as Hanson's US Store in 1900. Fo'c'sle Bar operated from 1937-2009, façade significantly altered from original appearance.	34
Contributing	<b>Stedman Hotel</b> Building 300-310 Front Street	KET 01142	Circa 1905	Original wood frame 3-story building with octagonal turret became a landmark building until turret removed and façade significantly altered in the 1960s; renovated in 2011 with some early façade features replicated.	60

# DOCK TO MILL FRONT STREET



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing, Register Eligible	<b>Tongass Trading</b> 226 Front Street	KET 00136	1913	3-story concrete building, constructed on site shared by its original wooden store and a restaurant/rooming house; restored in 1985 (except for decorative 1930s marquee).	48
Non-Contributing	<b>Front Street Building</b> 216-224 Front Street	NA	1981	Although only 30 years old, the false front commercial style and architectural detailing fit into the scale and character of adjacent historic buildings. Site has had buildings since at least 1914 (two single story saloons occupied this site then).	NA
Contributing, Register Eligible	<b>Ingersoll Hotel</b> 301-314 Mission Street	KET 00155	1924	Horseshoe-shaped, 3-story reinforced concrete bldg, replaced landmark Revilla Hotel (built by same owner (Ingersoll) in 1906 and burned in 1924); elevator installed in 1955; retains some features but cornice, marquee, storefronts altered.	52
Contributing Object	<b>“Welcome to Ktn” Sign</b> over Mission Street	KET 01143	Early 1930s	The third iteration of the sign was replaced in 1996 with a more modern version.	100
Non-Contributing	<b>132 Front Street</b>	NA	1962	Single story building in modern commercial style without historic features or details. A 2-story complex of six stores with hotel rooms above occupied site in 1927.	NA
Contributing, Register Eligible	<b>Pioneer Hotel</b> aka Nelson Hotel 118-124 Front Street	KET 00151	1926	Three story wood-frame structure on pilings, a rebuild of the earlier Pioneer Hotel which burned in 1926, retains many of its original architectural details and could be restored.	58
Contributing	<b>116 Front Street</b> aka Rainbird Bar, Frontier Saloon	KET 00222	Circa 1912	1½-story wood frame structure reportedly built in 1912 (though no building indicated on site in 1914 Sanborn Map); by 1927, a bar & saloon shown; one of longest serving bars and dance halls, extensively remodeled in 1974.	66
Non-Contributing	No building name <b>315-317 Mill Street</b>	NA	Circa 1950	Current false-front commercial buildings date from street reconfiguration in 1950s (facades have since been significantly modified or replaced)	NA
Contributing Site	<b>“Heckman’s Wharf”</b> site, Front Street south from Mill Street	KET 01144	Circa 1900	Heckman’s first wharf extended from Dock St 300 ft beyond today’s Mission St. It later expanded to Front south of Mill providing space for Pacific Steamship Co. By the 1940s, the Spruce Mill occupied this area (now site of Rubín sculpture).	92

Front Street from Dock to Mission was originally a finger of solid ground reaching into Tongass Narrows. It was where the first cannery, saltery and main wharf were constructed. Around these initial structures, downtown grew. Tongass Trading built a store on Front Street in 1900 and replaced it with a concrete building in 1913. At Front and Mission, another “cornerstone” building, the Ingersoll, arose in 1924. On the water side, a saloon, cinema, shops and drug store shared the wharf with the Alaska Steamship Company in the early days. Farther south, Front Street was extended out over the tide flats. The wood-plank street provided access to shops, hotels, and other businesses, all on pilings. Heckman’s Wharf anchored the waterfront side of the street.



*Circa 1908, the view down Front Street toward Heckman’s Wharf (visible at end of street) from a location where City Hall stands today.*

# MAIN STREET EAST SIDE, GRANT TO MILL



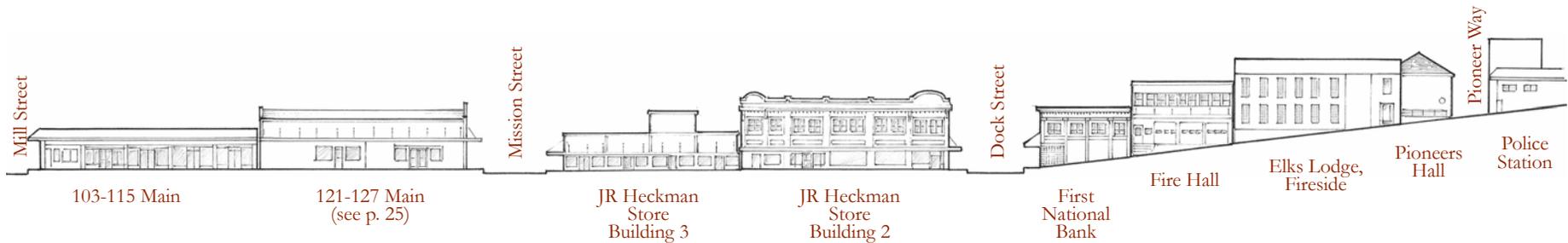
During Downtown’s formative years, Main Street was very different from Front for two reasons. First, it was removed from the waterfront, where much of the economic activity of the growing town was focused. Second, Main above Dock was steep and more difficult to access. Lower Main was mostly over tide flats, requiring buildings on pilings. By 1914, upper Main above Dock was a planked street lined with residences except for the Daily Miner, Catholic Church, town offices and Public Library. There were no stores. Lower Main, from Dock to the mill, took on more of the character of Front Street. Almost fifteen years later, upper Main had changed little in terms of land use. Two major buildings had been added: the Eagles Hall (today’s Red Men Hall) and the brick Miners & Merchants



Looking up a planked Main Street in 1909. Only the Burkhardt/Monrean/Reeve house at the top of the street remains today. The false front building was the Mining Journal, which was replaced by the Eagles Hall (today’s Red Men Hall) in 1924. The residence below it became the Christian Science Hall in 1946.

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing Register Eligible	Red Men Hall, Eagles 338-342 Main Street	KET 00226	1924	False front, 2-story commercial style, windows altered from original Eagles Hall on upper floor, purchased by IORM in 1945, “Mining Journal” previously occupied site	54
Non-Contributing Register Eligible	Christian Science aka Ktn Arts & Humanities 330 Main Street	KET 01145	1946	Replaced 1902 Guzman residence which had also housed congregation from 1933-1945. Purchased by Ketchikan Arts & Humanities in 2005 and renovated with minor alterations.	104
Contributing Register Eligible	Miners & Merchants Bank, aka Wells Fargo 306 Main Street	KET 01146	1923	Originally Ketchikan’s most carefully designed and detailed brick building; first floor façade, entrances, storefront windows and marquees significantly altered	50
Non-Contributing	No building name 200 Main Street	NA	2008	By 1914, a solid block of two-story, false-front commercial buildings occupied the entire site, including the classic US Custom House (1907) on the corner of Mission and the original Red Men Hall (1903).	NA
Non-Contributing	No building name 112-124 Main Street	NA	1974	Two story 1970s commercial building; 9 different businesses occupied the site in 1927 in a complex of false front, one and two story small commercial buildings on pilings	NA
Non-Contributing	Mike’s Elbow Room aka Sally’s 108 108 Main Street	NA	1961	No building on site in 1914; by 1927 a 2-story apartment building occupies the site, current single-story, false-front commercial style building likely dates from 1961 fire rebuild.	NA
Contributing	Hardcastle Building 100-106 Main Street	KET 01147	1923 1972	Two narrow structures occupied the site in 1914; replaced by 1927 with two 2-story buildings facing Main Street (lodgings on second floor, auto storage on first), north portion of current building moved from upper Main in 1923, south half of building added in 1972, when Mill Street was widened.	78
Contributing Site	Ketchikan Spruce Mills aka Ketchikan Power Company End of Main Street	KET 01148	1904	Mill relocated from Prince of Wales mining operation in 1903, became operational in 1904, first electrically driven sawmill in Alaska, grew to be one of Alaska’s largest sawmills and key economic engine for Ketchikan, operated until early 1980s. None of the original buildings survive.	94

# WEST SIDE, MILL TO GRANT MAIN STREET



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing	No building name 103-115 Main Street	NA	1981	One-story commercial building divided; historically 2-story wood frame structures occupied the site (skating rink and cinema in 1914, car garage, lodging in 1927).	NA
Contributing	JR Heckman Co. Store (Bldg 3) 201-209 Main Street	KET 01149	1912	One-story, wood frame, false front commercial building; alterations to cornice, upper façade, transom windows and marquee; some storefronts & entries retain original details.	68
Contributing, Register Eligible	JR Heckman Co. Store (Bldg 2) 213 Main Street	KET 00137	1920	Two-story reinforced concrete, commercial style building, constructed on site of earlier (1899) JR Heckman store, resulting in what appears to be single building today; façade details remain (except for marquee, corner entry door).	44
Contributing, Register Eligible	First National Bank 331 Dock Street	KET 01150	1911	Two-story, concrete commercial style building, originally housed Miners & Merchants Bank; street level façade significantly altered, upper facade retains original details.	42
Non-Contributing, Register Eligible	Fire Hall 319 Main Street	KET 01151	1943	Two-story reinforced concrete building, retains original architectural character and detailing specific to its use.	102
Non-Contributing, Register Eligible	Elks Lodge, Fireside 335 Main Street	KET 01152	1951	Two-story reinforced concrete commercial style building, retains original architectural features including glass block windows and rounded and flared main entry.	108
Contributing, Register Eligible	Pioneers Hall aka U.S. Customs House 314 Pioneer Alley	KET 00131	1900	Two-story, wood frame "pioneer-style" building in original location, US Customs House until 1907, became meeting hall for Arctic Brotherhood (Pioneers) in 1916; significantly modified over the years with major renovation in 1975.	32
Non-Contributing	City Police Station 361 Main Street	NA	1984	Modern, two story reinforced concrete and brick commercial style building.	NA

The west side of Main Street between Dock and Mission has changed little since the late 1920s. The Heckman Buildings (Nos. 2 & 3) occupy the entire block. On the east side of the street, two imposing wooden structures, the Red Men Hall (1903) and the U.S. Custom House (1907), originally occupied the block. Both were destroyed by fire in 1956. Lower Main (from Mission to Mill) was a bustling area during the 1920s, with a mix of small shops and at least five buildings offering apartments and lodgings that catered to the town's mostly single male work force. The main entry to the mill was at Main and Mill Streets. The town's original fire hall with its landmark hose tower (1904-1943) was at 121 Main. In the early years, the Council chambers were also located in the building.



*The northeast corner of Main and Dock looked very different in 1915. This was the residence of city co-founder M.E. Martin, one of the original Ketchikan homes, built during the 1890s. The stairway visible in this photo still stands today. Wells Fargo Bank now occupies this corner.*

# DOCK STREET NORTH SIDE, FRONT TO BAWDEN



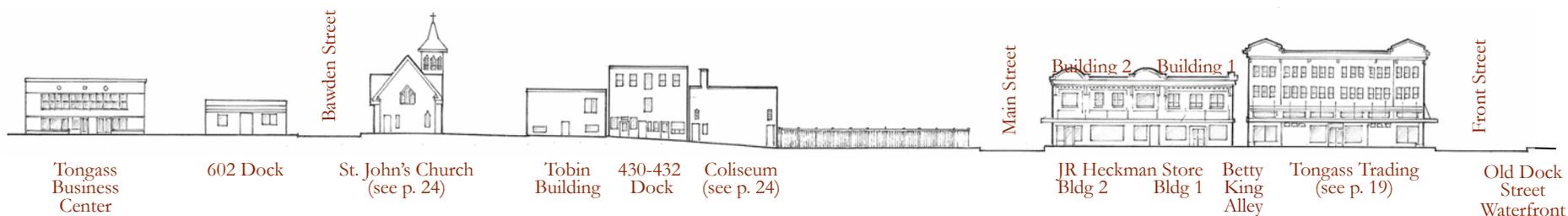
Dock Street between the waterfront and Main Street was Ketchikan's first real street, well-established by the time the 1900 plat of downtown (see p. 7) was drawn--even though it does not appear on the plat. JR Heckman's store, the Clark and Martin hotel, George Clark's house, and a few other buildings already lined the block by the start of 1900. It was probably named Dock Street because it ran from the old Clark & Martin store (in the middle of today's Main Street) to the town dock. To the east of Main, Dock Street followed the shoreline to the Mission school at the foot of Edmonds and beyond, originally as a pathway, then as a 25-ft. right-of-way.



Looking down the north side of Dock Street, between Main and Front before 1905 (the Stedman Hotel at Front and Dock had not yet been built). The First National Bank and printshop was built in 1911 next to the OK Bakery and Palace Café buildings shown here.

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing	First Bank Addition 317-323 Dock Street	NA	1960s	Two narrow, two-story commercial buildings (one false front, one Pioneer style) occupied the area between First Bank and Stedman Hotel. They were used as café, bakery, tailor, barbershop and offices during Ketchikan's first thirty years and replaced by First Bank expansion in the 1960s.	NA
Non-Contributing	No building name 413-415 Dock Street	NA	1946	Two houses on site in 1914, site vacant in 1927, existing 2-story structure built by American Legion for offices/retail	NA
Contributing	Knickerbocker Hotel 419-421 Dock Street	KET 01153	Circa 1920	Three-story, false-front commercial style with recessed storefront entry; façade altered and building in poor condition (recently condemned by City).	86
Non-Contributing	No building name 429-431 Dock Street	NA	1925	Dwelling on site in 1914, one-story music school and beauty parlor in 1927, current building modified extensively.	NA
Contributing	Chico's Restaurant 435-439 Dock Street	KET 01154	Circa 1920	Dwelling on site in 1914, wood-frame commercial building indicated in 1927 Sanborn map (divided into two shops: dressmaking and photo/curios)	76
Contributing, Register Eligible	Agnes Edmonds House 309 Edmonds Street	KET 00130	1904	House of Ms. Agnes Edmonds, early Episcopal missionary and reportedly Ketchikan's first single, permanent, white woman.	38
Contributing Structure	Lower Edmonds Street Boardwalk/Stair	KET 01141	1900	Ketchikan's first wooden stair/street, named after female missionary who helped to establish the first school on the waterfront across from St John's Church and Yates Building.	98
Contributing	Ketchikan Daily News, US Post Office 501 Dock Street	KET 00206	1925	Two-story wood structure built to house Post Office (with shop and apartments above), PO moved to Federal Bldg in 1937, in 1944 Ketchikan Daily Fish News (named Ketchikan Daily News in 1947) moved in, remodeled building in 1976.	80
Contributing	301-305 Bawden Street aka Fosse Building	KET 01155	Circa 1908	Two-story, wood frame, false-front commercial style building with facade alterations; 1914 Sanborn map indicates 2-story building on site (labeled "flats" or apartments).	64

# SOUTH SIDE, BAWDEN TO FRONT DOCK STREET



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing	Tongass Business Center 616-618 Dock Street	NA	1982	Two-story modern style commercial building, lot created after Dock Street widening and Centennial Building urban renewal project.	NA
Non-Contributing	No building name 602 Dock Street	NA	1919	Site had dwelling in 1914 and 2-story planing/cabinetry mill in 1927. Due to extensive modifications in past several decades, this portion of building has no historic significance.	NA
Non-Contributing	Tobin Building 340-344 Front Street	NA	1946	Two-story wood frame commercial style building on concrete foundation.	NA
Non-Contributing	No building name 430-432 Dock Street	NA	Circa 1950	No building on site as indicated by 1927 Sanborn Map (this lot also has frontage on Mission Street, (pp 24), this appears to be a three story addition completed in the early 1950s.	NA
Contributing, Register Eligible	JR Heckman Co Store Buildings 1 and 2 326 Dock, 213 Main	KET 00137	1912 & 1920	Two-story reinforced concrete, commercial style building, constructed on site of earlier JR Heckman store; "Building 1" at 326 Dock was the first "permanent" (concrete) two-story retail building in Alaska (1912); "Building 2" a replacement of the 1899 general merchandise store, was an addition to the adjacent 1912 building, resulting in what appears to be a single building today; most façade details remain (except for present marquee and corner entry door).	44
Contributing Site	Betty King Alley	KET 01156	Circa 1900	Wood plank alleyway built on pilings, provided utility, service and public access to businesses with street frontage, and a few where the alley was the primary access; named after "Betty King the Dog Lady," a long-time alley resident and volunteer humane society leader.	96
Contributing Site	Old Dock Street Wharf 201-301 Dock Street	KET 01144	Circa 1900 to 1938	Historic site of the Sideboard Saloon (1900), Dock Street widening (1917), Coal Storage Sheds (1920s), Cold Storage Dock Warehouse (1931, became Tongass Trading Company Dock Store (1938), all occupied the portion of Dock Street from Front to the wharf edge. Only the significantly modified Tongass Trading Dock Store, and remnants of the wood planking in the street remain.	92

Dock Street has always had two very different patterns of development. From Main westward, Dock was an integral part of the growing city's bustling commercial activity; shops lined both sides down to the wharf. From Main eastward, though, Dock Street's narrower width, odd-shaped lots and "backyard" status to Mission Street meant that it was less desirable for commercial development. Even by 1915, when Downtown had expanded across the tide flats and nearly every lot was developed, Dock Street east of Main was almost completely residential. By 1927, its residential character was changing; the new Post Office brought people there, and as a consequence, small shops were established. However, it never flourished commercially as did other parts of Downtown.



*Fighting the Coliseum Theater fire on Dock Street in 1956.*

# MISSION STREET NORTH SIDE, FRONT TO STEDMAN



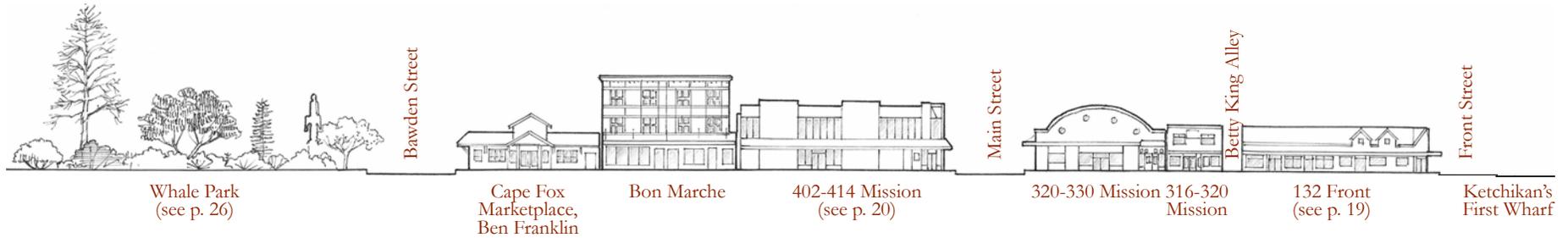
Mission Street was not part of the early plans for downtown Ketchikan. The then waterfront along the Ketchikan Creek tide flats was platted in 1900 as “Market Street” probably because most American towns of that era had streets with names like Main, Front, Grant and Market. By 1914, the waterfront had moved well to the south, out over the tide flats, necessitating the addition of two new streets, Mission and Mill. Mission derived its name from the formidable St John’s Episcopal mission complex at the base of Edmond Street which had not only a church, but Native school, hospital and parish house. It was natural that the street be named “Mission.” Market Street still existed though only between Front and Main. By 1927, the name Mission Street had been extended up to Front and Market Street was no more.



*Rin Tin Tin is playing at the Coliseum in the early 1930s. By then, Mission Street was paved and sidewalks on both sides of the street were concrete. Wooden sidewalks and streets were part of much of the Downtown for many years. Today, none remain.*

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing	Coliseum Theater 405 Mission Street	KET 01157	1957	The first Coliseum Theater, a wood structure built on this site in 1923, burned in 1956 fire (which also destroyed the adjacent Red Men Hall and Customs House); theater rebuilt on same site in 1957, now a reinforced concrete building.	112
Contributing	No building name 411-413 Mission Street	KET 01158	1920	Three-story, wood frame, false front commercial style building fronting on Mission; 1927 Sanborn map describes uses as restaurant and seamen’s home, lodging above.	74
Contributing, Register Eligible	Arthur Yates Memorial Hospital 423 Mission Street	KET 00133	1905	Two-story wood frame colonial style residential building on pilings (initially built as a clergy house) expanded into a 12 bed hospital in 1909, operated until 1925; Alaska Sportsman editor Emory Tobin maintained business and residence there from 1941 to 1966; retains much of its original appearance.	40
Contributing, Register Eligible	St. John’s Episcopal Church 503 Mission Street	KET 00011	1903	Originally a one-story wood frame church with attached bell tower, built by parishioners with local materials, little ornamentation except for fine detailing around windows and eaves, 1930s building raised to add parish rooms below, landmark building (Ketchikan’s oldest church), few alterations.	36
Contributing	No building name 603-607 Mission Street	KET 01159	1919 1938	Two-story, wood frame building on pilings substantially altered in 1938 and again in 1990s with Bawden St widening.	70
Contributing	New Deal Building 617-621 Mission Street	KET 01160	1930	Two-story wood frame false front commercial style building on pilings with marquee, street level façade modified but upper level window placement and parapet design retained. Pioneer Cafe now occupies the first floor.	82
Contributing	No building name 625-629 Mission Street	KET 01161	Circa late 1920s	Two-story wood frame false front commercial style building with marquee similar in scale to original building on site in 1920s but with façade changes (windows, storefront).	84
Contributing	No building name 633 Mission Street	KET 01162	Circa 1920	Two-story wood frame false front commercial style building with single recessed entrance, (2-story pool hall in 1927 Sanborn map); retains original scale and form, but windows, window trim, doors and marquee have been replaced.	72

# SOUTH SIDE, BAWDEN TO FRONT MISSION STREET



ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Non-Contributing	Cape Fox Marketplace, Ben Franklin, Bucey Mtrs 500-506 Mission Street	NA	2004	First building on site constructed in 1920s, one-story false front commercial style with marquee, housed Bucey Motors in 1927, then Five and Dime store, eventually Ben Franklin Store until 2004 when it was extensively rebuilt in a style that does not reflect any of the original architecture.	NA
Contributing, Register Eligible	Bon Marche Building 422 Mission Street	KET 01163	1913	First building was 2½-story, 30 ft. high, 25 ft. wide false front wood frame structure initially on pilings (labeled “Dry Goods, Clothing & Notions”); in 1919, the building was doubled in width (addition with concrete foundation/ basement); and in the early 1970s, the original parcel was extended after Mill Street was widened and an addition built that now fronts Mill Street.	46
Non-Contributing	No building name 320-330 Mission Street	NA	1951	Site has complex history with multiple uses including the fire hall/jail as noted on the 1914 Sanborn Fire Map. By 1927, a 1-story addition was added to site and principal use became the “Electric Laundry.” In 1933, the site was occupied by a car dealership/garage. In 1951, a 1½-story “barrel-roof” structure with art moderne façade features was built over the entire parcel, including portions of the early buildings.	NA
Contributing	316-320 Mission aka Scanlon Gallery, Bowling Alley, Alaska Bar, Harbor Inn	KET 00202	1906 & 1950	First building on site (1906) was a two-story wood frame structure built to house a bowling alley. 1914 Sanborn map indicates a one-story wood frame structure used as pool hall and cigar shop. By 1927, the same building was divided into two businesses (restaurant and confections/dance hall). Restaurants occupied the 320 side and bars the other side until 1950s when it was remodeled and a second story added.	62
Contributing	Betty King Alley	KET 01156	Circa 1900	Wood plank alleyway built on pilings, provided utility, service and public access to businesses with street frontage, and a few where the alley was the primary access.	96
Contributing	Ketchikan Wharf 200 Block Mission Street	KET 01144	Circa 1900	First wharf and docking area in Downtown (served first cannery, saltery and warehouse); all buildings and dock structures lost to fire, age and waterfront renewal.	92

Like Dock Street, Mission had two very different personalities. From Main to the waterfront, commercial development occurred early in the city’s history. By 1914, this area housed hotels, shops, a saloon, movie theater and the busy Alaska Steamship wharf. From Main east, Mission Street was slower to be developed. In 1914, aside from the St John’s Episcopal Church and Hospital, Mission Street was a newly built wooden viaduct connecting Downtown with Old Town with a scattering of houses and shops along it. Mission Street near Stedman even served as part of the grandstands for baseball games along the tide flats until the early 1920s. By the late 1920s, most lots on both sides of the street had buildings, as Mission Street businesses tried to attract customers heading to/from Downtown.



*For most of Ketchikan’s life, Mission Street has been the gateway to the Downtown. The Welcome Arch installed in the early 1930s announced this to residents and visitors alike.*

# MILL STREET NORTH SIDE, FRONT TO DOCK



For nearly 70 years, Mill Street was only a block and a half long, extending from the waterfront to Main Street. Initially, “genteel” uses located there such as a skating rink, motion picture theater, restaurant, and hotel to support the mill, cannery and docks. By the 1920s, it adopted a “workman-like” character. Plumbing, carpentry and auto-related businesses located there and upper floors offered affordable lodging for workers. The Spruce Mill and Heckman Wharf provided stability through the 40s, 50s, and mid-60s, when changes began. Steamship companies were no longer the main transport link outside. The mill was changing as jobs and timber harvests shifted to the Pulp Mill. It closed in the early 1980s, paving the way for tourism-related facilities. In 1972, Mill Street was extended beyond Main to Mission, removing one building which had stood for over 50 years and rounding off the corner at Front and Mill. Mill Street now became the main route through town, the sound of cars replacing the long-time hum of the mill.



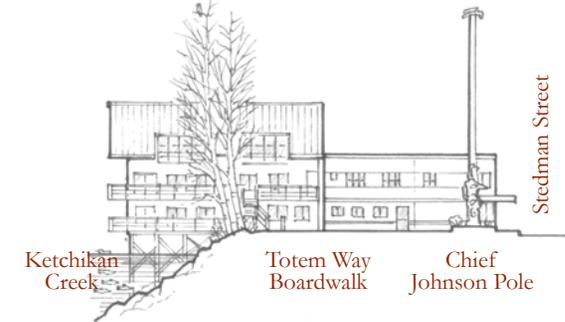
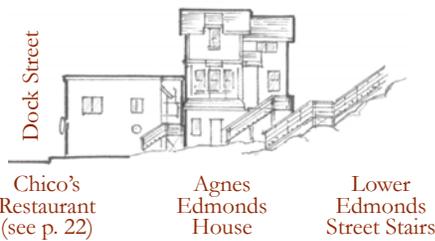
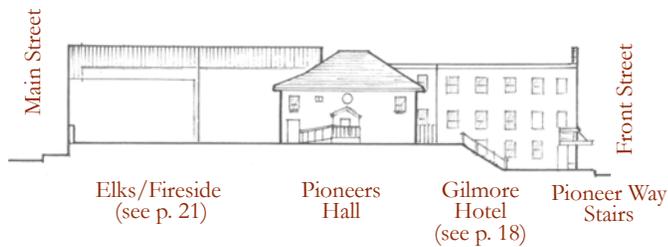
*The beginnings of Mill Street circa 1972*

ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing Site	Heckman's Wharf 200 Block, Mill Street	KET 01144	1900 to 1977	Heckman's Wharf marked Front Street's south end, a major docking area for over 75 years. The first warehouse (50 by 130 ft.) built in 1904, served as long-time freight facilities for Pacific Coast Steamship Co. Plans to turn building into shopping mall halted when structural problems found in aged timber structure, building torn down in 1977.	92
Non-Contributing (Original building demolished)	319 Mill Street aka Union Rooms, Fishermen's Union Hall	KET 00142	1906 & 2000	1914 Sanborn map indicates 1½-story wood frame structure used for carpentry and cabinet making, by 1927 site housed the three-story Fishermen's Union Hall with lodging above. The historic building was demolished and replaced in the early 2000s with a building of comparable size and scale.	NA
Non-Contributing	Bon Marche, Mill Street Addition 449 Mill Street	NA	1972	Original “Bon Marche” building(s) started on Mission Street (1913), lot extended when Mill Street constructed (1972), addition on Mill Street frontage circa 1972 .	NA
Contributing Object Register Eligible	Chief Kyan Totem Pole Whale Park, Bawden and Mill Streets	KET 01164	Circa 1898	Originally erected by the Tongass Tlingit Chief Kyan along Barney Way amongst dwellings in “Indian Town” on west side of Ketchikan Creek, relocated to top of Pioneer Way off Front Street in 1924 where it stood until 1966 when it was replicated and relocated to base of Main Street stairs (Main and Pine street). In 1992, it was replicated again and placed in Whale Park where it stands in 2011.	88
Non-Contributing	Whale Park 500 Mission Street	NA	1974	The extension of Mill Street to Mission Street and other changes to the street network resulted in “leftover” space between Mill, Mission and Dock; local initiative landscaped the State-owned property (which from the air took on the shape of a whale, thus the name).	NA

# PIONEER WAY

# LOWER EDMONDS ST

# TOTEM WAY



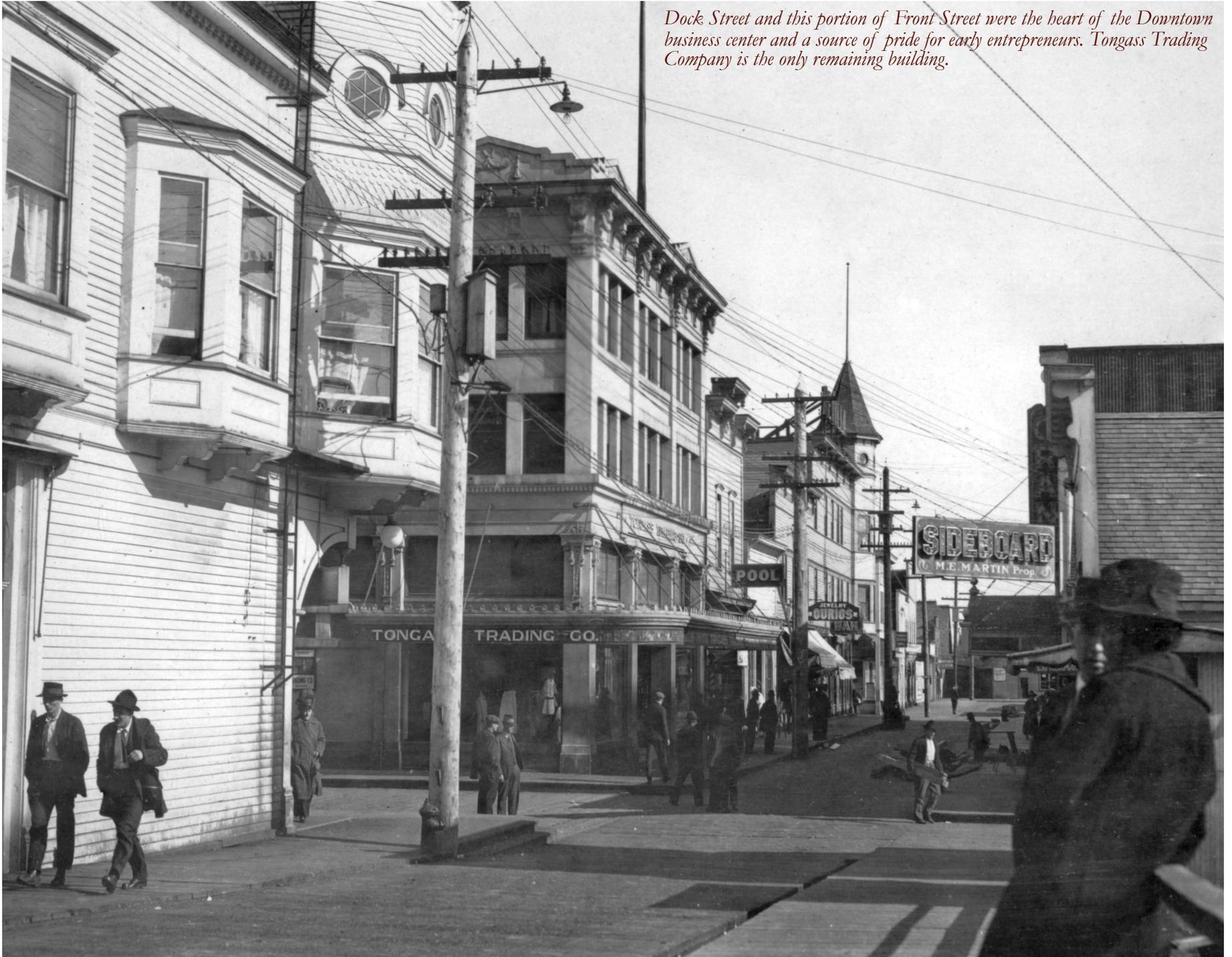
ASSESSMENT	PROPERTY	AHRS NO	YEAR BUILT	NOTES	PAGE NO
Contributing, Register Eligible	<b>Pioneers Hall</b> aka U.S. Custom House 314 Pioneer Alley	KET 00131	Circa 1900	Two story, wood frame “pioneer-style” building in original location, US Customs House until 1907, became meeting hall for Arctic Brotherhood (Pioneers) in 1916; significantly modified over the years with major renovation in 1975.	32
Contributing Structure	<b>Pioneer Way Stairs</b> aka Chief Kyan Way	KET 01141	1900	Initially a wooden stairs indicated on 1900 Clark & Martin survey, provided access to first Customs House (Pioneer Hall), retained as right-of-way and wooden stairs to date.	98
Contributing, Register Eligible	<b>Agnes Edmonds House</b> 309 Edmonds Street	KET 00130	1904	House of Ms. Agnes Edmonds, early Episcopal missionary and reportedly Ketchikan’s first single, permanent, white woman.	38
Contributing Structure	<b>Lower Edmonds Street Boardwalk/Stair</b>	KET 01141	1900	Ketchikan’s first wooden stair/street, named after female missionary who established the first school on the waterfront across from St John’s Church and Yates Building.	98
Contributing Object Register Eligible	<b>Chief Johnson Totem Pole</b> Totem Way near Whale Park	KET 00190	1902	Totem pole belonging to the Kadjuk House of the Tlingit <u>Gaanax.ádi</u> Clan. The pole served as iconic landmark both of the surrounding Native village on Ketchikan Creek as well as the developing community of Ketchikan from its earliest days. The present pole is a replica and was raised in 1989.	90
Contributing Structure (Creek Street district)	<b>Totem Way Boardwalk</b>	KET 01168	Circa 1900	Totem Way served the Tlingit settlement along the banks of Ketchikan Creek. As the settlement became formalized, lots were platted and “ways” became the means of access through the neighborhood. Totem Way extended from Chief Johnson Pole near Stedman down between houses to Ketchikan Creek and along the shoreline to the Creek Street bridge. By 1927 it was officially known as Totem Way.	NA

Downtown had three public “ways”-- two of which remain. Pioneer Way started out as a wood stairs from Front up to the US Custom House and on to Main Street. The name Pioneer Way was adopted sometime after 1916 when the Pioneers of Alaska started to occupy the Custom House. Totem Way, adjacent to the Chief Johnson totem pole is almost as old. It went from the pole near Stedman down between houses to Ketchikan Creek. From there it followed the shoreline to the Creek Street bridge. By 1927, it was officially known as Totem Way. Barney was the third “way,” starting at Dock and Bawden and looping down through mostly Native houses to Mission Street, near Stedman. When Dock Street was extended to Stedman, Barney Way was lost.



The original location of Chief Kyan Pole was on Barney Way, shown here in circa 1898.

*Dock Street and this portion of Front Street were the heart of the Downtown business center and a source of pride for early entrepreneurs. Tongass Trading Company is the only remaining building.*



# PART THREE: SURVEY OF BUILDINGS, STRUCTURES, SITES & OBJECTS

The survey of Downtown buildings, structures and sites are organized by seven 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. (See the Locator Map on the inside back cover.)

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Ingersoll Hotel (1924).....	52-53
Improved Order of Red Men Hall (1924) .....	54-55
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132 Front Street	301 Front Street (Sourdough Bar)
216-224 Front Street (Front Street Building)	317-323 Dock Street (First Bank addition)
314 Front Street (Totem Bar)	413-415 Dock Street
315-317 Mill Street	429-431 Dock Street
319 Mill Street	430-432 Dock Street
103-115 Main Street	320-330 Mission Street (121-127 Main Street)
108 Main Street	602 Dock Street
112-124 Main Street	440 Dock Street (Tobin Building)
200-206 Main Street	616-618 Dock Street (Tongass Business Center)
361 Main Street (Downtown Police Station)	

# GILMORE HOTEL

Contributing Building on the National Register of Historic Places

ALASKA BUILDING INVENTORY FORM • AHSR #KET 00146 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Gilmore Investments LLC</b> <b>326 Front Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel, restaurant, grocery and other uses</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Hotel, restaurant</b>	
SIGNIFICANT PERSON(S): <b>P. J. Gilmore, Early Mayor</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER: <b>C. Frank Mahon, Architect</b>	ORIGINAL OWNER: <b>Peter J. Gilmore</b>

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1926</b>	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: <b>3</b>		
ARCHITECTURAL STYLE: <b>Classic Revival</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES: <b>NA</b>	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Concrete</b>	EXTERIOR WALL MATERIALS: <b>Concrete</b>	OTHER MATERIALS:

ELIGIBILITY	
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PREPARED BY: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

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:



*Projecting detail over storefront*



*Transoms & signboard over storefront*



*NW corner*

## Architectural Description

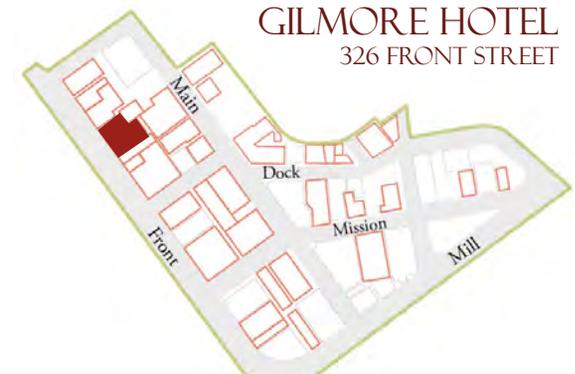
The Gilmore Hotel is a three-story concrete structure built in 1926-27. The building has a handsomely proportioned facade in the Classic Revival style: an elaborate cornice with brackets and a large stepped parapet for the hotel's sign. The building has a 71' frontage on Front Street and is 91' at its deepest point. The Front Street facade reflects Spanish influences in its glazed tile third story cornice. The ground floor has provided space for many different businesses over the building's 85 years: Gem Cafe, Piggly-Wiggly Grocery, Elite and Edge Beauty Shop, Nugget Bar, Gilmore Grill and others. It has been Annabelle's Restaurant and Dining Room since 1991 when the interior ground floor space was fully restored to an historic restaurant design that is consistent with the Downtown's period of significance.

## Statement of Significance

The Gilmore Hotel is the only building in the Downtown commercial district that is listed on the National Register of Historic Places. Its exterior and interior ground-level space were tastefully renovated in 1991. It was built by one of Ketchikan's early leaders, pioneer clothier and Mayor, P.J. Gilmore. It is one of the best remaining examples of Ketchikan's early concrete buildings.

## Historic Preservation Recommendations

After its restoration in 1991, the Gilmore Hotel was awarded a local "Historic Property" status by the Ketchikan Historic Commission. It has not been modified since receiving its listing on the National Register and deserves to remain nationally recognized. It is recommended that as maintenance and repairs continue into the future, priority be given to retaining its historical authenticity and architectural detailing, especially its elaborate facade details and its street level window and entry detailing.



*This 1950s aerial view of Downtown and the waterfront from Ryus Float to the Alaska Steamship Company (lower right) shows few changes in the city center from the bustling 1920s and 1930s. Many of the buildings in the photo remain today. Some landmark buildings have disappeared, including Ketchikan Cold Storage (seaward of the Gilmore Hotel), the dock buildings south of Tongass Trading, Main School, and the Red Men Hall/Customs Office at the corner of Main and Mission.*



*The Gilmore Hotel in 1930. The Gem Cafe was the first of many restaurants and lounges to occupy the primary street level space.*



*Looking west along Front Street in 1955, one year after the tunnel was built. By 1968, all seaward buildings had been demolished, including the large Ketchikan Cold Storage plant (visible on left).*



*In 2011, the Gilmore Hotel looked much as it did when built 84 years ago. Building signage has changed, but all important architectural features have been carefully restored.*

# PIONEERS HALL

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM ° AHSR #KET 00131 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Pioneers of Alaska</b> <b>PO Box 5476</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>US Customs House</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>US customs service offices, boarding house, meeting hall for Pioneers of Alaska</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Meeting hall for Pioneers of Alaska</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER: <b>O.W. (Six-Shooter) Grant, Builder</b>	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1900</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1975</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	STORIES: <b>2</b>		
ARCHITECTURAL STYLE: <b>Hipped Roof Structure</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Composition shingles</b>	EXTERIOR WALL MATERIALS: <b>Wood</b>	OTHER MATERIALS:

## ELIGIBILITY

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PREPARED BY: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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 Main St



Main entry from Pioneer Alley



View up Pioneer Way stairs

## Architectural Description

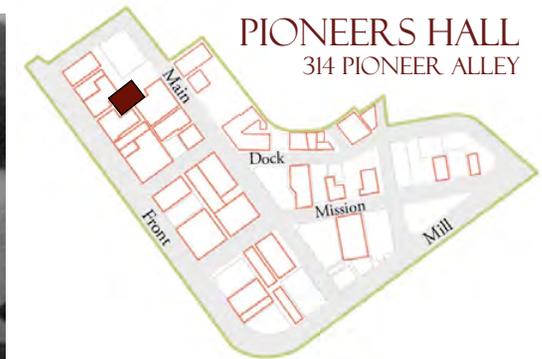
The Pioneers Hall (former US Custom House) is a two-story wood frame, hip-roofed building with a concrete foundation. It was a town landmark for years, built at the top of stairs overlooking Front Street and Tongass Narrows. The building measures 38' by 50'. It was originally constructed with drop siding and featured corner and eave trim and drip boards over tall, double-hung, center-mullion windows. In its early days, it had a generous porch and boasted a tall government flagpole bracketed to the building. In the mid-1920s, taller and larger buildings began to surround it and today it is nestled between City Hall, the Gilmore Hotel and the Elks/Fireside building. An addition was added to the Main Street end of the building in 1975.

## Statement of Significance

The Pioneers Hall has a rich history since its construction in 1900. It was the first Custom House located in Ketchikan (1900-1907) and was a prominent landmark in the community. In 1916, it began a new life of serving the Pioneers of Alaska (Igloo No. 16). The Pioneers have continued to meet in this building over the ensuing 95 years. While the building has been altered over the years, the Pioneers Hall remains a contributing building to the Downtown survey area and may be eligible for the National Register by virtue of its place in Ketchikan's history.

## Historic Preservation Recommendations

It is recommended that a commitment be made to retain and restore the Pioneers Hall. While the Pioneers of Alaska reportedly have other building plans for its future, this historic hall could serve City meeting room purposes, possible offices on the second floor for City staff or for staff of the planned neighboring Performing Arts Center. Restoration priorities would be to recover most of its early design features, including its drop siding, corner and eave trim, and tall double hung windows. The 1975 addition and entry canopy should be removed and redesigned with historically appropriate detailing.



**PIONEERS HALL**  
314 PIONEER ALLEY

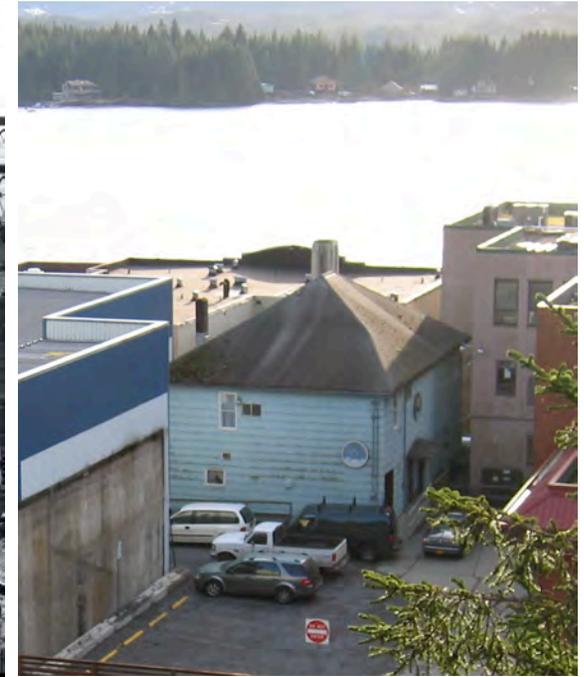
*The US Custom House soon after it was built in 1900. Now the Pioneers Hall, the building today remains on its original site. Front Street, at the time ending just beyond what is today Dock Street, is the narrow, wooden street on the right, terminating at the lone spruce tree on the banks of Tongass Narrows. The photo was taken at the top of the stairs up to Knob Hill.*



*The Custom House was visible from many parts of the City and proudly stood at the top of the stairs that is now Pioneer Way, separating City Hall and the Gilmore Hotel.*



*By 1915, the Customs office had moved to Main & Mission, Downtown was expanding and Ketchikan Power Co. was in full operation.*



*By 2011, the Pioneers Hall (since 1916) was nestled between City Hall, Gilmore Hotel, City Police Station and the planned Performing Arts Center.*

# FO'C'SLE BAR/U.S. STORE

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00129 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Villa Machini, Inc. 3373 Hollywood Oaks Drive Fort Lauderdale, FL 33312</b>			
OTHER BUILDING NAMES: <b>Hanson's U.S. Store, Gilmore's Men's Store</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Grocery store, men's store and bar</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail</b>	
SIGNIFICANT PERSON(S): <b>Louis Hanson, Peter Gilmore</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Louis Hanson</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1900</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1977, 2009</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



Front Street second story facade



Street-level storefront

## Architectural Description

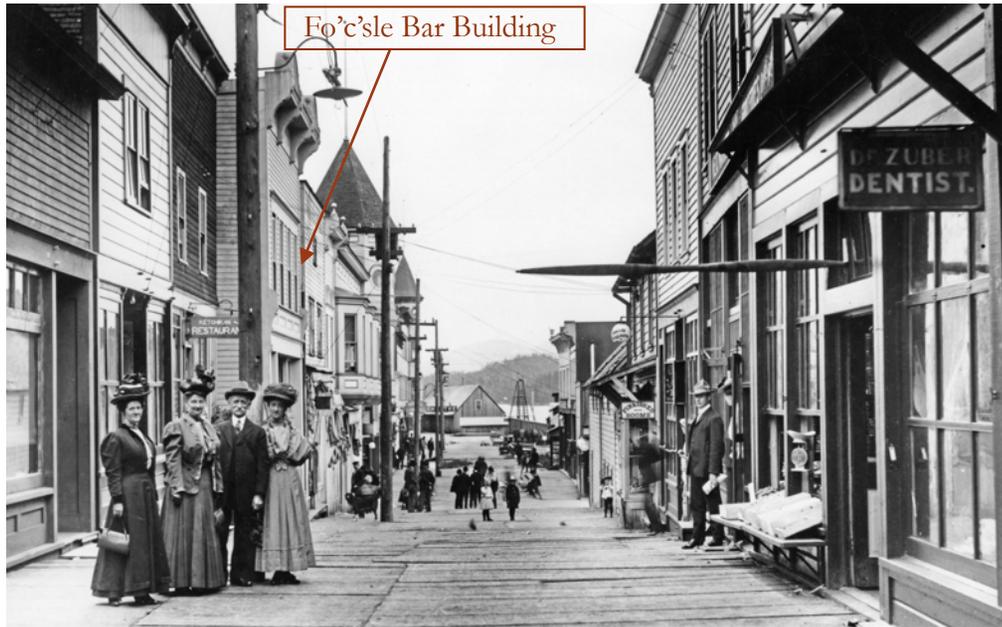
The Fo'c'sle Bar (former Hanson's U.S. Store and Gilmore's Men's Store) building is a two-story, wood-frame, false-front Commercial Style structure built in 1900. It has 26 feet of frontage on Front Street. The building originally had a broad, street level storefront with two, double-hung, center mullion windows at the second level and a smaller window near the peak of the roof. The Front Street facade was remodeled in 1977 and again in 2009 when it was converted from the Fo'c'sle Bar to a jewelry store.

## Statement of Significance

The Fo'c'sle Bar is one of the oldest buildings in Ketchikan. It was built in 1900 just after the US Custom House (now Pioneers Hall). It was the Fo'c'sle Bar from 1937 to 2009. For all those years, a replica of the exterior of a ship's wheelhouse adorned the back wall of the bar. This, and a dancehall, helped to make it a fishermen's favorite destination. While the facade has undergone significant alterations, its age and history render it a contributing building to the Downtown's period of historic significance. With relatively minor restoration work, the building would be eligible for National Register nomination.

## Historic Preservation Recommendations

The first priority would be to restore the upper story historic features by replacing the simple bracketed cornice, installing double-hung, center-mullion windows (with appropriate trim) in place of the existing windows, and replacing the siding with cedar lap siding. At the street level, the priority would be to restore the transom windows, restore historic trim features such as the lower window panels, and replace the entry doors to a period design.



## FO'C'SLE BAR/U.S. STORE/GILMORE STORE

312 FRONT STREET



*Downtown socializing, Front Street, 1910. Hanson's U.S. Grocery Store was the first business in what is best known as the Fo'c'sle Bar. It is visible just to the left of the Stedman Hotel. The foursome are standing in front of what would become the Gilmore Hotel.*



*Ketchikan celebrates passage of the Alaska Railroad Act with a parade, March 16, 1914. Still wood-decked, Front Street was cleared for the marching band. The simply stated Fo'c'sle facade--understated by comparison to its ornate neighbor, the Stedman Hotel--changed little during its first 75 years. Very few of the earliest buildings had marquees for rain protection.*

*The Fo'c'sle Bar was retired in 2009 after its 72-year run as one of Ketchikan's favorite drinking spots. (2011 photo)*

# ST. JOHN'S EPISCOPAL CHURCH

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 0001 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Episcopal Diocese of Alaska</b> <b>PO Box 23003</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Church</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Church</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER: <b>Thomas Jenkins, Minister/Designer</b>	ORIGINAL OWNER: <b>Episcopal Diocese</b>

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1903</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1930s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>1-1/2 with 4-story bell tower</b>	
ARCHITECTURAL STYLE:		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>Church</b>		
FOUNDATION MATERIALS: <b>Pilings and concrete</b>	ROOF MATERIALS: <b>Composition shingles</b>	EXTERIOR WALL MATERIALS: <b>Wood</b>	OTHER MATERIALS:

ELIGIBILITY		CRITERIA CONSIDERATIONS:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If Yes: <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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:



*Aerial view*



*The four-story bell tower*



*Mission Street facade*

## Architectural Description

St. John's Episcopal Church is a 75' by 45' one and one-half story wood frame building with a four-story bell tower. It was built in 1903 on piling over tidal waters. It remains in its original location with many original features. In the 1930s, the structure was elevated and a lower story undercroft was added, along with a small addition on the west side of the bell tower. The lines of the church are simple and lack ornamentation except for turned eaves and stained glass windows. The delicate, pointed arch window trim in the main building is reflected in twelve similar forms just below the bell tower roof. The interior has red cedar walls and an open frame interior space.

## Statement of Significance

St. John's is the earliest surviving church in Ketchikan and has been a town landmark for 108 years. Episcopal missionary work had begun in the mostly Native community of Ketchikan in 1897 and a school for Native children was established. The Church was built soon thereafter of local materials by parishioners, primarily serving the Native population in the beginning. The church retains most of its original architectural features.

## Historic Preservation Recommendations

St. John's was awarded a local "Historic Property" status by the Ketchikan Historic Commission in the 1970s. While the church has not been nominated for listing on the National Register, its age and its integral role in Ketchikan's early history as well as its preservation to date would render the property eligible on historic and architectural grounds. It is recommended that as maintenance and repairs to the church building continue into the future, priority be given to retaining its historical authenticity, present massing and footprint, and architectural detailing, including the bevelled cedar siding, window trim and shingle roof.



## ST. JOHN'S EPISCOPAL CHURCH

633 MISSION STREET



*The St. Agnes mission school (building at center-left) was built in 1897 to minister to Native people. In 1903, St. John's Episcopal Church was built alongside the school. The church was constructed on pilings over tidal waters and, in the early years, vessels could deliver parishioners and building materials with ease. Note that "Mission Street" was little more than a boardwalk at first.*



*By 1907--just four short years from the completion of St. John's Episcopal Church--a wood-decked Mission Street had been created from materials provided by the Ketchikan Power Company. Already buildings had appeared on the seaward side.*



*For 108 years, St. John's has been appreciated as one of Ketchikan's most beautiful landmark buildings.*



*Two National Register-eligible landmarks, St. John's and Chief Kyan Pole, are framed by the Whale Park gardens.*

# AGNES EDMONDS HOUSE

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00130 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Robles Catarino &amp; Maria Patrocinio</b> <b>435 Dock Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Residence</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Residence</b>	
SIGNIFICANT PERSON(S): <b>Agnes Edmonds, Missionary</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Agnes Edmonds</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1904</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>2010</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	STORIES: <b>2</b>		
ARCHITECTURAL STYLE: <b>Pioneer Craftsman</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS:	ROOF MATERIALS: <b>Composition shingles</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



*Shed roof dormer*

*Rear elevation*

*View from the foot of Edmonds Street*

## Architectural Description

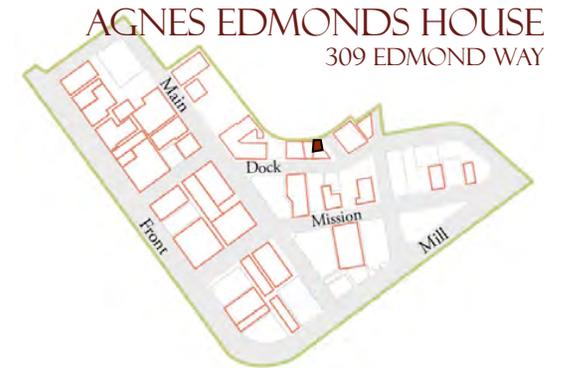
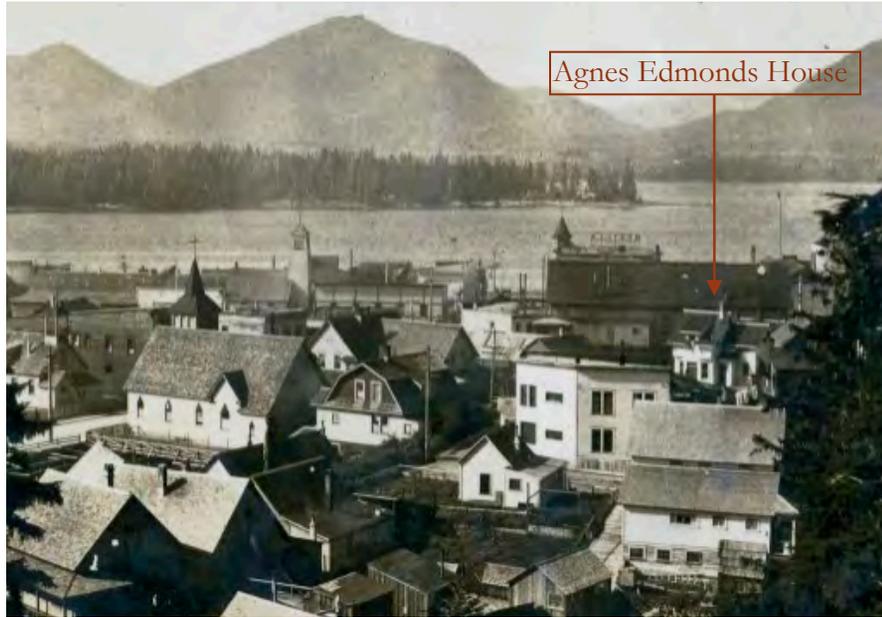
The Agnes Edmonds House is a two and one-half story, Pioneer/Craftsman style wood frame building constructed in 1904. It is a small house fronting the foot of Edmonds Street staircase. The building has a distinctive bay window and shed dormer with double-hung windows with period trim. The roof is steeply pitched (approximately 10:12 pitch).

## Statement of Significance

The house was the residence of missionary Agnes Edmonds who arrived in 1898 to teach in the Episcopal Mission school. She may have been the first unmarried, white woman to permanently reside in Ketchikan. The stairway street, Edmonds Street (sometimes referred to as Edmond Way), is named after Agnes Edmonds. While the Agnes Edmonds House has endured long periods without maintenance and has been altered in minor ways over its nearly 107 years, most of its original architectural detailing is intact. The Agnes Edmonds House is the last remaining historic house in the Downtown survey area. It is a contributing building to the historic character of the Downtown commercial district.

## Historic Preservation Recommendations

The building was recently (2010) renovated and most of its architectural features were maintained. While the Agnes Edmonds House has not been submitted for National Register status, its age, significance in Ketchikan history, association with an important historic figure and its preservation to date would render it eligible. It is recommended that as maintenance and repairs continue into the future, careful attention be given to retaining (and restoring) all historic architectural features. At the foot of the Edmonds Street stairway, there is an opportunity for landscaping improvements and interpretive signage that could describe the important contribution of Agnes Edmonds to Ketchikan history.



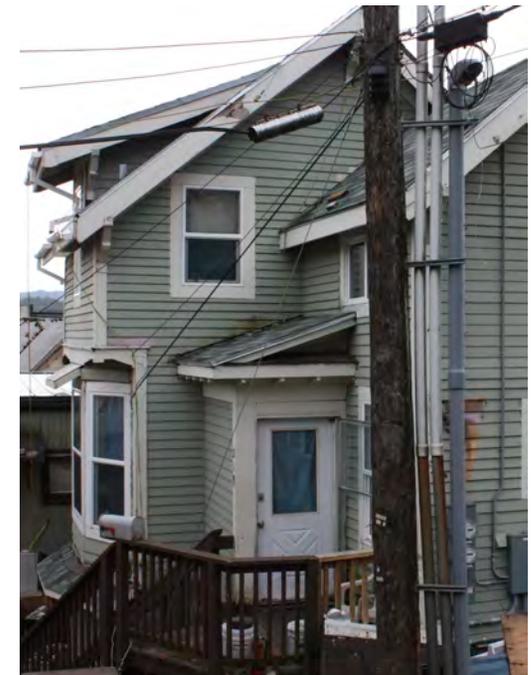
*This circa 1912-1915 view of Mission and Dock Streets shows the Agnes Edmonds house (right, center) along with landmarks including St. John's, Yates Memorial Hospital, Revilla Hotel, and the early fire hall.*



*Edmonds Street, platted in 1900, was too steep to ever be more than a stairway. The public right-of-way has served as neighborhood open space with some adjacent residents using it for landscaping and gardening. Construction of the Discovery Center is underway in this 1980s photo.*



*Recently restored, the Agnes Edmonds House retains most of its original features. The public area in front, between the Edmonds House, Chico's Restaurant and Ketchikan Daily News, would benefit from landscaping and could become a mini-park with interpretive signage about the three adjacent historic properties.*



# YATES BUILDING

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00133 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Episcopal Diocese of Alaska</b> <b>PO Box 23003</b> <b>Ketchikan, AK</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Parsonage, clergy house, hospital, Seamen's Center</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Unoccupied</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Episcopal Diocese of Alaska</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1905</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Colonial</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>Residential</b>		
FOUNDATION MATERIALS: <b>Piling</b>	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Plastic siding (over original wood siding)</b>	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 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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: _____



East elevation



Mission Street elevation



Storefront

## Architectural Description

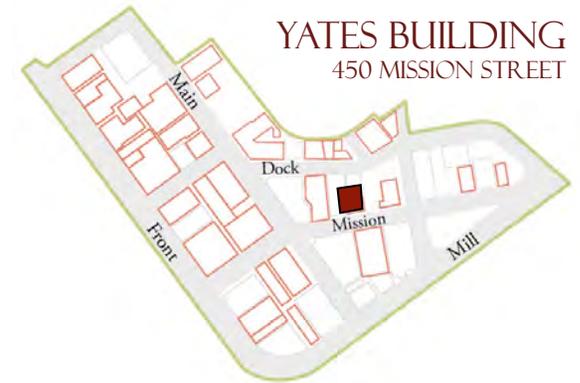
The Arthur Yates Memorial Hospital is part of the Episcopal Church group of buildings. It was built in 1905. It is a two-story, wood frame Colonial-style residential building on piling foundations constructed over tidewater. The building footprint is approximately 1,850 sf. The Mission Street facade is virtually unaltered (except for plastic siding installed directly over the original cedar lap siding) and features a bay window, a front sun porch, turned eaves, wide corner boards and fascia trim. The east facade has been altered, especially the original sun porch fenestration.

## Statement of Significance

The Yates Building is one of Downtown's oldest and played an important role throughout the period of significance. It was initially built as a clergy house but was expanded into a 12-bed hospital in 1909 and served as Ketchikan's hospital until 1925 when a new larger hospital was built on Bawden Street to serve the community. *Alaska Sportsman* editor Emory Tobin maintained a business and residence there from 1941 to 1966. Due to the level of integrity of the building, coupled with its colorful history, the Yates Building is a key contributing building to the Downtown survey area and would be eligible for listing on the National Register.

## Historic Preservation Recommendations

While the building has not been submitted for National Register status, its age and role in Ketchikan's early history would render it eligible. The building should be carefully restored. Preservation initiatives should include removal of plastic siding and restoration of the cedar lap siding, restoration of the original sun porch fenestration and detailing, retention of all architectural detailing (visible on facing page) including a cedar shingle roof, wood double-hung windows and building trim, foundation repairs and electrical/mechanical systems upgrades. Much of the interior detailing remains and this should also be carefully restored.



**YATES BUILDING**  
450 MISSION STREET

*In this circa 1905 photo, three key Episcopal properties were landmarks on the waterfront: the Clergy House on the left, school and church. The Clergy House became the Arthur Yates Memorial Hospital operated as the community's only hospital from 1909 until 1925, when a new hospital was built nearby on Barden Street.*



*Circa 1912, the building that would ultimately house the Bon Marche was under construction over piling across the street.*



*In 1941, Emery Tobin, editor of "Alaska Sportsman" and his wife, Clara, moved into the Yates Building and operated a small curio store while living upstairs. They retired in 1966 and the Chamber of Commerce then operated in the building for many years.*



*In 2011, The Yates Building remains virtually unchanged and awaits local preservation efforts to renew its life and tell its story.*

# FIRST NATIONAL BANK

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 0150 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>First Bank</b> <b>PO Box 7920</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>First National Bank, Koel Building</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Bank, offices</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Bank, offices</b>	
SIGNIFICANT PERSON(S): <b>John Koel</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>John Koel</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1911</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>Addition in the 1960s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	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 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



Main Street Facade



Corner Detail



Summer streetscape

## Architectural Description

First National Bank is a 2-story concrete building built as one of Ketchikan's earliest banks. An addition to the bank was built in the 1960s. The building has 52 feet of frontage on Dock Street and 51 feet on Main Street. The street level facade of the original building was altered over the years. The entries and street level windows have been modified, a tile wall treatment has been added and a metal rain canopy installed over the Dock Street sidewalk. The building does retain its original form and few changes have been made to the second floor facade.

## Statement of Significance

First National Bank is one of Downtown's oldest buildings and was the first reinforced concrete building constructed in Alaska (1911). Its developer, John Koel, was upset when Miners & Merchants Bank moved to new offices across the street, and, in 1924, founded the First National Bank to compete directly with Miners & Merchants Bank. The bank offices (now named First Bank) remain in the same location.

## Historic Preservation Recommendations

First National Bank is a contributing building to the historic character of the Downtown commercial district. It retains its scale and form and with some preservation improvements, this building may be eligible for the National Register. These recommended improvements would include restoring street-level windows consistent with its original design or with street level facades of commercial buildings of its era. It would also be recommended that the tile exterior surfacing be removed and the windows along the Main Street facade be restored. Finally, the metal-faced building marquee should be replaced with a rain canopy similar to other historic downtown buildings including the Heckman Building across Dock Street.



## FIRST NATIONAL BANK BUILDING 331 DOCK STREET



*This 1911 photo shows the newly-constructed First National Bank Building. At the left is the landmark Stedman Hotel, at the far right is the Heckman Building, and in the foreground is the site preparation for the construction of the Tongass Trading Company store. Early Ketchikan's need for wood-decked streets and for piling-supported structures to address building over tide flats and on irregular topography is evident in this photo.*



*First National Bank was built in 1911 by a German immigrant baker named John Koel. It is Alaska's first reinforced concrete building. It first housed Miners & Merchants Bank (and the US Forest Service upstairs) and later became the home of First National Bank. It remains the downtown branch of First Bank.*



*In 2011, the 2nd floor elevation has changed little in the building's century of life. Redesign of the marquee and the storefront facade could restore the historic character of this important Downtown landmark.*

# JR HECKMAN BLDGS 1 & 2

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00137 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Main Street Associates, Ltd</b> <b>PO Box 6440</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

<b>HISTORIC ASSOCIATION</b>	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Retail, offices</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, offices</b>	
SIGNIFICANT PERSON(S): <b>J.R. Heckman</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>J.R. Heckman</b>

<b>ARCHITECTURAL INFORMATION</b>			
DATE OF CONSTRUCTION: <b>1912, 1920</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Commercial</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	OTHER MATERIALS:

<b>ELIGIBILITY</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If Yes: <input checked="" type="checkbox"/> A <input checked="" 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

<b>SHPO RESPONSE</b>	
<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:



*Dock & Main      Cornice, parapet and dentil details      Bldgs 1 & 2 facades*

## Architectural Description

The J.R. Heckman buildings are a group of buildings occupying the east half of Downtown's Block 20. Buildings 1 and 2 are two-story, concrete buildings in the Commercial Style fronting on Dock and Main; Building 3 is a one-story, wood-framed building fronting on Mission and Main (it is addressed separately on pages 62-63). Building 1 was constructed in 1912 to replace the Heckman Furniture Annex, a 1902 wood-framed structure adjacent to J.R. Heckman's original (1899) merchandise store. This building has 37 feet fronting on Dock. Building 2, abutting Building 1, was constructed in 1920, replacing the original Heckman store and an addition. It has a frontage on Dock Street of 58 feet and on Main Street of 108 feet. Together, both buildings have a 10,200 sf footprint. The combined buildings have handsome cornices with dentil surrounds, along with an intricately detailed bracket system. The rooflines are topped with rounded, stepped parapets at the corners. The transom windows have been covered. The two buildings, while not identical detailing, are homogenous in features and are viewed as one building.

## Statement of Significance

J.R. Heckman Buildings 1 and 2 comprise, together, one of Ketchikan's most carefully designed and detailed concrete structures. While the building(s) have undergone alterations to the street level facades, entrances, detailing and marquees, the early historic features and detailing have been retained. They remain among the Downtown's best preserved older buildings. In addition, the founder of the company, James Robert Heckman, is an important figure in Ketchikan's early development. He was a pioneer salmon packer and inventor of the floating fish trap. The building contributes to the Downtown's period of significance and is eligible for listing on the National Register due both to its preservation and to the role the building and its founder play in local history.

## Historic Preservation Recommendations

The primary recommendations are to restore the original transom windows, preserve all remaining architectural trim, and continue the excellent level of maintenance provided over the building's history.



J.R. HECKMAN BUILDINGS 1 & 2  
318-326 DOCK STREET



*This 1913 view of Dock Street from Main shortly after the concrete First National Bank, Tongass Trading and Heckman addition buildings were constructed. The original Heckman Building and 1902 addition are on the left. Note the pattern of wood street decking and also the indication of "solid ground" where the sidewalk is concrete. Downtown's first bar and an early movie house are visible at the end of Dock Street.*



*J.R. Heckman store with the staff, 1903. In 1902, the original building was rotated to face Main Street and the one-story addition and false front were built. The house of the first mayor (Mike Martin) stands to the left where Wells Fargo Bank is now located.*



*By 1920, the J.R. Heckman Buildings 1 and 2 had replaced the original wood-framed mercantile stores.*



*The J.R. Heckman building facade retains much of the original detailing. A carefully designed replacement marquee was added in 2005. This is the Main Street facade of the 1920 addition ("Building 3").*

# BON MARCHE BUILDING

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 01163 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>JBSD, LLC</b> 9737 Mud Bay Road, Suite 103      Ketchikan, AK 99901			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

<b>HISTORIC ASSOCIATION</b>	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Apparel, retail, apartments</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, post office, apartments</b>	
SIGNIFICANT PERSON(S): <b>Louis Hanson, founder of US Store (1900) in Fo'c'sle Bldg and early community leader</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Louis Hanson</b>

<b>ARCHITECTURAL INFORMATION</b>			
DATE OF CONSTRUCTION: <b>1913</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1919, 1944, 1970s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial style</b>		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES: <b>2</b>	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete and piling</b>	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	OTHER MATERIALS:

<b>ELIGIBILITY</b>		CRITERIA CONSIDERATIONS:	
<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		<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

<b>SHPO RESPONSE</b>	
<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:



NW corner cornice detail



N and E facades



Cornice bracket detail

## Architectural Description

The Bon Marche Building is a 3-story, Commercial Style, wood-framed building built over a concrete basement (within tidal waters). It has 70 feet of Mission Street frontage. It was initially constructed by Louis Hanson in 1913 and had a major addition nearly doubling its size in 1919. A basement retail space was added in 1944. And yet another addition was built in the 1970s that provides a storefront on Mill Street and connects the building to both Mission and Mill Streets. The building has an elaborate bracketed cornice and detailed trim that emphasize the architectural lines and spacing of building elements. Upper story windows were twin double-hung windows of the period. The building facade on Mission Street was respectfully restored in 1990.

## Statement of Significance

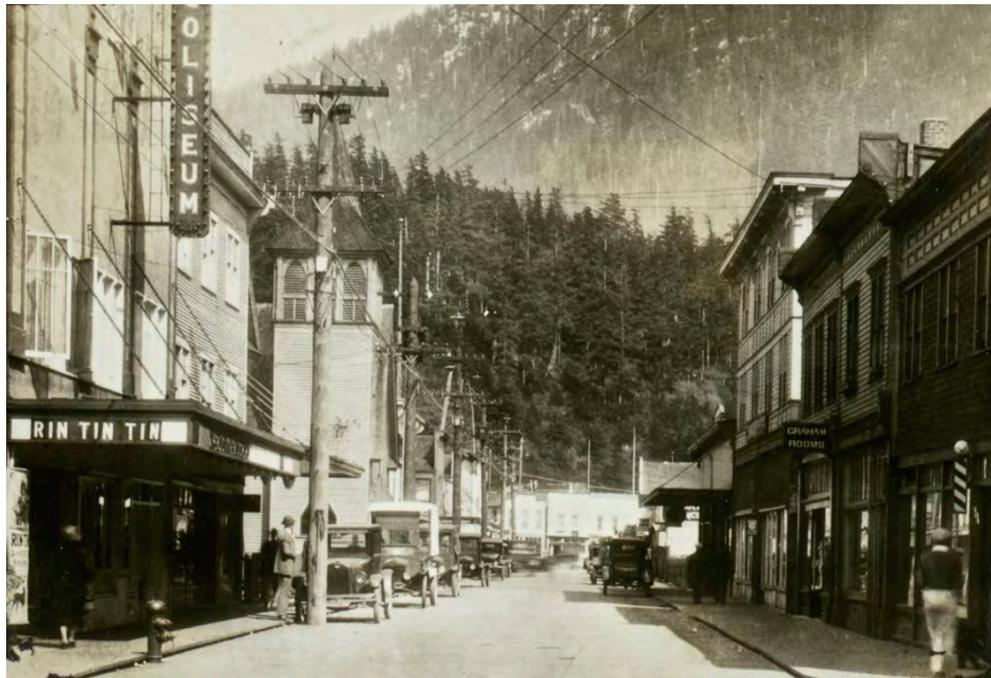
The Bon Marche Building is one of Ketchikan's most elaborately trimmed and detailed wood frame buildings. While the storefront has been modified dramatically and some of the upper story detailing has been lost to alterations, the building retains many of the features from its earliest days. In spite of its alterations, the Bon Marche building remains one of downtown's better preserved older buildings. Its early architecture is representative of the Downtown area's period of significance: 1900 to the early 1930s.

## Historic Preservation Recommendations

The focus of preservation should be on maintaining and retaining all architectural features in place today (as referenced above). A priority for future restoration should be the Mission Street storefront. The entire street level facade would be restored to approximate the detailing and features of the original structure. This would include restoring the transom windows and recessed entries to original appearance. The Mill Street facade would benefit from a re-design of fenestration, architectural details and signage to reflect the Mission Street facade and the Downtown's period of significance.



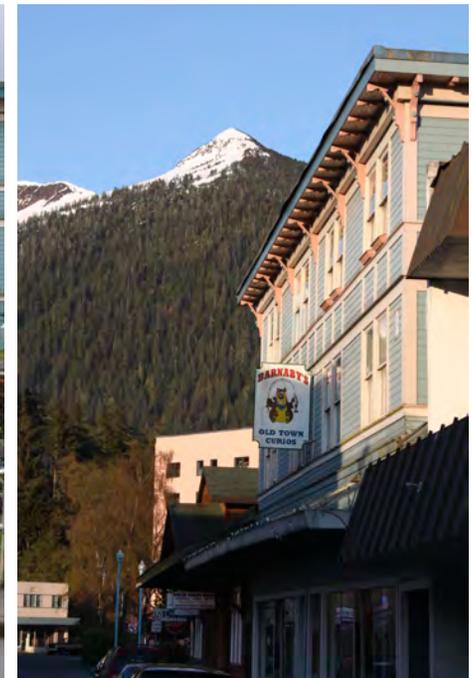
*Two buildings remain today that are visible in this circa 1915 view of Mission Street: the Bon Marche Building and St. John's Episcopal Church. The US Custom House is in the left foreground; the Fisherman's Store on the right.*



*A Rin Tin Tin movie was featured at the Coliseum in the 1930s when this photo was taken of Mission Street. The Bon Marche Building was a dominant structure in the streetscape as are the power lines.*



*The Bon Marche was built in 1913, had a significant addition in 1919, added a basement retail space in 1944, and was renovated in 1990. Its street front facade retains its fine bracketed cornice and fenestration detailing.*



# TONGASS TRADING CO

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00136 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Tongass Trading Company</b> <b>201 Dock Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Mercantile store, apartments, offices</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Mercantile store, storage</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1913</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1985</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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: _____



*Dock Street Entry*

*Facade Detail*

*Northwest Corner*

## Architectural Description

Tongass Trading Company is a 3 story, 50' by 95' reinforced concrete building built in the Commercial Style. A cornice with dentils surrounds the building above large transom windows that flood the commercial first floor with light. The roofline has a stepped parapet at each end of four facades. The building was designed to carry two additional floors if "future business warranted it." Its floors are constructed with heavy girders spanned by 2" X 6" Douglas fir (imported from Puget Sound) set on edge. While much of its early elaborate detailing is now gone (see comparative elevational photos on facing page), the building retains its handsome fenestration and proportions. Over the years, the uses on the top two floors have changed from offices to apartments to, at the present time, storage for Tongass Trading's downtown retail enterprises.

## Statement of Significance

Tongass Trading was built in 1913 and is one of Downtown's best preserved older buildings. Its architecture is representative of the Downtown area's period of significance and it has been an impressive Downtown landmark for almost 100 years. Started in Ketchikan in 1898, Tongass Trading has been Ketchikan's oldest, continuous mercantile business. The men's wear store on the first floor has operated continuously since the building was built.

## Historic Preservation Recommendations

Tongass Trading Company is a contributing building to the historic character of the Downtown commercial district. The building was sensitively restored in 1985. While Tongass Trading has not been submitted for National Register status, its age, significance in Ketchikan history and its preservation to date would render it eligible. It is recommended that as maintenance and repairs continue into the future, priority be given to restoring its first marquee (added in 1930s).



*This 1930s view of Dock Street shows three significant concrete structures built between 1911 and 1913: Tongass Trading Company (minus a portion of its ultimate marquee), J.R. Heckman Store, and First National Bank.*



*This 1913 photo was taken shortly after construction of Tongass Trading Company's new store built on the site shared by its original wooden store building (1900) and an 1899 restaurant/rooming house. Tongass Trading has operated continuously since 1898.*



*Tongass Trading in 2011 looks much like it always has. Some of its elaborate detailing is gone, but its massing, fenestration, cornice, parapet and even its storefront have changed little. The bright paint scheme emphasizes its facade details and structural features.*

# MINERS & MERCHANTS BANK

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHSR #KET 0146 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Renee and David Brown</b> <b>306 Main Street, Suite 301</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Commercial Building, National Bank of Alaska, Wells Fargo</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Bank, offices, retail</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Bank, offices, retail</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1923</b>	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: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Brick</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



NW corner

The historic Main Street facade

Brick corbelling

## Architectural Description

Miners & Merchants Bank (also known as the Commercial Building, National Bank of Alaska and, now, Wells Fargo) is a 3 story, pentagonal-shaped, brick building built in 1923. The building's original design featured a primary bank entry on Main Street that acted as a focal point looking down Dock Street from the waterfront. There was another similar entry on Dock Street and both entries were highly detailed with brick patterns and semicircular divided transom windows. Initially, there were marquees only at the entries but in later years marquees were added along the entire street-front facade to shelter pedestrians and protect the building. Brick patterns on the upper two stories remain much as originally built.

## Statement of Significance

Miners & Merchants Bank is Ketchikan's most carefully designed and detailed brick building. It has undergone significant alterations to its street level facade, entrances and marquees but does retain its historic detailing on the remainder of the Dock and Main Streets' facades. In spite of its street level changes, it remains one of Downtown's best preserved older buildings. Its early architecture is representative of the Downtown area's period of significance: 1900 to the early 1930s. The building is on the site of the residence of Mike Martin, Ketchikan's first mayor.

## Historic Preservation Recommendations

Ideally, the entire street level facade would be restored to approximate the detailing and features of the original 1920s structure. The marquee should always extend the length of Dock and Main Street facades. The brick detailing and features of the upper two stories should be preserved.



**MINERS & MERCHANTS BANK**  
306 MAIN STREET



*Circa 1925 view of the newly-constructed Miners & Merchants Bank from Front Street. It joins three other concrete buildings visible in this photo: First National Bank, Tongass Trading and J.R. Heckman buildings. Except for the modifications to the Stedman Hotel, few buildings have been seriously altered.*



*Circa late 1940s. The main entry to the bank was a focal point for Dock Street, including a stop for local transit services. Eugene Wacker carried passengers from the Downtown area to "Wacker City" (his property near Ward Cove) through the 40s and 50s.*



*In 2011, the Miners & Merchants Bank looks much like it has for its 88 years--except for the street level facade. Replacing the stone veneer with brickwork to approximate the original storefront should be the emphasis of historic preservation objectives.*

# INGERSOLL HOTEL

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM • AHS #KET 00155 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Tongass Trading Company</b> 201 Dock Street                      Ketchikan, AK 99901			
OTHER BUILDING NAMES: <b>Revilla Hotel (destroyed by fire)</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel, restaurant, retail</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, storage</b>	
SIGNIFICANT PERSON(S): <b>Ingersoll</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER: <b>Lawton &amp; Moldenhour, Architects</b>	ORIGINAL OWNER: <b>Ingersoll</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1924</b>	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: <b>3</b>		
ARCHITECTURAL STYLE: <b>Commercial style</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



SE corner and Welcome Arch



Front Street facade



Mission Street facade

## Architectural Description

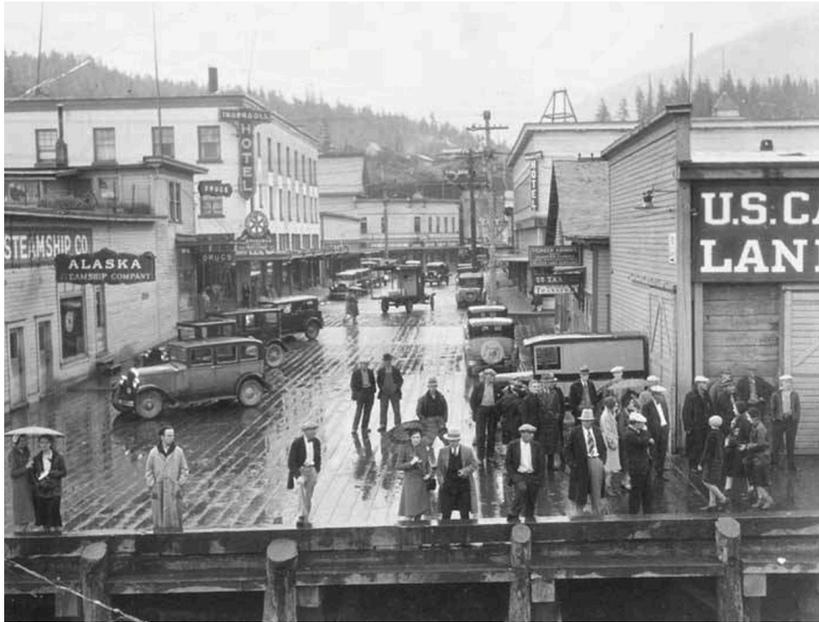
The Ingersoll Hotel is a horseshoe-shaped, three-story building of reinforced concrete, measuring 100' x 95'. Built in 1924, it replaced the landmark (1905) Revilla Hotel, which was lost to a fire. The building was constructed with the then latest in fireproof plaster partitions and founded solidly on concrete footings 30' deep. The basement was lined with waterproofing plaster. The original interior trim and moldings remain, although its ground floor commercial areas have been successively altered. An elevator was installed in 1955. The building ceased functioning as a hotel in 2002.

## Statement of Significance

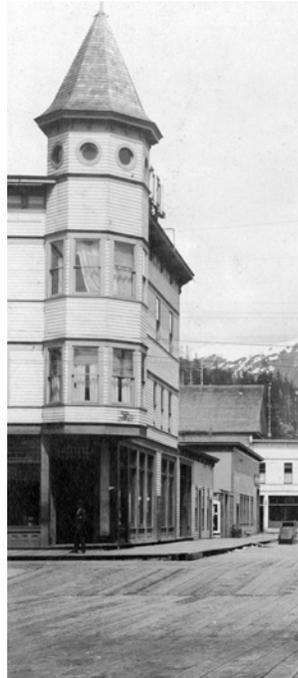
The Ingersoll Hotel is one of Downtown's older concrete buildings, one of many replacing wood predecessors lost to fire. While the building retains many of its original architectural features, some alterations have been significant, including the loss of its distinctive cornice and marquee and its landmark hotel sign. The Ingersoll Hotel remains a contributing building to the Downtown area.

## Historic Preservation Recommendations

Due to a colorful history and role as a landmark building during the period of significance, the Ingersoll Hotel would be eligible for listing on the National Register. Preservation recommendations include restoring all transom windows, restoring the cornice to a configuration similar to the original, and replacing the "curio" sign on the Front/Mission Streets corner with a sign indicating the building's historic name. Over the course of future maintenance, priority should be given to maintaining all remaining historic features.



*The view from a departing vessel at the foot of Mission Street on a rainy summer day during the late 1920s, early 1930s. The Ingersoll is prominent on the left and the US Custom House is beyond at the corner of Main. Front Street in the late 1920s had four big hotels: Stedman, Gilmore, Ingersoll, and Pioneer. Today, only the Gilmore operates as a hotel.*



*The landmark Revilla Hotel (built in 1905) occupied the site until it burned in 1923.*



*The Ingersoll Hotel was built by the Revilla's owner (Ingersoll) in 1924 and was one of the premier Downtown hotels (photo: mid 1940s). Many illustrious businesses occupied the street level retail space including: California Grocery, Blue Fox Cafe, Smith Electric, Charlie's Restaurant, Schallerer's, and others.*



*In 2011, the Ingersoll serves visitor-oriented retail uses and houses storage space on the upper two stories.*

# RED MEN HALL

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM ° AHSR #KET 00226 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Improved Order of Red Men</b> <b>PO Box 5793</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Eagles Lodge</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Meeting hall, offices</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Meeting hall, offices</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER: <b>George Brown, Builder</b>	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1924</b>	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: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES: <b>NA</b>	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Stucco, metal siding on sidewalls</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



*Original cornice and stepped parapet*

*Main Street facade*

*Window detail*

## Architectural Description

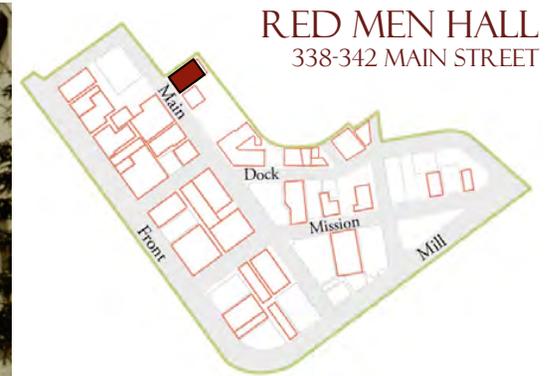
The Improved Order of Red Men Hall is a two-story, 46 feet by 100 feet wood-frame building founded on bedrock. It was designed in the false-front Commercial Style with a bracketed cornice, unique stepped parapet and decorated stucco facade. It was constructed in 1924 as the Eagles Hall and replaced the Mining Journal Building which was on this site and moved to become the first element of the Hardcastle Building. It retains many of its historic architectural features including its heavy wood cornice and stepped parapet. The double-hung windows have been modified on all facades and metal siding has replaced wood siding on the side walls.

## Statement of Significance

The Red Men's organization moved into 338-342 Main after a disastrous 1956 fire destroyed their 53-year old building on the 200 block of Main Street. The Red Men Hall is a contributing building to the Downtown historic area's period of significance. The uses on the site (the first newspaper (Mining Journal), the Eagles Hall, Officer's Club during WW II, and ultimately Red Men Hall) have been important elements of Ketchikan's history. Except for fenestration, the building has not been extensively altered and would likely qualify for listing on the National Register.

## Historic Preservation Recommendations

A historic preservation objective should be to restore the original appearance of the Main Street facade. The two blocks of five fixed windows on the second floor facade (see photo above) should be returned to the two blocks of three double-hung windows as originally built. In addition, the most visible windows on the side walls should also be returned to double-hung windows. The excellent maintenance record on the building should be continued along with efforts to retain remaining historic architectural details.



**RED MEN HALL**  
338-342 MAIN STREET

*Upper Main Street provided the perfect sledding hill, circa mid-1930s. The Improved Order of Red Men moved into the former Eagles Lodge (shown here) and WWII Officers Club after fire consumed their Main and Dock location. Also visible is the First National Bank building (on the left) and Main School (upper right).*



*Main Street in 1956. The Red Men Hall was freshly painted and few if any alterations to the original architectural features had occurred. The Revilla Apartments and Methodist Church are visible further up Main Street.*



*By 2011, many historic architectural features were still evident. The original windows were replaced, some were removed, and sidewalls were clad with metal siding; but the character defining features (stepped parapet and cornice) remain.*







*Citizens Light, Power & Water Company in 1926, one year after construction. The distinctive 20-lite windows faced Pioneer Way. Pioneers Hall, Chief Kyan Totem and the Pioneer Way stairway were also in place. All four are contributing properties to the Downtown district. Within the year, this view would change with the construction of the Gilmore Hotel on the open lot to the right.*



*After 1935, the building was named City Hall and Ketchikan Public Utilities. The handsome original storefront can be seen in this photo. The fourth floor was yet to be added.*



*By the 1970s, City Hall had its fourth floor (1952) added and views of Tongass Narrows were opening up from its offices, thanks to the removal of remaining Ketchikan Cold Storage structures. Main School is visible above.*



*In 2011, City Hall reflects a modern and efficient local government through its clean, well-maintained building. The street level storefront, however, lacks an inviting entry to City services.*

# PIONEER HOTEL

Contributing Building, Eligible for National Register

ALASKA BUILDING INVENTORY FORM ° AHS #KET 00151 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Dwight A. McBride</b> <b>300 Mill Street, Suite 28</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Nelson Hotel, Pioneer Hotel</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, storage, bar</b>	
SIGNIFICANT PERSON(S): <b>N.G. Nelson</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>N.G. Nelson</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1926</b>	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: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Piling</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood, stucco</b>	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 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



*Upper fenestration and facade details*



*Cornice and lifted parapet details*

## Architectural Description

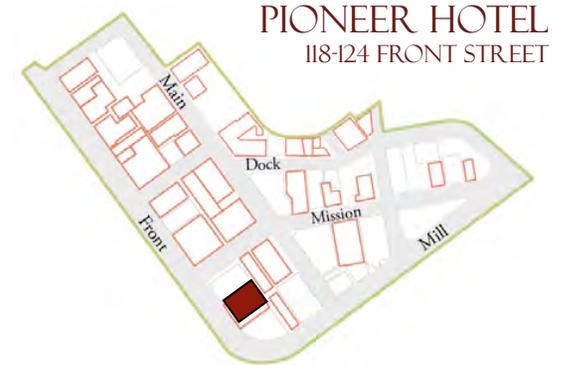
The Pioneer Hotel is a three-story, 49 feet by 95 feet, wood-frame, false-front Commercial Style building with a stucco facade. It has 49 feet frontage on both Front Street and Betty King Alley. It was constructed in 1926 and built on pilings over tidewater. It retains most of its historic architectural features including its double-hung windows, heavy wood cornice with dentils, and its lifted parapet at the center of the Front Street facade. Pilaster outlines topped by capitals are a feature of the facade details. The 1920s storefront retains many of its architectural details, including recessed entries. In recent years, the building has suffered from lack of maintenance. There is a pronounced list to the south indicating a need for structural leveling; windows at upper levels are encased in plywood on the interiors. The street level has active commercial uses including the portion fronting on Betty King Alley.

## Statement of Significance

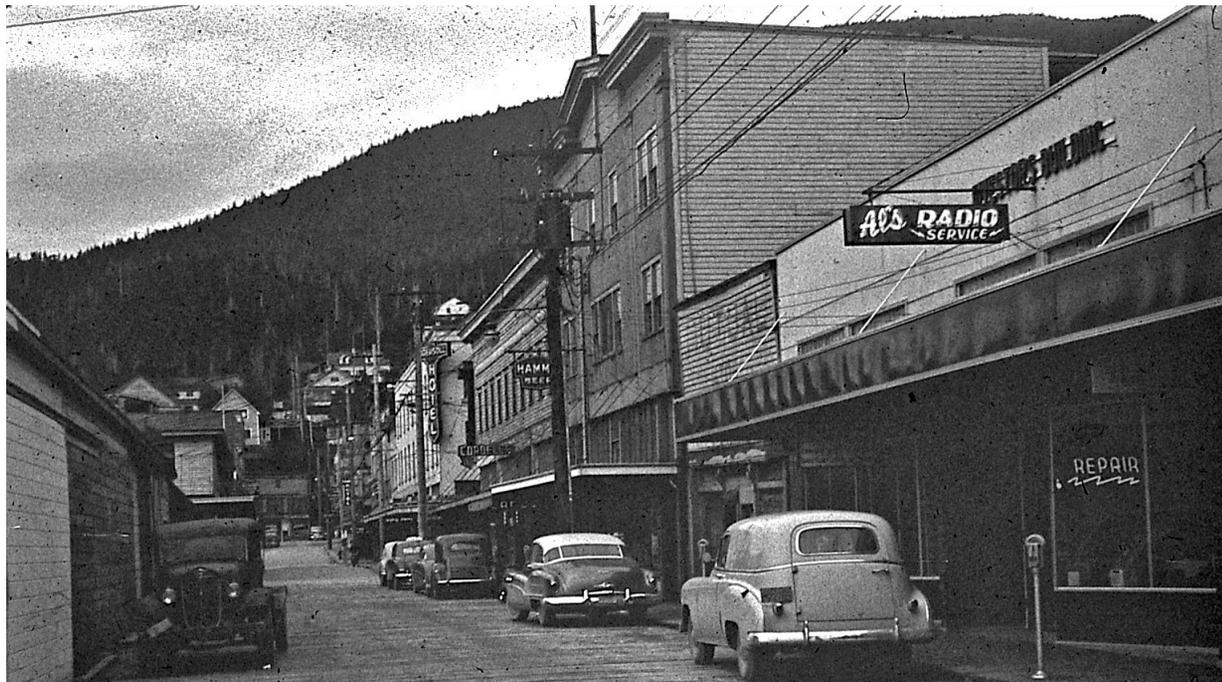
The Pioneer Hotel is a contributing building to the Downtown historic area's period of significance and is representative in styling to other hotels of the same period. It was constructed by early entrepreneur N.G. Nelson after an earlier hotel building on the site was destroyed by fire. The building has not been extensively altered and would likely qualify for listing on the National Register.

## Historic Preservation Recommendations

The Pioneer Hotel needs early attention to structural issues that may affect its sustainability. It also needs exterior rehabilitation including weather protection and fresh paint. Future restoration should retain remaining historic elements including its cornice, parapet, and upper story windows.



*This 1930s view of a narrow Front Street shows the Pioneer Hotel on the right center looking very much as it does today. The hotel was built by N.G. Nelson to replace an earlier hotel building that was destroyed by fire. By this time, many Front Street businesses had installed rain marquee.*



*N.G. Nelson's original Pioneer Hotel was destroyed by fire early in 1926. It was immediately rebuilt and, for 5 or 6 years, was named the Nelson Hotel. Nelson also owned the Marine Building next door, which faced on Mission Street. The second floor was operated as an annex to the Nelson Hotel. By 1933, the Nelson Hotel was again named the Pioneer.*

*For most of the Pioneer's life, the street level was cafes, bars, and pool halls. In 2011, diamonds had replaced food, drink, and entertainment.*

# STEDMAN HOTEL

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM • AHS #KET 0142 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Crescent Key, LLC</b> <b>10000 Rainier Avenue</b> <b>Seattle, WA 98178</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel, retail</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, apartments</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1906</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1960s, 2011</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



*Dock Street facades*



*Front Street facades, adjacent to Fo'c'sle Bar*

## Architectural Description

The Stedman Hotel is a two-story, 46 feet by 100 feet wood-frame building founded on bedrock. It was initially designed as a turreted, false-front Commercial Style with double-hung, bay windows, cornice with dentils, and detailed facade features. It endured a significant transformation in the 1960s when the turret and most other defining architectural features were removed. Finally, in 2011, a major architectural renovation has transformed the building once again, returning the scale and some of the design features (fenestration, window detailing, cornices, and others) that had characterized the original Stedman Hotel facade.

## Statement of Significance

The Stedman Hotel was constructed in 1906. Along with the Revilla Hotel, the Stedman Hotel was one of the prominent landmarks of early Ketchikan. It remained a landmark until the 1960s, when major alterations of its facade began. For the next 50 years, the building bore no resemblance to the original structure. In 2011, a significant renovation was completed that, while not intended to replicate the historic structure, did restore the scale and some of the features of the historic Stedman Hotel facade. Owing to its role in Downtown's early development, the Stedman Hotel is a contributing building to the survey area's period of significance.

## Historic Preservation Recommendations

The recent restoration work on the building is complete. While many hoped the restorative work might have included replacement of the historic turret, this can become a longer term goal for the future. The recent project would be enhanced by improving pedestrian amenities in the immediate area, including curb bulbs for safer crosswalks and landscaping.



*The 1913 streetscape shows the Stedman Hotel at left. The light-colored building next door was incorporated in the hotel sometime before 1927. At the end of the block is John Koel's 1911 bank building, which has been altered little in its 100 years. The gable-roofed building to the left of the bank, built by Clark and Martin as a hotel in the 1890s, was demolished in the 1960s to make room for expansion of the bank building.*



*This portion of Dock Street (1930s) was the investment focus for early entrepreneurs' commitment to Downtown. The Heckman Stores, Tongass Trading and First National Bank were built to survive...and they have, with few changes, to this day.*



*The turreted Stedman Hotel was perhaps Downtown's most elegant landmark. Its architecture survived into the 1960s.*



*A 2011 revitalization brought new life to the Stedman. Many features were replicated (using current building materials) and the historic scale was maintained.*

# 316-320 MISSION STREET

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHSR #KET 00202 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Michael and Susan Peters</b> <b>318 Mission Street</b> <b>Ketchikan, Alaska 99901</b>			
OTHER BUILDING NAMES: <b>Bowling Alley, Graves Bar, Model Cafe, Howard's, Harbor Inn, Scanlon Gallery</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Bowling alley, pool hall, confectionery, dance hall, bars, restaurants</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Art gallery</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1906</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>Early 1950s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN: <b>Euroamerican</b>	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Wood piling</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



*Mission Street storefront*



*Entrance to Betty King Alley*



*Window box along the alley*

## Architectural Description

The 316-320 Mission Street building is a 2-story, 3,330 sf, wood-frame building constructed on piling. The structure has 30 feet of frontage on Mission Street and 111 feet on Daly Alley. It was built as a one-story, false-front, Commercial Style building in 1906 to house a bowling alley. It was designed to accommodate two businesses side by side, and did so for many years. A second story was added and, by 1953, the facade had all of the original architectural detailing removed, including a handsome bracketed cornice and a marquee with divided lights. The second floor windows open on to Betty King Alley and window boxes add to the appeal of the alley.

## Statement of Significance

The 316-320 Mission Street building is one of Downtown's oldest commercial buildings. It has housed many illustrious businesses beginning with the bowling alley and extending through a confectionery, dance hall, pool hall, cocktail bars (Grave's Bar, Holland Bar, and Alaska Bar), restaurants (Model Cafe, Barron's Cafe, Howard's Charcoal Broiler, and Harbor Inn), and, finally, Scanlon Gallery. It is a contributing building to the historic character of the Downtown commercial district.

## Historic Preservation Recommendations

The priority recommendation is to restore the Mission Street facade upper story. This would include replacing the two modern windows with historically appropriate windows and replacing the bracketed cornice in a manner similar to the top photo on the facing page. In addition, opening the gallery to Betty King Alley (at least in terms of showcase windows) would contribute to creating a lively retail and entertainment environment along the historic alley (see pp 96-97).



*This mid-1930s photo of Mission Street shows the building when it was operated as the Model Cafe. Since 1906, the building has served recreation, dining, drinking and, now, the arts interests of Ketchikan citizens. The steamship docked at the foot of Mission was a harbinger of the much larger cruise ships occupying the same berth in 2011.*



*In this circa 1972 photo, Howard's Charcoal Broiler was one of a long list of cafes to occupy the 316-320 Mission Street building. Gaffney's Men's Wear is at left in the photo, and Northland Restaurant is on the right.*



*In 2011, the Scanlon Gallery provides an attractive storefront to the Mission Street pedestrian environment. Relatively minor facade improvements to the upper story could restore much of the historic quality of this 1906 building.*

# 301-305 BAWDEN STREET

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHRS #KET 0155 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Kass Properties LLC</b> <b>8654 View Court</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Fosse Building</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Retail, apartments, plumbing shop, engineering office</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, apartments</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>Circa 1908</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>Circa early 1960s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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:



Bawden Street storefront



Corner at Bawden & Dock

## Architectural Description

The 301-305 Bawden Street building is a 2-story, wood-frame, false-front Commercial Style building constructed on concrete foundations. The structure has 66 feet frontage on Bawden Street and 13 feet on Dock Street. It was built circa 1908 providing commercial space at street level and apartments on the second floor. In 1946, a triangular addition to the building's east side brought the Bawden Street facade out parallel to the street and abutting the sidewalk. In 1954, the building still had its bracketed cornice and period windows and trim. In the early 1960s, the cornice, lap siding and most original architectural detailing was removed and the existing marquee was extended along the Bawden and Dock Street facades.

## Statement of Significance

The 301-305 Bawden Street building is one of Downtown's oldest buildings. It has housed various commercial uses on the street level throughout its 103-year history. While nearly all of its historic architectural detailing has been removed, it retains the massing from the original building and its 1946 addition. It is a contributing building to the historic character of the Downtown commercial district's period of significance.

## Historic Preservation Recommendations

The priority recommendation is to restore the Bawden and Dock Streets facades, including the lap siding, the cornice, and the period windows and detailing. This would include replacing the modern windows with historically appropriate windows and replacing the bracketed cornice in a manner similar to the photo on the facing page.



*This circa 1910s photo shows 301-305 Bawden not long after it was built. The horizontal windows were unusual for this period. At the time of this photo, Dock Street ended at this building and the Barney Way boardwalk began.*



*These photos (left, 1952 and right, 1954) show the period window openings and facade treatment that survived into the 1960s. The portion with the marquee is an addition to the original building that carried the facade all the way to the street.*



*301-305 Bawden in 2011. While most detailing has been removed, the building does retain its historic scale and its place at this corner for over a century.*

# 116 FRONT STREET BLDG

Contributing Building to the Period of Significance

CURRENT OWNER'S NAME & ADDRESS: <b>116 Front Street, LLC</b> <b>330 Spruce Mill Way</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Rainbird Bar, Frontier Saloon, Barclay/Churchill Bar, Shanty #2 Grocery Store</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>



Storefront



Front Street facade



Betty King Alley facade

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Bar, dance hall, grocery store</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1912</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1974, 2007</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION:
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>Gable</b>		
FOUNDATION MATERIALS: <b>Wood piling</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:

## Architectural Description

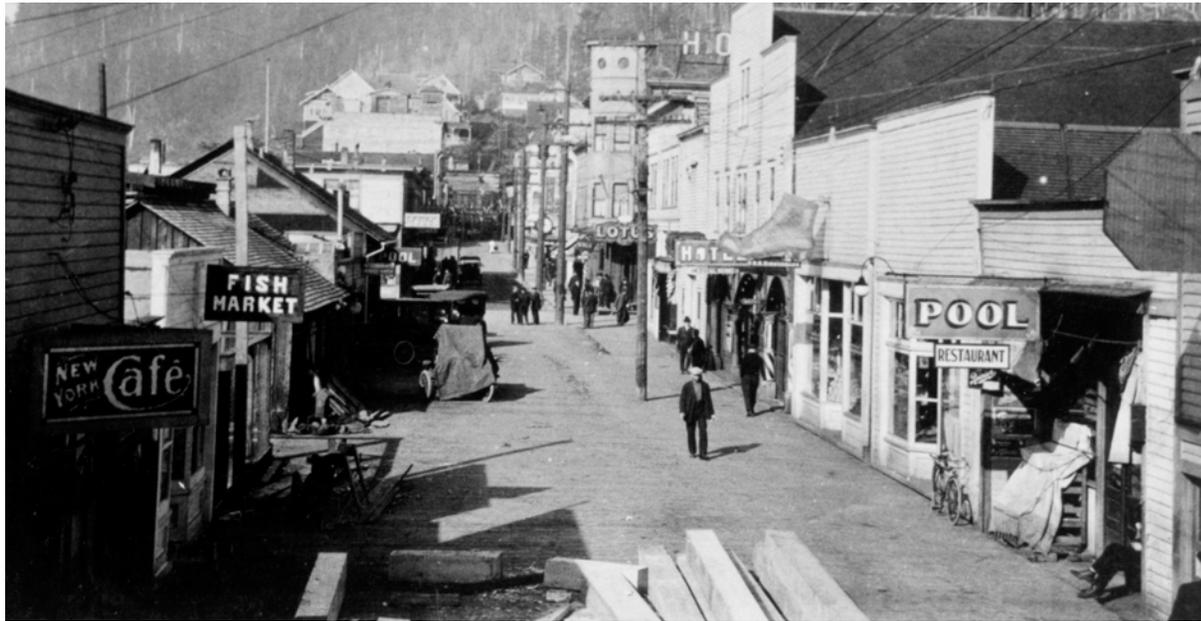
The 116 Front Street building (aka Barclay/Churchill Bar, Shanty #2 Grocery Store, Frontier Saloon and Rainbird Bar) is a 1½-story, wood-frame building constructed on pilings. It has 24 feet frontage on both Front Street and Betty King Alley. It was built in 1912 and renovated in 1974, when the roof was elevated and a log siding from Ketchikan Spruce Mills was applied. It was renovated again in 2007 when the bar was converted to a jewelry store.

## Statement of Significance

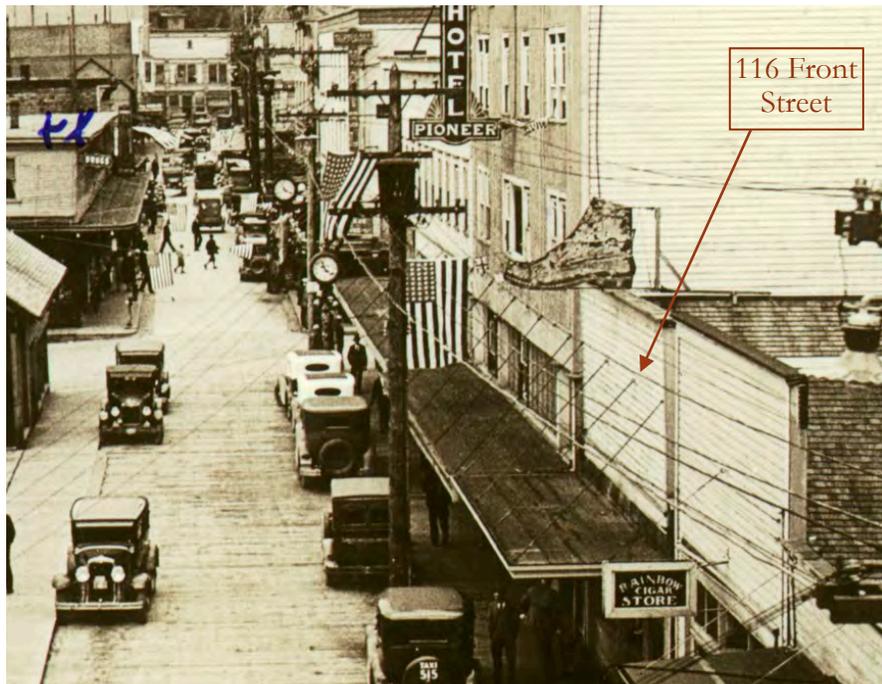
Over its 99-year history, 116 Front Street has been one of Ketchikan's longest serving bars and dance halls. Except for a few years during Prohibition and when it operated as a small grocery store, it has been a favorite entertainment destination. The facade has been changed many times. (For many years it had a vertical log face.) While its present incarnation recalls little of its past, 116 Front Street is a contributing building to the period of significance of the Downtown survey area.

## Historic Preservation Recommendations

The first priority would be to restore the upper story historic features by installing two sets of double-hung windows (with appropriate trim) in place of the existing windows and replacing the siding with reduced-exposure, cedar lap siding. At the street level, the priority would be to restore historic trim features such as the lower window panels and replace the entry doors to a period design.



*In this 1910 photo of a busy Front Street, 116 Front (with the shoe then hung over the boardwalk) was a busy grocery store. Visible are the New York Cafe (predecessor to the cafe with the same name now on Stedman Street), landmark Revilla Hotel and Nelson Hotel (forerunners to the Ingersoll and Pioneer hotels, respectively).*



*Except for the years during Prohibition, a few more years as a shoe store and then a grocery store, and the last few years as a jewelry store, 116 Front has served the drinking and dancing interests of Downtown patrons for much of the last century.*



*The 116 Front Street Building has an attractive facade in cedar shingles fronting the Betty King Alley.*



*In 2011, the former Rainbird Bar building featured tanzanite, rather than beer.*

# JR HECKMAN BLDG 3

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 0149 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Main Street Associates, Ltd</b> <b>PO Box 6440</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Mercantile</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Mercantile</b>	
SIGNIFICANT PERSON(S): <b>James Robert Heckman</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>J.R. Heckman</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1912</b>	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: <b>1</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Main Street facade



Mission Street storefront



Marquee and cornice

## Architectural Description

The J.R. Heckman buildings are a group of buildings occupying the east half of Downtown's Block 20. Buildings 1 and 2 are addressed separately. Building 3 is a one-story, wood-framed building fronting on Mission and Main Streets. It was constructed in 1912 to replace a two-story, wood storage building. It has a footprint of approximately 8,900 sf and extensive frontage on both Mission (95 feet) and Main (93 feet) Streets. Original details included a simple, bracketed cornice, transom windows, channel siding, generous marquee and traditional retail storefront of the period. The original bracketed cornice has been removed and replaced with a simpler one. The transom windows have been covered with siding. The marquee was replaced in 2011 without attention to historic detailing. The storefronts have undergone little change, however.

## Statement of Significance

J.R. Heckman Building 3, while having undergone numerous alterations, remains an important Downtown historic building and does contribute to the Downtown's period of significance. As with Buildings 1 and 2, the founder of the company, James Robert Heckman, is an important figure in Ketchikan's early development.

## Historic Preservation Recommendations

There are a number of preservation recommendations that would respect the historic significance of this building. Chief among these are: maintain the quality of the street level storefronts, restore the bracketed cornice and original siding; and restore the original transom windows. At the time of future renovation, the recently installed marquee should be modified to reflect period architecture. Finally, several cosmetic changes are important: improved paint color selection and application to highlight architectural details and improved signage design.



JR HECKMAN COMPANY BUILDING 3  
201-209 MAIN STREET



*The J.R. Heckman Building 3 facade had changed little by the time of this July 4th in the 1950s. The transom windows were still in place and two totems and a street clock added interest to the pedestrian environment. Note the streetlight fixtures and standards used during this time: tear-drop globes hung from wood utility poles.*



*This 1930s view of Mission Street from Main shows the simple design of the J.R. Heckman Building 3, the then recently constructed Ingersoll Hotel and a steamship at Ketchikan Wharf at the foot of Mission.*



*When it was completed in 1912, the single-story, wood-frame Heckman Building 3 blended well with its immediate neighbors, the Revilla Hotel on Mission and Heckman's original wooden building on Main. Now, there is a marked contrast with the newer, concrete structures that flank it on both sides--a contrast accentuated by the loss of its transom windows and the gain of an out-of-period marquee.*

# 603-607 MISSION STREET

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 01159 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Joyce &amp; Don Hazelquist      5021 North Tongass Highway      Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Sully Planing Mill &amp; Cabinet Works, Don's Office Supplies</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Carpentry, cabinetry and millworks, Federal Drugs</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, offices</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1919</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1938, Early 1990s</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Upper facade details



Mission Street storefront



Bawden Street corner

## Architectural Description

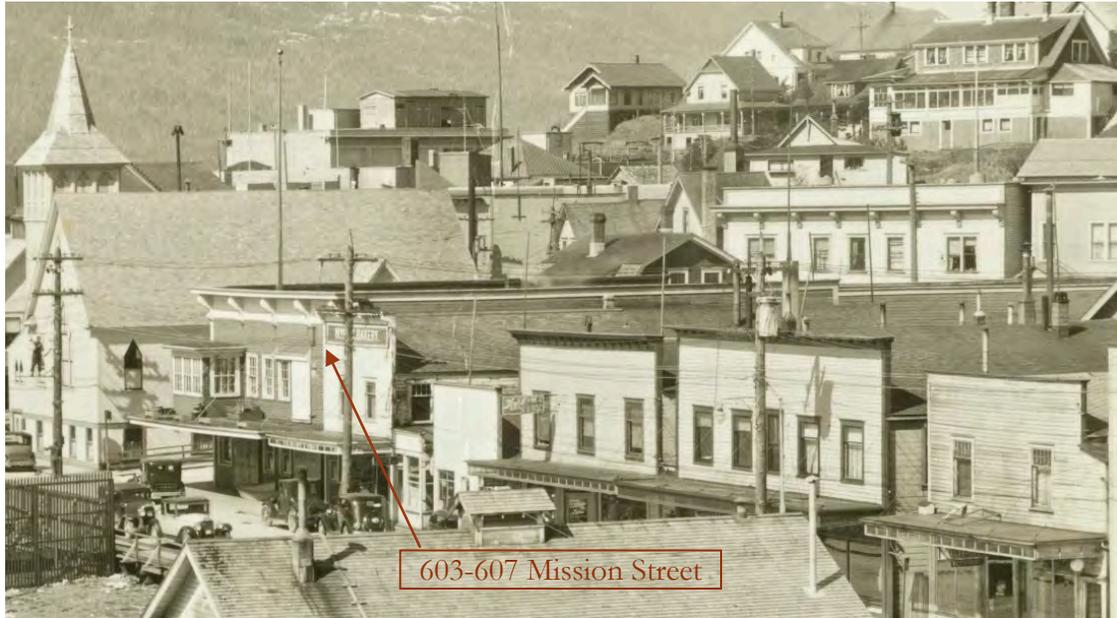
The 603-607 Mission Street Building is a 2 story, wood frame, false front Commercial Style building constructed on piling. It was built in 1919 and remodeled significantly in 1938 and again in the early 1990s, when Bawden Street was widened and 14 feet of the Bawden Street side of the building was removed. The building fronts on Mission (41 feet) and Bawden (70 feet, excluding a building addition that extended the structure to Dock Street).

## Statement of Significance

The 603-607 Mission Street building began in 1919 as Sully Planing Mill and Cabinet Works. It has housed many businesses over its 92 years. This building was substantially altered in 1938 and again substantially when Bawden Street was widened. In spite of many alterations to both the storefront and the upper story, some historic elements remain including the cornice and brackets (not original) and the marquee and marquee support connections on the Mission Street facade. It is a contributing building to the historic context of the Downtown commercial district.

## Historic Preservation Recommendations

The priority recommendations are to restore the upper story windows on both the Mission and Bawden Street facades with period double-hung windows and consistent window trim. Extension of the cornice and installation of a stepped marquee on the Bawden Street facade would enhance pedestrian rain protection and add architectural interest to the bland facade remaining from the Bawden Street widening.



*Mission Street, 1930s. The original facade had a striking cornice with large corbels. The corbels (measuring about 4 feet in height) were removed for a 1938 remodeling, but discovered in the attic by the present owners in 1991. Note the planter boxes on top of the marquee, providing a little garden space in a downtown where very little was available.*



*603-607 Mission Street, 1956. While the cornice had been modified, most of the facade features remained, including the generous marquee, double-hung windows and a cornice that wrapped along Bawden Street.*



*603-607 Mission Street building in 2011. While missing many original features, restoring its 2nd story--especially the facade along Bawden Street--could bring back much of its historic appearance.*

# 633 MISSION STREET

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 01162 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>William and Mary Urquhart</b> <b>2635 Stellar Way</b> <b>Fairbanks, AK 99712</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Retail, apartment</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>Circa 1920</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Commercial Style</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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: _____



*Original window, west facade*



*Mission Street storefront*



*Dock/Stedman Street facade*

## Architectural Description

The 633 Mission Street building is a 2 story, wood frame building constructed on pilings with a false-front, Commercial Style facade. It has 29 feet of frontage on Mission Street. It was constructed circa 1920, according to Ketchikan Gateway Borough records. The building has been altered. The second story windows were in the present location but with trim characteristic of its period of construction. The horizontal lap siding has been replaced and its storefront has been modified. The building has been well-maintained.

## Statement of Significance

The 633 Mission building retains its some historic features (massing, parapet, recessed storefront, corner boards, window placement) in spite of numerous facade changes. It is a contributing building to the Downtown district owing to its age and retention of scale.

## Historic Preservation Recommendations

It is recommended that: the second story siding be restored to its historic horizontal wood lap siding; the second floor window trim be replaced with period trim; the east facade window be replaced with period double-hung windows to match the Mission Street second story windows; and the storefront windows and lower window panels be restored. All of these recommended improvements can be accomplished incrementally over the course of maintenance and repair.



*In the 1920s, Mission Street experienced considerable development as downtown lots became built-up. Mission Street offered good commercial frontage on the road that continued on to community growth areas south of town (Creek Street, Stedman Street, Thomas Street and the cannery). The rows of continuous false-front, two-story buildings of this period, including 633 Mission, are shown here. Stedman Street, in the foreground in this photo and near the site of the present Federal Building, was still wood-decked and open to the shoreline below.*



*633 Mission Street in the mid 1930s. The US Post Office (now Ketchikan Daily News) and the Agnes Edmonds House are both visible in the background. Note that Mission Street is still planked.*



*633 Mission has been home to many businesses, beginning with a pool hall. It has been well-maintained over its 90 years. Urban renewal and street re-configurations of the 1960s resulted in it becoming a "corner" building with a rare "yard" area adjacent to it.*

# 411-413 MISSION STREET

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM • AHSR #KET 01158 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Alcan Forest Products</b> <b>PO Box 23105</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

<b>HISTORIC ASSOCIATION</b>	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel, restaurant, seamen's rooms, lodging</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, offices</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

<b>ARCHITECTURAL INFORMATION</b>			
DATE OF CONSTRUCTION: <b>1920</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>Early 1950s addition, 2010</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Piling</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	OTHER MATERIALS:

<b>ELIGIBILITY</b>			
<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

<b>SHPO RESPONSE</b>	
<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:



Mission Street upper story facade



Mission Street storefront

## Architectural Description

The 411-413 Mission Street Building is a 3 story, wood frame, Commercial Style building constructed on piling. It has 37 feet frontage on Mission Street. It was built in 1920 and altered over the years, including an extension to Dock Street and a recent facelift in 2010. The building retains its original form, but virtually all fenestration, siding, marquees and architectural details have been altered.

## Statement of Significance

The 411-413 Mission Building has served a variety of purposes over its life, initially as a restaurant and seamen's home, with lodging above. While altered extensively, the building is a contributing building to the Downtown's period of significance by virtue of its age and historical use. The addition at the back of the building to Dock Street was built after the Downtown district's period of significance.

## Historic Preservation Recommendations

It is recommended that as maintenance and repairs continue into the future, priority be given to replacing the marquees on both facades, restoring the upper story windows and trim on both street facades to approximate the 1920s configuration and detail, and restoring the storefront on the Dock Street facade as a part of revitalizing the retail and pedestrian appeal of the Dock Street retail area.



*As so many remaining buildings from Downtown's earliest decades, the 411-413 Mission building (seen on the right in this 1956 photo of the Coliseum fire) has served many purposes. For most of its life, the building's two upper floors have served as hotel and boardinghouse accommodations. The ground floor has had many uses over the years, including hotel lobby, restaurants, surplus store, art galleries, and other retail uses.*



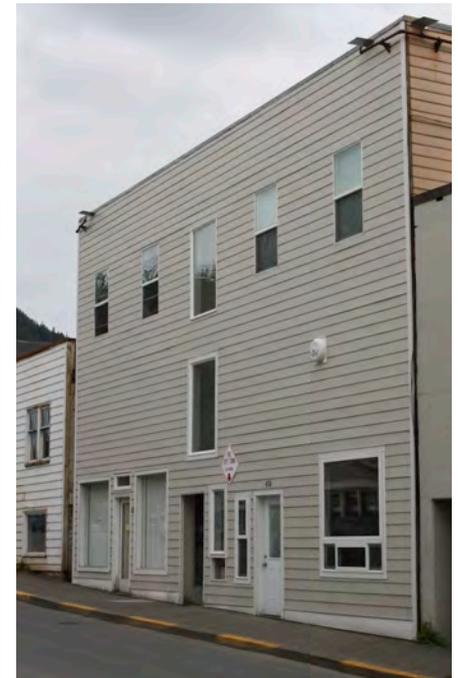
*Mission Street elevation, circa 1932, with a handsome cornice and 3 sets of double-hung windows at each story.*



*Dock Street facade (a late 1940s addition), during Coliseum fire, 1956, with cornice, transom windows and period storefront.*



*The Mission Street facade in 2011. It is one of the few Mission Street commercial buildings without a marquee (although it had one most of its life).*



*The Dock Street portion of the building was an addition after the period of significance. It was renovated in 2010.*

# CHICO'S RESTAURANT

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 0154 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Robles Catarino &amp; Maria Patrocinio</b> <b>435 Dock Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Retail, apartment</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Restaurant, apartment</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>Circa 1920</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Commercial Style</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



*Edmonds Street facade*



*Bracketed cornice on Dock Street facade*

## Architectural Description

The Chico's Restaurant Building is a 2 story, wood frame, false-front Commercial Style building constructed on bedrock. It has 43 feet of frontage on Dock Street and 29 feet on Edmonds Street. A dwelling was on the site in 1914 and the present building was constructed circa 1920. The cornice, brackets, and corner boards are original. Fenestration has been altered on the storefront and Edmonds Street facade. The original siding has either been removed or covered.

## Statement of Significance

Chico's Restaurant is a relatively well-preserved example of the Downtown's early commercial architecture and is a contributing building to the Downtown's period of significance. While the building has been altered, its massing and some of its key architectural details remain.

## Historic Preservation Recommendations

The building retains much of its original architectural detailing and these remaining features should be carefully protected. The priorities should be to: restore the upper Dock Street facade by replacing existing windows with two sets of double-hung windows characteristic of the period; replace the marquee; restore the original lap siding; and replace the divided lite display window that historically faced Edmonds Street.



*This property has had many uses over its long history at the corner of Edmonds and Dock streets. In 1914, it was a one-story residence and cabin. By 1927, it was a dressmaking shop (435 Dock) and curio/photo shop (439 Dock) in the same footprint as the existing building, though only one story.*



*This circa late-1970s photo shows the narrow lap siding and divided-lite display window.*



*This 1977 photo of 435-439 Dock Street shows the original bracketed cornice along the full length of the building, the two sets of three double-hung windows on the street front, and the storefront facade with its transom windows. The bracketed cornice remains today.*



*While recently sheathed in non-period wood siding, Chico's retains its original massing, cornice and corner boards.*

# HARDCASTLE BUILDING

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM • AHS #KET 0147 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Richard F. Hardcastle</b> <b>3226 South Tongass Highway</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Newspaper, insurance office</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail</b>	
SIGNIFICANT PERSON(S): <b>Richard E. Hardcastle, Pioneer Ketchikan businessman, Territorial legislator A.P. Swineford, Newspaperman and 2nd Governor of Alaska</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1903, 1912</b>	DATE MOVED: <b>1923</b>	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1972</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	STORIES: <b>2</b>		
ARCHITECTURAL STYLE: <b>Commercial Style</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS:	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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:



Main Street facade



Entry and storefront



Bracketed cornice

## Architectural Description

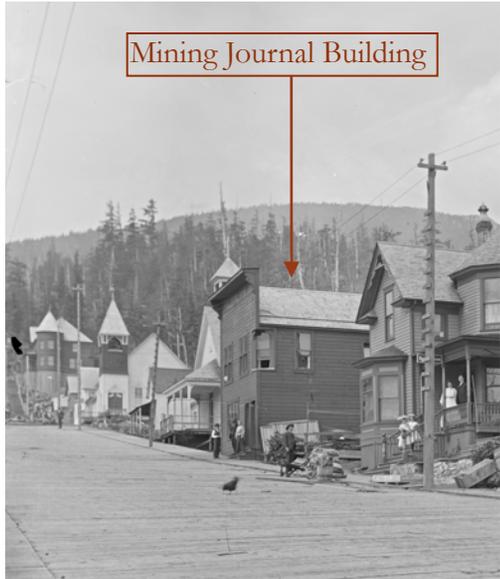
The Hardcastle Building is a two-story, wood-framed, Pioneer Commercial style false-front structure. Its footprint is approximately 2,200 sf and with 43 feet frontage on Main Street and 51 feet frontage on Mill Street. The street level facade has transom windows, double-door entry near the corner of Main and Mill and a well-proportioned storefront that lends itself to office or retail uses. On the second floor, a pair of triple, double-hung windows looks over Main Street and three sets of double, double-hung windows looks over Mill Street. The street front facades are capped with a bracketed cornice. The Hardcastle Building is an interesting evolution of structures. It began in circa 1903 as the one-story Mining Journal building and was located in the mid-300s block of Main Street (at the present site of the Redmen Hall). A second story was added prior to 1912. The building was moved in 1923 to its present 106 Main location. In 1972, after Mill Street widening, a substantial building addition created the footprint of the Hardcastle Building of today.

## Statement of Significance

While the Hardcastle Building was substantially altered in 1972 and thus is not eligible for National Register listing, it is a contributing building to the period of significance of the Downtown survey area. It is also a significant historic building owing to its history as the Mining Journal building that housed Ketchikan's first newspaper. While the modifications have been substantive, the northern portion of the present Hardcastle Building remains one of Ketchikan's earliest and most historically significant structures.

## Historic Preservation Recommendations

The addition and subsequent alterations to the Hardcastle Building were carried out in a historically sensitive manner. The storefront windows, upper floor fenestration, cornice, marquee, wood siding and other details were done in a manner to complement the original Mining Journal building and renders the composite structure a handsome addition to the Downtown's historic fabric. As maintenance and repairs continue into the future, priority should be given to retaining its architectural detailing. The building facades would benefit from more careful signage and consideration should be given to interpretive signage that would present the building's history.



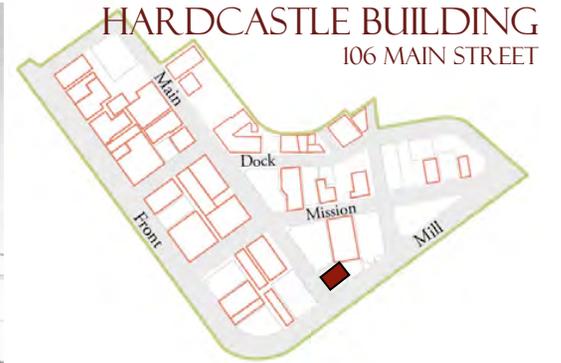
*Circa 1909. The Mining Journal (on the site of the Red Men Hall) was moved in 1923 to become the beginnings of today's Hardcastle Building.*



*Circa 1954. The Hardcastle Building was situated adjacent to its neighbor at 104 Main, prior to Mill Street widening.*



*Circa 1970. Mill Street widening levels 104 Main creating buildable lot adjacent to Hardcastle Building.*



*Circa 1972. The Hardcastle Building is expanded to the edge of the widened Mill Street right-of-way, nearly doubling its size.*



*In 2011, after several more modifications to its facade, the Hardcastle Building houses visitor-oriented retail uses on the street level and offices above.*

# KETCHIKAN DAILY NEWS

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHRS #KET 00206 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Pioneer Printing Company</b> <b>PO Box 7900</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>US Post Office, Ketchikan Fishing News</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Post office, newspaper publishing, apartments</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Newspaper publishing</b>	
SIGNIFICANT PERSON(S): <b>Sid Charles, Publisher</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1925</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>1976</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial Style</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood siding, glass</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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:



*Bracketed cornice and details on Dock Street facade*



*Edmonds Street facade*

## Architectural Description

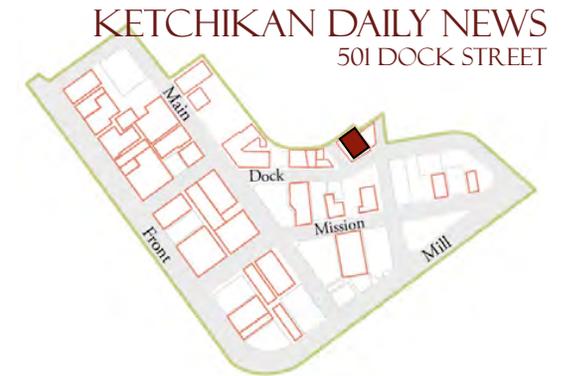
The Ketchikan Daily News Building is a two-story wood frame structure built originally with a false-front Commercial style. It was constructed to house the Post Office (with shop and apartments above) in 1925. It is 59 feet by 71 feet with 59 feet of frontage on Dock Street and 64 feet on Edmonds Street. The building was extensively remodeled in 1976.

## Statement of Significance

This building is significant as the historic site of the Post Office (1925-37), the Ketchikan Fishing News (1944-47) and the Ketchikan Daily News (1947 to present). The newspaper became a daily when Publisher Sid Charles moved to the building. While extensively altered, the building retains its historic architectural features, especially its strong cornice and scroll brackets, corner board trim and bevelled cedar siding (the siding on the Dock Street facade was new in 1976). The building is considered contributing to the period of significance by virtue of its age and role as the Post Office.

## Historic Preservation Recommendations

The Ketchikan Daily News Building has been well-maintained. The facade on Edmonds Street lends itself to interpretive signage regarding the history of newspaper publishing in Ketchikan and the space at the base of Edmonds Street would be an appropriate area for landscaping improvements. Consideration should be given to adding a marquee along portions of the Dock Street facade.



KETCHIKAN DAILY NEWS  
501 DOCK STREET

*A mid-1930s view of the US Post Office--now Ketchikan Daily News. The Post Office helped promote Dock Street as a business destination. The Post Office moved to the Federal Building when it was completed in 1937. The residential neighborhood around Edmonds Street has some of the community's oldest homes, a number of them quite large such as those shown here.*



*In 1967, the building still presented its classic cornice, original siding, and upper story period windows. The then-new Centennial Building can be seen in the background.*



*The Ketchikan Daily News building, 2011. While the Dock Street facade is extensively altered, the strong bracketed cornice has been maintained, the other elevations have not been altered significantly, the massing is still virtually the same and thus the building provides a visual link to the original US Post Office.*

# NEW DEAL BUILDING

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 01160 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>New Deal Properties LLC</b> <b>PO Box 6156</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Retail, apartment</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Retail, apartment</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>Circa 1930</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Commercial</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Piling</b>	ROOF MATERIALS: <b>Composition shingles</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Corner detail



Whale Park facade



Mission Street storefront

## Architectural Description

The New Deal Building is a 2 story, wood frame building constructed on pilings with a gable, false-front, Commercial Style facade on Mission Street. It has 39 feet of frontage on Mission Street and is 65 feet deep. It was constructed in 1930, according to Ketchikan Gateway Borough records. The building has been altered significantly. The second story windows were in the present location but with trim characteristic of its period of construction. The horizontal siding has been replaced by metal and its marquee now has a metal shed roof. The street level facade has been dramatically altered with a stone veneer base running the length of the Mission Street facade. The Pioneer Cafe now occupies the ground floor with apartments above.

## Statement of Significance

The New Deal Building retains its original form (parapet, window placement) in spite of numerous facade changes. It is a contributing building to the Downtown district owing to its age and retention of scale.

## Historic Preservation Recommendations

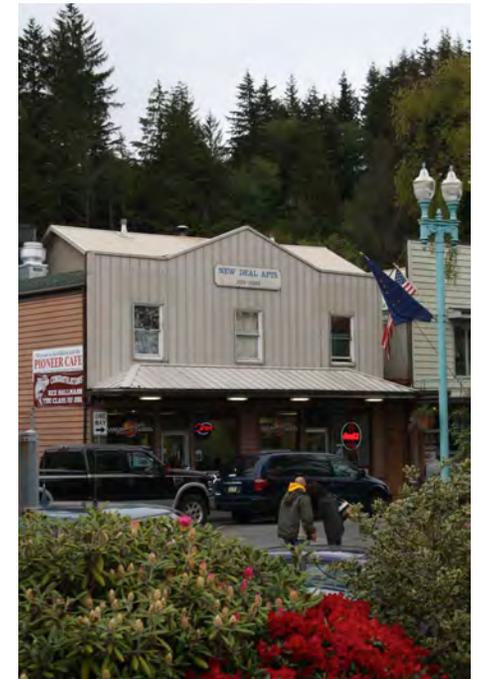
It is recommended that the second story siding be restored to its historic horizontal wood lap siding and that its simple cornice be restored along with the period window and corner board trim. It is further recommended that the stone facade below the store windows on the street level be replaced with wood panels typical of the period.



*By the mid-1930s, Mission Street was lined with buildings up to the site being prepared for the Federal Building (lower left of photo). In 1914, the north side of Mission from the church to the Chief Johnson Pole had only two small houses. The Federal Building was completed in 1937.*



*This early-1930s partial view of the New Deal building shows a bracketed cornice, a marquee with divided lites and similar window placement as today. Not long after the building was constructed, the cornice was removed and a triangulated parapet was installed that remains on the building today.*



*In spite of facade changes and loss of historic detailing, the New Deal remains one of a handsome group of three facing Whale Park.*





*Mission Street in the 1930s. With the exception of the two buildings on the far right, all visible buildings on the north side of Mission Street remain today.*



*This early-1930s photo shows the original fenestration, cornice, and marquee, but the storefront is obscured by another building.*



*625-629 Mission is the center building of three similar, false-front, historic buildings facing Whale Park. Together with the park gardens and the Chief Kyan and Chief Johnson totem poles, this grouping of buildings makes one of the Downtown's most beautiful and enjoyed settings.*

# KNICKERBOCKER HOTEL

Contributing Building to the Period of Significance

ALASKA BUILDING INVENTORY FORM ° AHS #KET 01153 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Marvin Oliver</b> <b>3725 North Wallingford Avenue</b> <b>Seattle, WA 98103</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Hotel, boarding house, retail</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Unoccupied</b>	
SIGNIFICANT PERSON(S): <b>Jean Knickerbocker</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Winston Lodging</b>

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>Circa 1920</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE:
ALTERATION DATES: <b>3rd floor addition in 1924</b>			
RESOURCE TYPE: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		STORIES: <b>3</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES: <b>NA</b>	BUILDING TYPE: <b>False front</b>		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Asphalt rolled</b>	EXTERIOR WALL MATERIALS: <b>Wood siding</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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*



*Dock Street facade details*

## Architectural Description

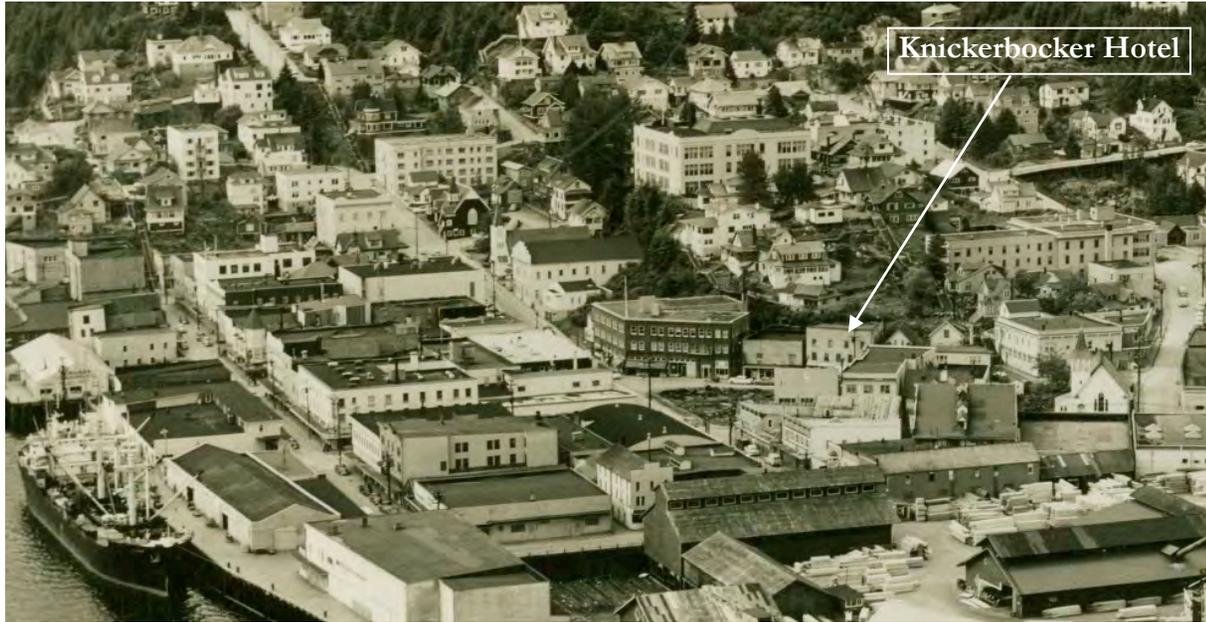
The Knickerbocker Hotel is a 3-story, wood-frame building built in the Commercial Style of the 1920s and 30s with well-proportioned windows and a simple cornice. It has 47 feet of frontage on Dock Street. The street level facade has been altered from its original recessed entries with storefront windows. The upper story windows are original double-hung window design although the period window trim has been removed. The wood siding on the upper story facade replaced the original lap siding. Originally a 2-story building, a third floor was added in 1924. The building is presently in poor condition and condemnation proceedings are underway.

## Statement of Significance

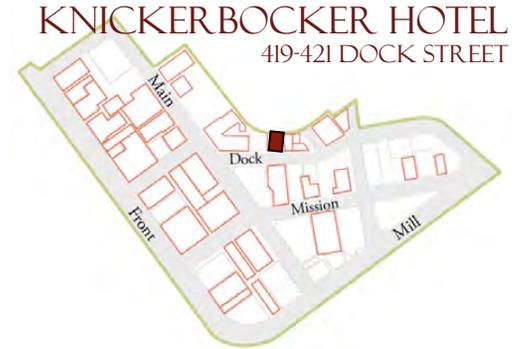
The Knickerbocker has a colorful history. Initially built (circa 1920) and used as a brothel, its owner was run out of town and the building was purchased by Mrs. Jean Knickerbocker, who remodeled it into an attractive boarding house. She began operating it in 1923, offering family-style meals with produce from her garden south of town at Homestead. The Knickerbocker Hotel still retains many of its original architectural features and is a contributing building to the Downtown's period of significance. It has served as a Downtown hotel and rooming house for most of its 90-year history.

## Historic Preservation Recommendations

The Knickerbocker Hotel is on a condemnation path that will likely cause it to be torn down. If it can be saved, the priority is to address its structural deficiencies. Attention should then be given to restoring its architectural elements including: rehabilitating the upper story windows and restoring the period window trim and restoring the storefront to a traditional configuration with appropriate windows and lower window



Knickerbocker Hotel



KNICKERBOCKER HOTEL  
419-421 DOCK STREET

*Downtown boarding houses were a necessary business and service during Ketchikan's early years. Most customers were men, working at the mill or on boats or in the several canneries. In 1927, Downtown had 8 buildings where some kind of lodging services were offered (in addition to the five major hotels), including the Knickerbocker. In this 1956 aerial photo, the neighboring Coliseum Theater and Red Men Hall had just been destroyed by fire.*



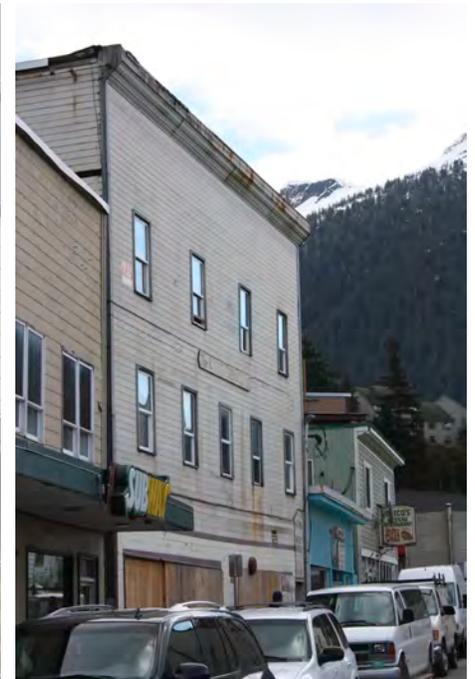
*Fighting the Coliseum fire in May, 1956. Jean's Cafe, started by Jean Knickerbocker, was still in business on the ground floor.*



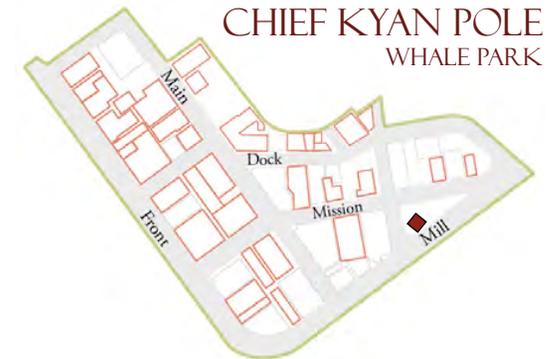
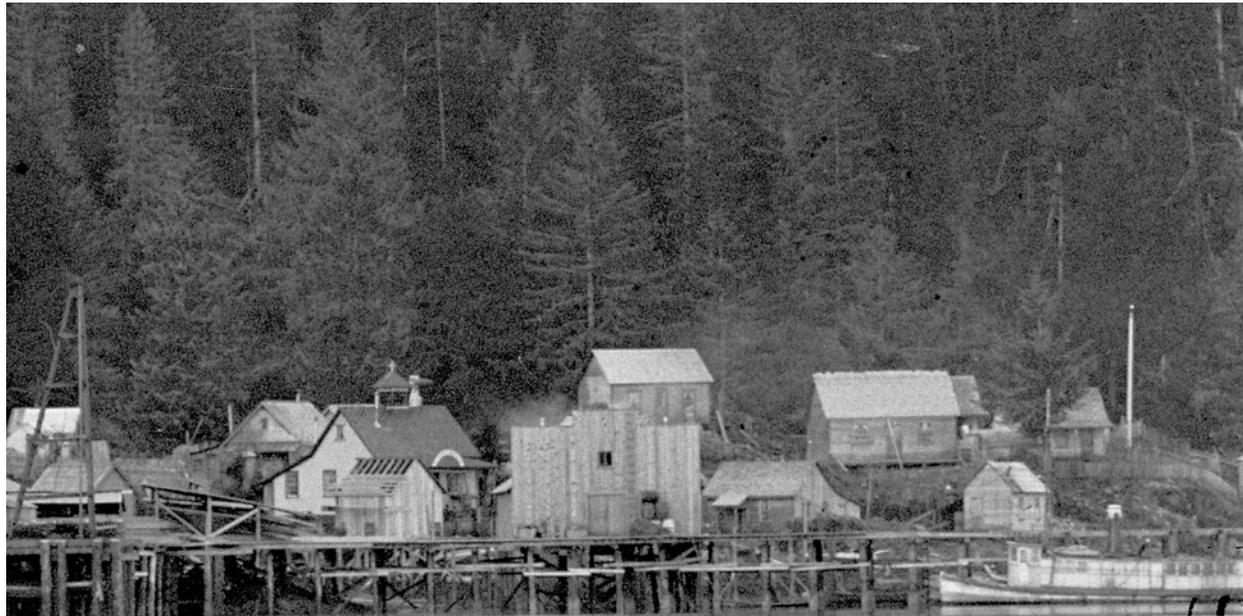
*The Knickerbocker Hotel in the 1970s. Like most boarding houses, the Knickerbocker always had some kind of business on the ground floor.*



*In 2011, the Knickerbocker is in a tenuous condition. It has been unoccupied for a number of years and is no long structurally sound. The Knickerbocker is an important and attractive Downtown building and deserves resuscitation.*







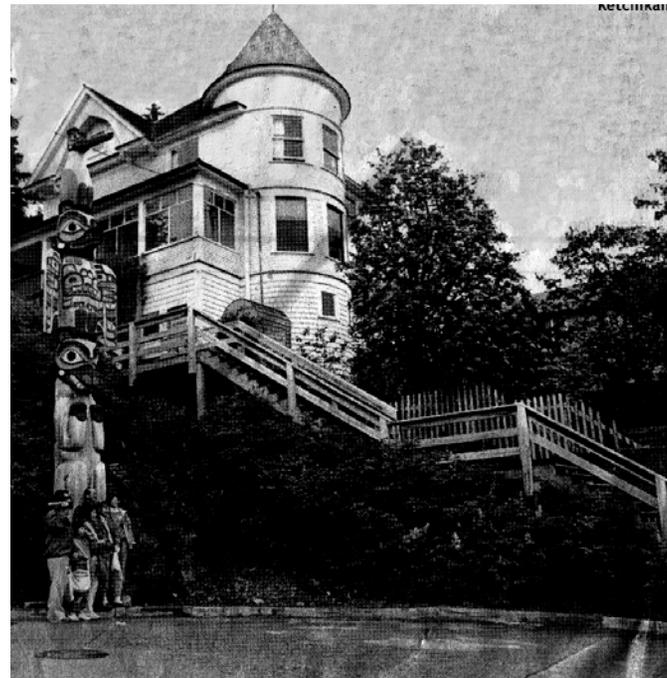
*Chief Kyan Pole is an important element of the Native settlement and of early Ketchikan in this 1902 photo. The top of the pole can be seen behind St. Agnes Mission. St. John's Episcopal Church was built one year later just to the right of the Mission.*



*Chief Kyan Pole in its original setting in Indian Town near Barney Way (close to Dock Street, where it meets Bawden).*



*Chief Kyan Pole in its second setting next to Pioneers Hall at the top of the stairs at Pioneer Way.*



*The first replica pole spent 19 years in this location at the top of Main Street, just below the historic (and recently restored) Burkhardt House, built in 1904.*



*The Chief Kyan Pole now looks south from its natural setting in Whale Park.*

# CHIEF JOHNSON POLE

Contributing Object Eligible for the National Register

ALASKA BUILDING INVENTORY FORM ° AHS #KET 00190 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Ktn Gateway Borough &amp; Tongass Hist. Society 1900 1st Avenue Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Object, totem pole</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Object, totem pole</b>	
SIGNIFICANT PERSON(S): <b>Chief George Johnson (Gut Wain)</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Kadjuk House, Tlingit Gaanax.ádi</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1902</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE: <b>1989</b>
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input checked="" type="checkbox"/> Object		STORIES:	
ARCHITECTURAL STYLE: <b>Totem pole</b>		PLAN:	CULTURAL AFFILIATION: <b>Native Alaskan</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS:	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 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 checked="" type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
PREPARED BY: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Raven/Fog Woman



Present context in the Centennial Lot



Kadjuk

## Architectural Description

Chief Johnson Pole is a totem pole belonging to the Kadjuk House of the Tlingit Gaanax.ádi Clan. It is 55' tall and is crowned by a fabled bird called Kadjuk. The pole represents a story of the experiences of Raven. Fog Woman--the brightly colored figure at the base of the pole--is identified with the summer salmon run when fog lies at the mouths of streams. She produces all salmon and causes them to return to the creeks of their birth.

## Statement of Significance

The Chief Johnson Pole was raised by George Johnson (Gut-Wain) in 1902. The pole served as the iconic landmark both of the surrounding Native village on the banks of Ketchikan Creek as well as the developing community of Ketchikan from its earliest days. While there are no remains of the Native village buildings, this pole survives to tell the village story. It was one of Ketchikan's oldest man-made objects and certainly its most visible. Except for stabilization work in 1933-34, the original pole stood until 1982. The present pole is a replica and was raised in 1989 on the site of the original.

## Historic Preservation Recommendations

Chief Johnson Pole is a contributing object to the historic character of the present Creek Street Historic District. It meets criteria for listing on the National Register in that it is a construction that is "primarily artistic in nature" and is an "object associated with a specific setting or environment." It also meets the following three National Register requirements for reconstructed properties (Criteria Consideration E): 1) the property is reconstructed accurately in a suitable environment; 2) the property is presented in a dignified manner as part of a restoration master plan; and 3) no other building or structure with the same associations has survived. It is recommended that the Chief Johnson Pole be nominated for listing on the National Register. It is further recommended that improved landscaping, signage and paving be installed near the totem base as well as a wooden boardwalk along Totem Way. These improvements will enhance the setting for viewing and appreciating this important pole.



*Chief Johnson Pole is the dominant element of the Native settlement and of early Ketchikan in this 1902 photo. The pole remains on its present site and is reportedly the most photographed object in the community.*



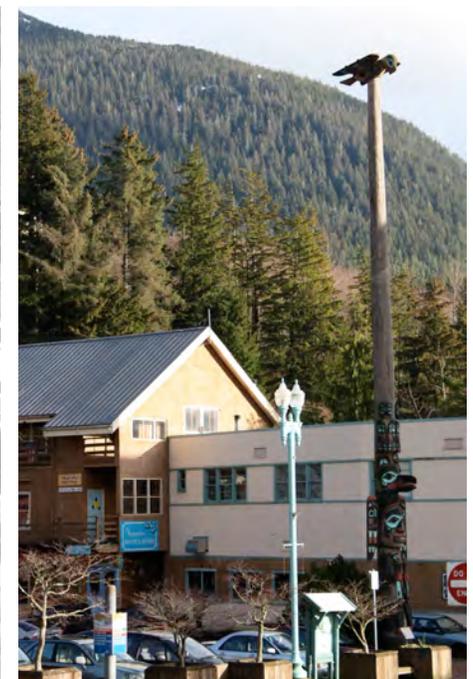
*The village setting in 1902. This wooden boardwalk accessed the Native village south of Ketchikan Creek and ultimately became Stedman Street.*



*The shingle mill and waterwheel on Creek Street are visible to the right of Chief Johnson Pole in this 1910 photo.*



*The view from the Federal Building in the early 1940s.*



*The present day. An urban renewal project transformed the setting in the 1960s.*

# HISTORIC WATERFRONT

## Contributing Historic Site

ALASKA BUILDING INVENTORY FORM ° AHS #KET 0144 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>City of Ketchikan</b> <b>334 Front Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Heckman's Wharf, Ketchikan Wharf and Dock Street Waterfront</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

### HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Wharves</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Wharves</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

### ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>Early 1900s</b>	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:	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

### 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:



*Remaining timber decks at foot of Mill Street and foot of Dock Street*

### Architectural Description

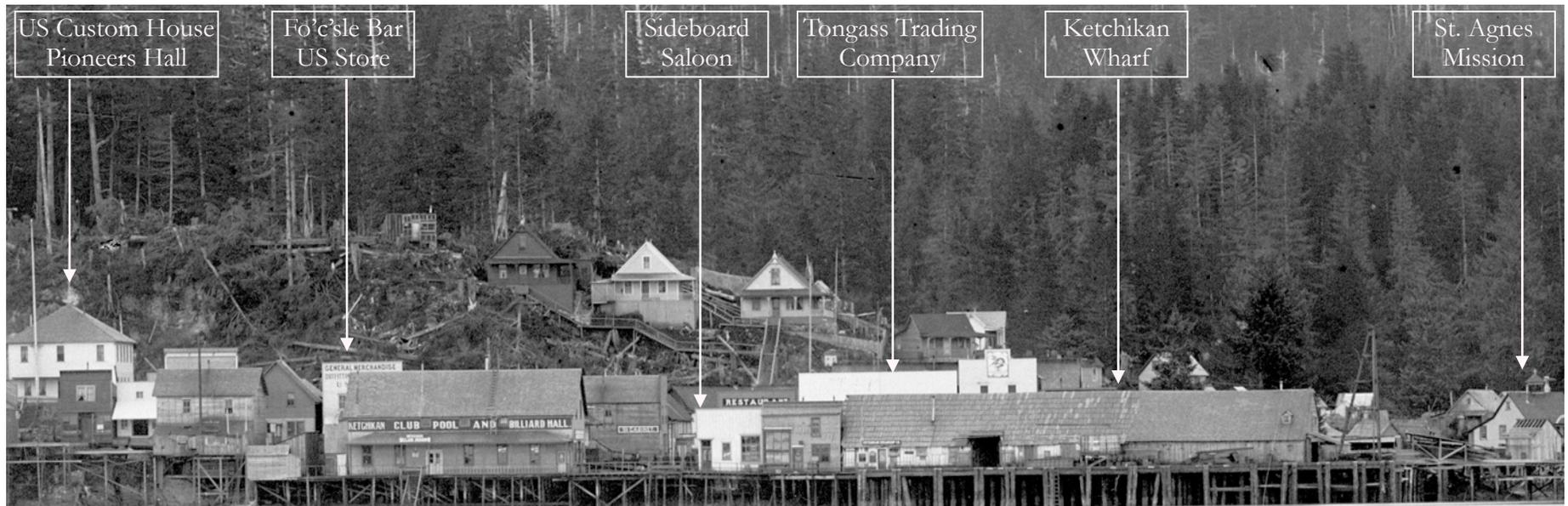
Three specific locations--Dock Street Waterfront (including the area north to Grant), Ketchikan Wharf and Heckman's Wharf (both of which comprised the area from Dock south to Mill Street)--were the historic port activity centers and each relates to different parts of the waterfront story during the period of significance. The seaward face of the dock in all three locations was, historically, very similar to today, owing to the water depths sufficient for deep draft vessels. While buildings once lined the waterfront side of Front Street, no historic buildings remain and only three buildings are present: Ketchikan Visitors Bureau, Tongass Trading Dock Store and Sourdough Bar. Most of the wooden docks are, or will soon be, concrete. The decks and aprons are supported on piling over tidal waters.

### Statement of Significance

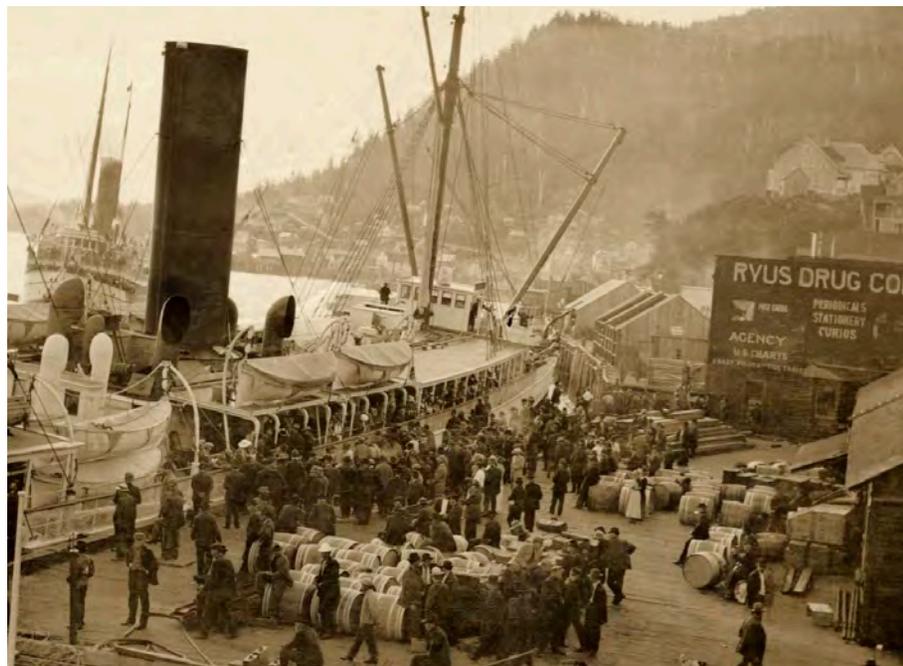
Downtown's historic waterfront was the economic and social center of the community during the period of significance. Almost everything (including most people) arrived and departed on the docks. Two major steamship lines (Pacific Coast and Alaska) operated from Heckman's and Ketchikan wharves. Because of the dependence on water transportation (mostly steamships), the heyday for Ketchikan's waterfront was from 1900 to the 1930s. Photographs from the period capture the frenzy of activity associated with the arrival of these ships. Without the waterfront, there would not have been a Downtown. While no "historic buildings" remain, and the wood decking is all but lost, the site remains and contributes to the Downtown's period of significance.

### Historic Preservation Recommendations

All of these historic waterfront locations are publicly-owned and enable public access to the waterfront. The locations already function as open space with landscaping, signs, benches and lighting in their vicinity. Each location would benefit from interpretive signage highlighting the significant role they played in Downtown's early development. These sites should be areas where a portion of the traditional wood decking is either retained or restored. "Free-standing" marquees or other types of rain cover should be provided.



*Central Ketchikan waterfront, 1902. Some of Ketchikan's very first buildings were built along the rocky Front Street shoreline facing water deep enough for docking vessels. For most of Downtown's history, the seaward side of Front Street was lined with buildings, a situation which only changed in the early 1970s as buildings were lost to fire and demolition.*



*Steamship departure at the foot of Market (now Mission) Street, 1913. Arrivals and departures at Ketchikan Wharf were very big social events. Barrels of smoked salmon are ready to be loaded on the SS Mariposa for the southbound trip to Seattle.*



*Ketchikan docks between Grant and Mission Streets, 1911. Coal is being loaded on a freighter and a passenger ship is readying for departure. The turret of the landmark Revilla Hotel is seen along Front Street.*

# KETCHIKAN SPRUCE MILLS

Contributing Historic Site

ALASKA BUILDING INVENTORY FORM • AHSR #KET 0148 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Multiple private owners and City of Ketchikan</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Lumber mill</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Mixed use, retail, entertainment, exhibition</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1903</b>	DATE MOVED:	DESTRUCTION DATE: <b>1982</b>	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:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:

ELIGIBILITY		CRITERIA CONSIDERATIONS:	
<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	<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

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:



The site of the of the Ketchikan Spruce Mills in 2011.

## Architectural Description

The Ketchikan Spruce Mills site totaled approximately 14 acres south of today's Mill Street to the Ketchikan Creek flats and Thomas Basin. Virtually nothing remains of the structures that comprised the mill; however, the footprint of the lumber storage yards, dock face and Thomas Basin sheet pile remain. A portion of the mill site was removed to provide for the Mill Street right-of-way.

## Statement of Significance

The Ketchikan Spruce Mills played a huge role in the development of Downtown Ketchikan--especially during the period of significance. From its beginnings in 1903, it grew to be one of the largest lumber mills in Alaska and survived into the early 1980s. It was formed as Ketchikan Power Company by early pioneering Ketchikan families, perhaps most notably H.Z. Burkhart, whose house remains today at 500 Main Street. In 1923, the mill changed its name to Ketchikan Spruce Mills. The mill produced local materials for early docks, streets and buildings and its exports and labor force were key components in developing and sustaining Ketchikan. The sounds of the mill were a big part of life in Downtown--the buzz of saws, the clanging of hammers, the whistle at lunch break, and the blasts of calling freighters. The mill's labor force was key to the success of restaurants, bars, card rooms, theaters and the entire life of Downtown.

## Historic Preservation Recommendations

The inclusion of Ketchikan Spruce Mills in this survey is as an historic site immediately adjacent to the survey area. No mill building or artifact remains on the site. The focus of preservation should be to provide at a location on the Spruce Mills site (to be determined) interpretation of this key element in Downtown Ketchikan's history. The interpretation might include the role of timber in the Ketchikan economy, an explanation of how logs reached the mill, how they were processed, a description of the mill's local and export products, and stories of the lives of those who worked in the woods and worked at the mill.



**KETCHIKAN SPRUCE MILLS**  
SOUTH OF MILL STREET



*Ketchikan Power Company's lumber mill, circa 1910. The initial plant equipment to operate the mill was moved from Dolomi by early entrepreneurs H.Z. Burkhart, J.J. Daly, and C.M. Summers. The Daly family managed the mill operations from 1909 to 1970.*



*Ketchikan Spruce Mills circa 1935. KSM was the first electrically-driven sawmill in Alaska. The conical burner of refuse was a Downtown landmark until it was finally taken down in 1969.*



*Ketchikan Spruce Mills from the air, 1954. A freighter was being loaded to export wood products to distant ports. Today, virtually nothing remains of the mill, replaced by the Discovery Center, Salmon Landing and other tourism-related buildings.*

# BETTY KING ALLEY

Contributing Historic Structure

ALASKA BUILDING INVENTORY FORM • AHS #KET 01156 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

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

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Alley</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Alley</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>City of Ketchikan</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>Early 1900s</b>	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:	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



*Dock Street entry to Betty King Alley*



*Mill Street entry*



*Secondary entry to Rainbird Bar bldg*

## Architectural Description

Betty King Alley, running from Mill to Mission and Mission to Dock, is an historic alley dating from the early days of Ketchikan. Both sections of the alley are 10 feet wide and run the lengths of the two downtown blocks. The City has recently resurfaced them with wood decking and installed convertible vehicle barriers. The alleys serve as “back doors” to businesses, alternative entries for service vehicles, employee and emergency access, and one pioneering business (Red Snapper Bar) has its “front door” on the Mill to Mission portion. In many sections of both alleys, the historic siding remains on frontage facades.

## Statement of Significance

This historic alley has long been used as an alternative route and service access in the Downtown. The alley can play an even more significant role for businesses and pedestrians. It can become a pedestrian-oriented pathway opening new retail opportunities while at the same time retaining its usefulness as a service alley. The historic alley and the historic “back” building facades fronting the alley combine to be a contributing structure to the Downtown’s historic period of significance.

## Historic Preservation Recommendations

The first focus of preservation has already been accomplished by the City: installation of wooden decks on both alley sections. The next priority is to encourage further private sector development of primary and secondary entrances and store windows along the alley. Property owners should be encouraged to protect and restore the original architectural features of their alley facades. Improved period lighting (such as that installed by the Red Snapper Bar) and rain covers along portions of the alley would enhance pedestrian use. Murals by local artists would add ambiance and beauty to the alley while incorporating the history of the area into alley design. The result will be an added pedestrian network of back streets, enhancing public open space and enhancing the unique environment of the historic Downtown.



### Betty King Alley, Dock to Mission

This early 1950s photo illustrates development along Downtown's two alley sections. The 1914 and 1927 Sanborn maps indicate the alley between Dock and Mission had eight different businesses "backing" onto it, only one of which depended on the alley as the primary entrance. This alley was a utility, back entry and service corridor for three major businesses (Heckman stores, Tongass Trading, Ingersoll Hotel), and has changed little since that time.



### Betty King Alley, Mill to Mission

The alley between Mission and Mill was more diverse, more of a "workman's alley" because of its proximity to the Spruce Mill. It had thirteen separate buildings along it in 1914, at least five of which used the alley as the primary entry, including two saloons and several residences. This alley continued that way up to at least 1970. One site, behind 311 Mill (old Union Rooms building) was the residence from 1950 to 1970 of Betty King, "the Dog Lady," described by local historian June Allen as Ketchikan's "one-woman humane society." While Betty King's house has been torn down and the alley "cleaned up" to be more attractive to visitors and residents, the alley contributes to the story of Downtown's early development.



Betty King Alley, Dock-to-Mission (left) and Mill-to-Mission (right) sport new wood decking. Much of the original siding and windows remain on many of the alley facades. Artists have already begun to brighten up the pedestrian experience. Red Snapper Bar (red building) has its primary entrance on the Mill-to-Mission section of the alley.

A renovated Mill-to-Mission section of Betty King Alley with improved lighting, rain cover, store windows, and retail entries. (Sketch by Kyan Reeve)

# HISTORIC STAIRWAYS

Contributing Historic Structure

ALASKA BUILDING INVENTORY FORM • AHS #KET 014 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

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

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

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>Early 1900s</b>	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:	ROOF MATERIALS:	EXTERIOR WALL MATERIALS:	OTHER MATERIALS:

ELIGIBILITY		CRITERIA CONSIDERATIONS:	
<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		<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

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:



*Front Street      Dock & Main      Edmonds Street      Pioneer Way*

## Architectural Description

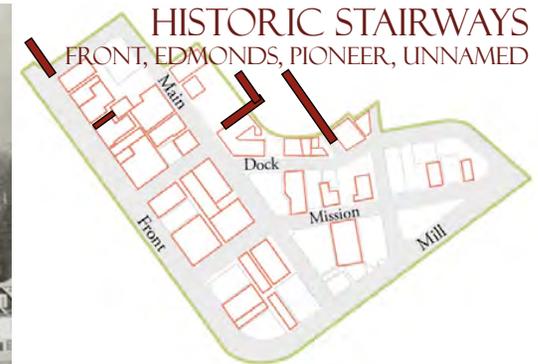
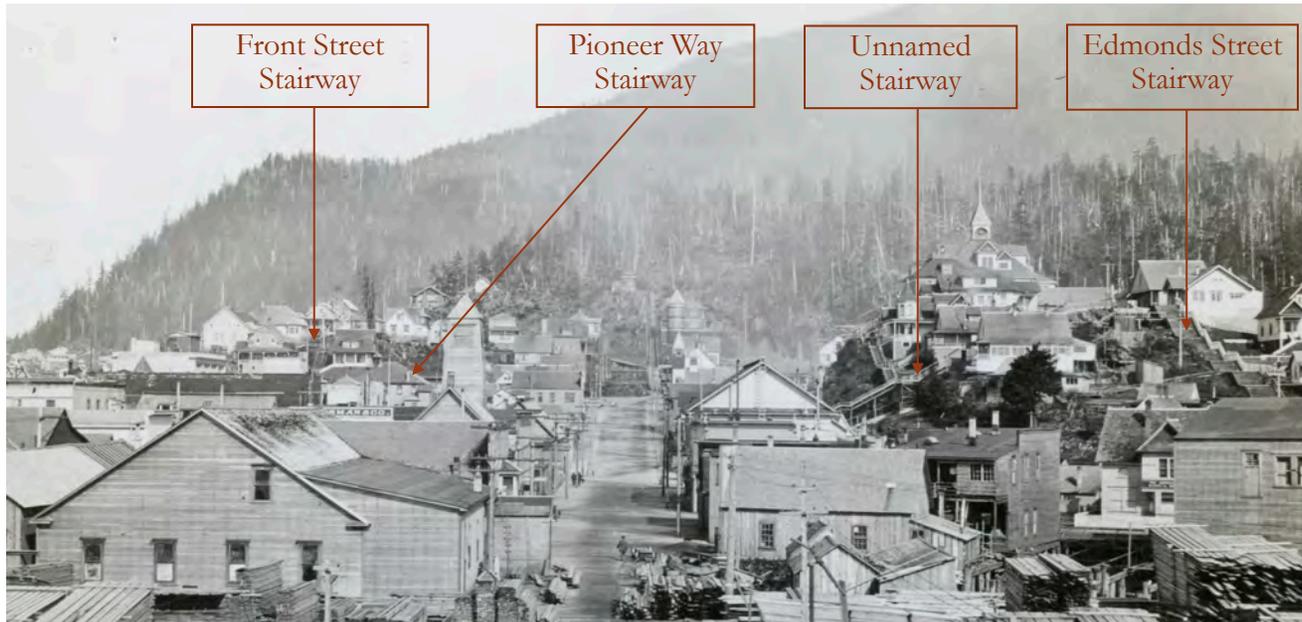
The early stairways provided vital pedestrian access from the neighborhoods above the Downtown to the business, recreation, government and social activities of the community. They remain important today. Front Street stairway (117 steps), Edmonds Street (126 steps), Dock & Main Street (65 steps) and Pioneer Way (a mere 20 steps) are wooden staircases and remain in the same locations as originally sited. The three tallest stairways are five feet wide and Pioneer Way is just over six feet wide. All have wooden handrails with the exception of Pioneer Way which has a steel railing.

## Statement of Significance

The stairways were important elements in the development of the Downtown. The Pioneer Way stairway dates from 1900; the other three stairways were built in the early 1900s. All remain in the same historic locations and, while they have been maintained and modified in minor ways over their 110 years of life, they retain virtually the same footprint and details as they had when built. The stairways are contributing structures to the historic period of significance of the Downtown.

## 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. In the case of Edmonds Street, the extensive right-of-way provides an opportunity to supplement private efforts with additional landscaping and perhaps one viewing/resting platform. All should have commemorative plaques, and where possible, interpretation of the historic significance of these stairways should be introduced. The Pioneer Way stairway (the adjacent wall of City Hall) provides an opportunity to present interpretation of both the Pioneers Hall/US Customs House as well as the stairway. As lighting is improved, period lighting fixtures would be appropriate for all stairways.



*All four historic stairways were present at the time of this 1910 photo of Downtown and remain, with only minor modifications, today. Note also three prominent "turrets" visible in this photo; the Fire Hall's hose tower, the Burkhart House at the top of Main Street, and the Old Main School on the hill.*



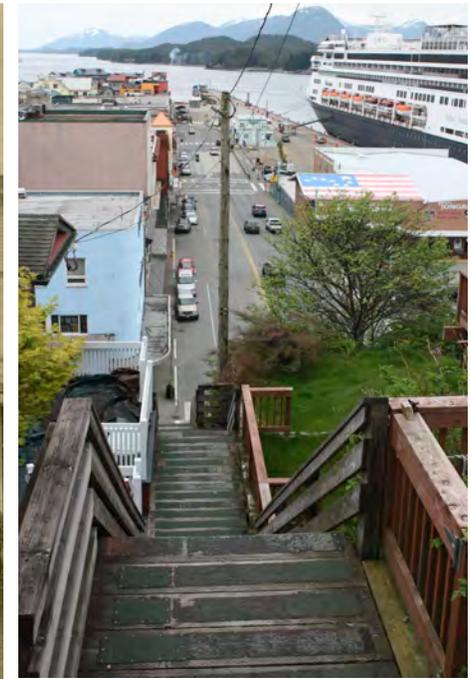
*Looking down Edmonds Street stairs in 2011, four historic buildings are visible: St. John's, Daily News, Bon Marche and Agnes Edmonds house.*



*The unnamed stairs adjacent to Wells Fargo Bank, shown here in 2011, have served as access to four residences overlooking Downtown for over 100 years.*



*The Front Street stairway up to Knob Hill was flanked at its base by two false-front, two-story commercial buildings until the tunnel was built in 1954. It is still heavily used by the residents of the historic Knob Hill neighborhood.*



# "WELCOME" ARCH

Contributing Historic Object

ALASKA BUILDING INVENTORY FORM • AHSR #KET 0143 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

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

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

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>Early 1930s</b>	DATE MOVED:	DESTRUCTION DATE:	RECONSTRUCTION DATE: <b>1951, 1969, 1996</b>
ALTERATION DATES:			
RESOURCE TYPE: <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input checked="" 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		CRITERIA CONSIDERATIONS:	
<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	<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

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 from Front Street



Structural supports

## Architectural Description

The Mission Street Welcome Arch has welcomed visitors to Ketchikan since the 1930s. It spans the width of Mission Street near its intersection with both of the historic alleys. The arch frames spectacular views of Deer Mountain, the ridge to its north and the forested backdrop to Ketchikan Lakes. It is the defining gateway to Downtown for arriving visitors to Downtown docks as well as for vehicular travelers arriving on the main thoroughfare: Front Street. Until Mill Street was developed in the early 1970s, Mission was the main route between Front and Stedman Streets.

## Statement of Significance

The Welcome Arch has stood over Mission Street (except for a few short periods of repair or replacement) for about 80 years and was a feature during the Downtown's most active period of growth. Installed when it was fashionable across the nation, it is one of only several dozen remaining. The Welcome Arch has had several iterations. The first, pictured on the facing page, lasted into the 1950s. A second glowing neon sign was dedicated in 1951 and this lasted until the late 1960s. A third wooden totem design went up in its place until it became a fatality of a truck collision in 1995. A drive led by Historic Ketchikan enabled the fourth and present version to be dedicated in 1996. The Welcome Arch is a contributing object to the Downtown's period of significance.

## Historic Preservation Recommendations

The first focus of preservation has already been accomplished over several generations: protection and replacement as needed. As the alleys continue to be enhanced, there would be opportunities for interpretive presentation of the interesting stories behind the long history of the Welcome Arch.



The “Welcome” Arch has been a feature of Downtown’s Mission Street since the early 1930s. It was first built to greet visitors arriving on the docks. This mid-1930s photo shows the first wooden arch proclaiming Ketchikan as the “Salmon Capital of the World.” Note how Mission Street continued down to the wharf edge, with buildings, cars and people filling the space.



This early 1960s photo shows the second version of the Welcome Arch flanked by the handsome landmark hotels: Ingersoll and Marine. This version included brightly lit neon letters and images.



In 2011, the fourth version of the Welcome Arch greets visitors at all hours. In 1996, Historic Ketchikan led a successful drive to replace the third arch, which had been damaged by a truck collision.

# KETCHIKAN FIRE HALL

Non-Contributing Building, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM ° AHS #KET 0151 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

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

HISTORIC ASSOCIATION	
HISTORIC FUNCTION & SUB-FUNCTION: <b>Fire station</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Fire station</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>City of Ketchikan</b>

ARCHITECTURAL INFORMATION			
DATE OF CONSTRUCTION: <b>1943</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Modified Art Moderne</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	OTHER MATERIALS:

ELIGIBILITY		CRITERIA CONSIDERATIONS:	
<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	<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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

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:



Window detail

Main Street facade

## Architectural Description

The Ketchikan Fire Hall is a two-story, 49 feet by 71 feet concrete building built on bedrock. It was constructed in 1943 in a modified Art Moderne style featuring cast, intaglio rosettes on the second story at either end of the building name, a row of double-hung windows separated by scalloped detailing, and a marquee over the vehicle bays and entry. It has retained these architectural features over its 68-year history. The front elevation of the building is set back 14 feet from Main Street.

## Statement of Significance

The Fire Hall embodies the long, significant history of the fire department battling fires since the earliest days of the community. Most of Ketchikan's first buildings were constructed of local wood materials, over wood decks and docks, and supported by wood pilings. In spite of abundant rainfall, a few days of dry weather could potentially turn the town to tinder. Many of Ketchikan's finest buildings fell victim to fire--both accidental as well as some famous arsons. Thus the history of the fire department is an important one to tell. While the Fire Hall is not a contributing building to the Downtown historic area's period of significance, it would qualify for listing on the National Register due to its preserved architectural features and the role the Fire Hall has played in community history.

## Historic Preservation Recommendations

In 2011, a new fire department building was constructed in another downtown location and the present fire department functions will transfer to that location. The Fire Hall building is worthy of preservation and consideration should be given to adaptive re-use. It may serve City functions, it may provide another arts or performance destination for the developing Main Street Arts District, and it could serve retail or office functions. The building setback from Main Street provides an excellent opportunity to create an attractive pedestrian environment.



*The original fire station serving early Downtown stood on Market (now Mission) Street near its intersection with Main Street. This 1904 photo shows the hose tower of the station (on right) that served Ketchikan until 1943. The St. Agnes Mission, St. John's and the parsonage can be seen beyond in the center. One can clearly see how the Downtown's early growth moved out over tidal waters with buildings on pilings and decked streets and sidewalks.*



*Men and equipment of the Ketchikan Volunteer Fire Department, 1954. In a town historically built of wood and subject to devastating fires, the Fire Hall and its staff and volunteers have been especially important.*



*In this 2011 photo, the 68 year-old Fire Hall was still serving its original function, although its fire hall days were coming to an end. A new replacement station was built in 2011 and the fate of the historic Fire Hall is uncertain.*

# CHRISTIAN SCIENCE HALL

Non-Contributing Building, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM ° AHSR #KET 0145 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Ketchikan Area Arts &amp; Humanities Council 330 Main Street Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES: <b>Ketchikan Area Arts &amp; Humanities Council, Mainstay Gallery, Guzman Residence</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Christian Science meeting hall</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Gallery and offices</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER:

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1946</b>	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: <b>2</b>	
ARCHITECTURAL STYLE: <b>Commercial</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Wood Frame</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Main Street entry portal



Porch corner detail



Main entry

## Architectural Description

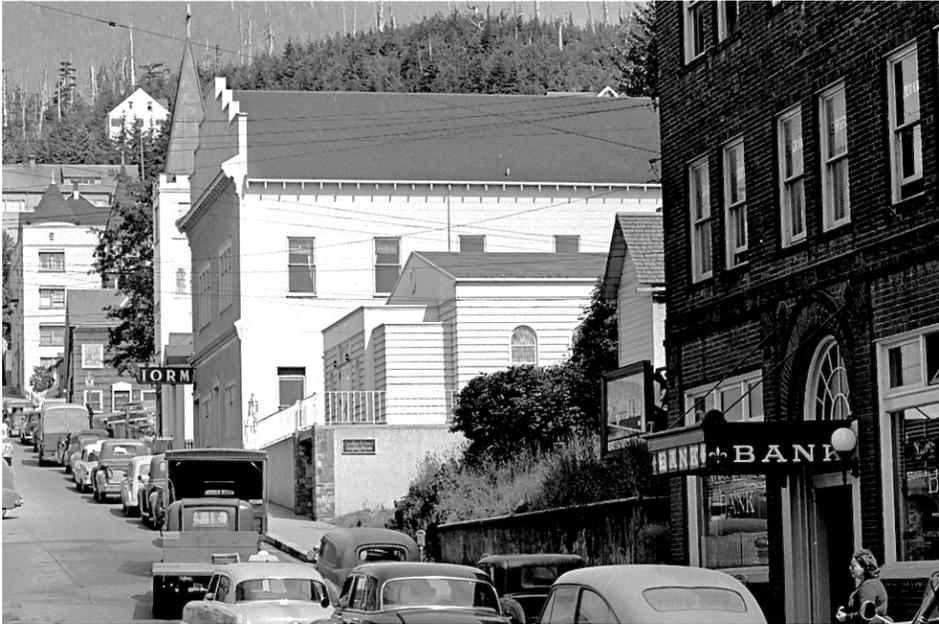
The Christian Science Hall is a 2-story, 49 X 50 feet, wood frame building constructed on concrete foundation walls. It was built in 1946 and renovated in 2010. While its siding is not original, the building retains its original form, fenestration and much of its architectural detailing. Its classic design is consistent with many Christian Science halls built across the nation and, as with all halls, it provided a gathering space and public reading room. The 2010 renovation tastefully preserved most of the historic features of the building.

## Statement of Significance

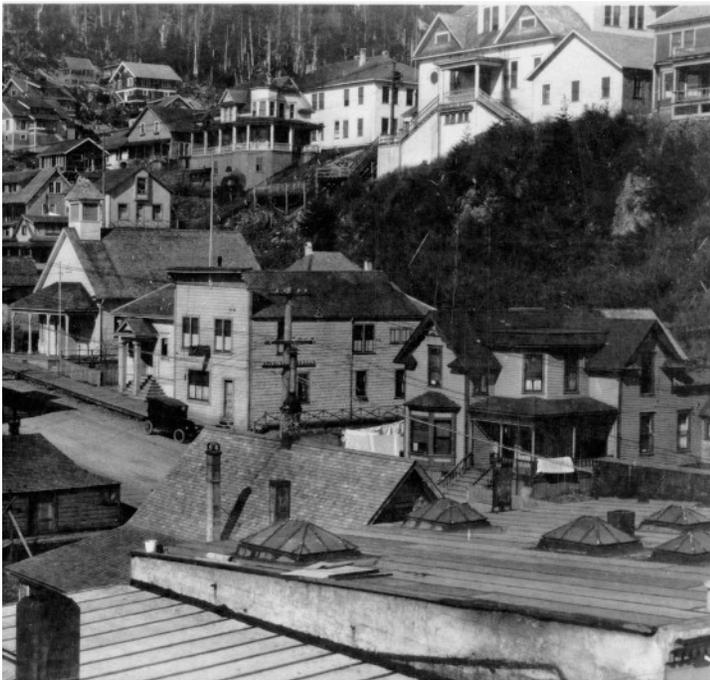
The Church of Christ, Scientist has roots in the Downtown stretching back to 1902, with its first home on Mission Street. The church has been associated with the site at 330 Main Street for over 75 years. A two-story house built in the early 1900s served several families until it was sold to the Christian Science Church in 1933. In 1946, the congregation demolished the old building and erected a new church, which was to serve as the Christian Science Hall for 65 years. It was purchased as the new home for Ketchikan Area Arts & Humanities Council and renovated in 2008 with only minor architectural changes. While it is not a contributing building to the Downtown's period of significance, it may be eligible for nomination to the National Register due to its age, condition and role in early Downtown history.

## Historic Preservation Recommendations

It is one of a very few Downtown buildings that retains its original architectural detailing. The building was restored in 2008 and no further preservation actions are needed at this time.



*This 1956 photo includes an interesting line-up of buildings. The handsome main entry to the historic Miners & Merchants Bank (1923) is visible on the far right. Next to it can be seen the original library building dating back to 1908. Moving to the left: the Christian Science Hall (1946); the Red Men Hall (1924); the Roman Catholic Church (1902); the steeple of the Methodist Church on the corner of Grant (Ketchikan's first church, built in 1903); the Revilla Apartments (1927); and the Burkhart House (1904).*



*This circa 1920 photo of upper Main Street shows the Meyer House (early 1900s) on the right, which was to serve the Christian Scientist Church from 1933-1946. The Mining Journal is just up Main Street.*

## CHRISTIAN SCIENCE HALL 330 MAIN STREET



*In 2008, the Christian Science Building was restored and became the new home of the Ketchikan Area Arts & Humanities Council and Main Street Gallery.*

# MASONIC TEMPLE

Non-Contributing Building, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM • AHSR #KET 01139 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Masonic Building Corporation</b> <b>308 Grant Street</b> <b>Ketchikan, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Eagles Lodge, retail</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Masonic temple, retail</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S): <b>1971, purchased by Masonic Building Corp.</b>
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Ketchikan Fraternal Order of the Eagles</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1947</b>	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: <b>3</b>		
ARCHITECTURAL STYLE: <b>Art moderne</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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: _____



Main entry



Grant Street facade



Streamlined corner at Grant & Front

## Architectural Description

The Masonic Temple is a three-story, concrete building, constructed over several years beginning in 1947 and completed as the Eagles Lodge in 1951. The building's footprint is approximately 4,600 sf with a frontage of 49 feet on Front Street and 95 feet on Grant Street. It was built in the Art Moderne style of architecture which was popular from 1930 to 1945. It is a classic example of Art Moderne features: rounded corners, flat roofs, no cornices or eaves, windows in horizontal rows, porthole windows and other nautical details. The design emphasis was to create a sleek or streamlined appearance to express the spirit of a technological age. A marquee wraps around most of the building and storefront windows on Front Street provide retail opportunities. The second and third floors have been used for offices and meeting rooms.

## Statement of Significance

The Masonic Temple is significant as an excellent Ketchikan example of a short-lived architectural style: Art Moderne. The building is not a contributing building to the Downtown district's period of significance, 1900 to the early 1930s. The Masonic Temple may be eligible for National Register status, however, due to its representativeness of this architectural style, its age and its few significant alterations.

## Historic Preservation Recommendations

The focus of preservation should be on maintaining and retaining all architectural features of its Art Moderne heritage.



*The Eagles Lodge in the early 1950s, before the tunnel was constructed. Traffic was two-way on a narrow street around the Knob Hill cliff. Main School and the Catholic Church spire are visible above the new lodge building. Ketchikan Cold Storage was still operational (on the right).*



*With the exception of the Masonic Temple building (then Eagles Lodge) at right, none of the buildings in this 1953 photo of Grant Street survives today.*



*The Grant Street and Front Street facades in 2011 have changed little since the Eagles Lodge/Masonic Temple was built. The "streamlined" corner at Grant and Front, the stainless steel marquee trim, the porthole windows, and the absence of architectural detail is typical of the Art Moderne style.*



# ELKS, FIRESIDE BUILDING

Non-Contributing Building, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM ° AHS #KET 0152 ° ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>First City Players</b> 2417 Tongass Avenue, Suite 218      Ketchikan, AK 99901			
OTHER BUILDING NAMES: <b>Performing Arts Center</b>			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Elks lodge, entertainment venue</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Art center storage and offices</b>	
SIGNIFICANT PERSON(S):	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>Elks Lodge</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1951</b>	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: <b>3</b>	
ARCHITECTURAL STYLE: <b>Art moderne</b>		PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS: <b>Metal</b>	EXTERIOR WALL MATERIALS: <b>Concrete block</b>	OTHER MATERIALS: <b>Metal siding</b>

## 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>

## 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:



Entry



Main Street facade



Fenestration details

## Architectural Description

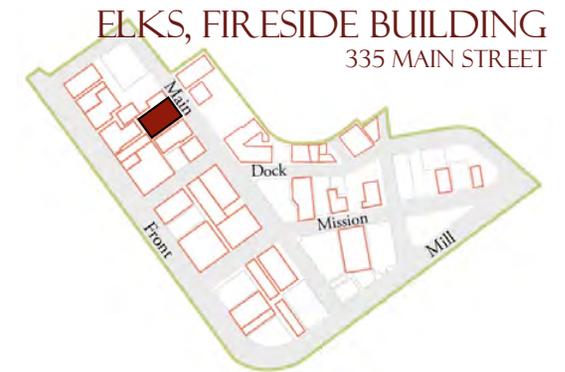
The Elks/Fireside Building is a 3-story, 22,000 sf, concrete block with steel structural frame building constructed with approximately half of its first level at or below grade. The building is an Art Moderne style and was built in 1951. It is proposed to be renovated in the coming years to serve as Ketchikan's Performing Arts Center with spaces for theater, dance, offices, and supporting workshop and storage areas. Much of the building is presently sheathed in metal siding, however, original fenestration, revealed columns and entry details are visible.

## Statement of Significance

The Elks/Fireside Building is one of two art-deco buildings in downtown and is representative of that short period of architectural style. As the Elks Building and later as the Fireside, the building has served as a central meeting place and entertainment venue for many decades. Appropriately, it is proposed to become Ketchikan's Performing Arts Center. While not a contributing building to the Downtown's historic period of significance, it may be eligible for the National Register.

## Historic Preservation Recommendations

The building retains much of its original architectural detailing. It is recommended that as the building is restored, emphasis be given to maintaining its historic character, in particular, to retain the original window openings, curving entry, masonry walls (removing the present metal siding) and revealed columns. In addition, a marquee along the Main Street facade will be important for pedestrian weather protection. The Main Street "storefront" facade provides an opportunity to showcase upcoming performances.



*The Shriners on parade in this 1954 photo. The Elks Building then displayed virtually the same window openings and facade treatment that remain today. Farther up the street, the facade of the historic first Masonic Lodge building can be seen at the corner of Grant and Main. Warren G. Harding, the first president to visit Alaska, laid the cornerstone of this building in 1923. It was demolished to make way for the State Office Building.*



*While sheathed in metal siding, the Elks/Fireside retains its art-deco details. The north side faces historic Pioneer Way, Pioneers Hall and City Hall. With building restoration, landscape improvements, and outdoor art, an attractive "Pioneer Square" public space could be achieved.*



*The proposed Performing Arts Center would adaptively re-use the former Elks and Fireside building. This elevational sketch illustrates how all original art deco detailing could be preserved and highlighted with the use of color.*

# KNOB HILL TUNNEL

Non-Contributing Structure, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM • AHSR #KET 01138 • ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

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

## HISTORIC ASSOCIATION

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

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1954</b>	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: <b>Concrete</b>	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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



*Eagle Park and the tunnel at Grant & Front Streets*

## Architectural Description

The tunnel under Knob Hill was completed in 1954. It is 274 feet long, two vehicle lanes and one 6 feet 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 you can drive through, around and over. It is a definite community gateway and a defining element of the historic downtown area. It is not a contributing site or structure only because it was not constructed during the downtown 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.



**NOB HILL TUNNEL**  
FRONT TO WATER STREET

*Ketchikan started out as a waterfront town, with development hugging the shoreline. Downtown growth was constrained by three natural barriers: Knob Hill to the northwest, Ketchikan Creek to the southeast, and steep rocky terrain in between. One solution was to build out over the tide flats, creating flat, usable land. At the same time, town founders quickly took action to cross Ketchikan Creek, with a wood trestle and bridge. And, in 1902 an ordinance was passed to develop a 1200 feet long, 10 feet wide planked sidewalk around Knob Hill to the Newtown neighborhood to the north. The walk can be seen in this 1907 photo. This route always had its problems: winter storms sometimes took parts of it out; development encroached on it; and increasing numbers of vehicles made it crowded and unsafe. 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.*



*This building stood in 1953 exactly where the south opening to the tunnel is now. The Front Street stairs remain in the same location.*



*Tunnel construction, 1953. For more than a half-century, the rock shoulder that supported early homes also had been an impediment to commerce between Newtown and Downtown.*



*The tunnel in 2011 serves as a defining element of the Downtown, a vehicular gateway to Newtown and protected pedestrian access to Downtown and Newtown.*

# COLISEUM THEATER

Non-Contributing Building, Eligible for the National Register

ALASKA BUILDING INVENTORY FORM • AHRS #KET 01157

ASSOCIATED DISTRICT: DOWNTOWN DISTRICT

CURRENT OWNER'S NAME & ADDRESS: <b>Gross Alaska Inc. Penthouse Suite #600, 220 Front Street Juneau, AK 99901</b>			
OTHER BUILDING NAMES:			
USGS QUAD NAME & MAP SHEET: <b>Ketchikan (B-5) SW AK</b>	SECTION: <b>30</b>	TOWNSHIP: <b>75S</b>	RANGE: <b>91E</b>

## HISTORIC ASSOCIATION

HISTORIC FUNCTION & SUB-FUNCTION: <b>Movie theater</b>	
CURRENT FUNCTION & SUB-FUNCTION: <b>Movie theater</b>	
SIGNIFICANT PERSON(S): <b>William D. Gross</b>	SIGNIFICANT DATE(S):
ARCHITECT, BUILDER, CONTRACTOR, DESIGNER:	ORIGINAL OWNER: <b>William D. Gross</b>

## ARCHITECTURAL INFORMATION

DATE OF CONSTRUCTION: <b>1923, 1957</b>	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: <b>2</b>		
ARCHITECTURAL STYLE: <b>Movie theater</b>	PLAN:	CULTURAL AFFILIATION: <b>Euroamerican</b>	
NO. OF ANCILLARY STRUCTURES:	BUILDING TYPE:		
FOUNDATION MATERIALS: <b>Concrete</b>	ROOF MATERIALS:	EXTERIOR WALL MATERIALS: <b>Concrete</b>	OTHER MATERIALS:

## ELIGIBILITY

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input type="checkbox"/> A <input checked="" 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: <b>RAI Development Solutions</b>	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: <b>May, 2011</b>	

## 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:



Mission Street entry & storefront



100 years of service!

## Architectural Description

The Coliseum Theater is a 2-story, concrete building. It has 42 feet of frontage on Mission Street and 49 feet (rear facade) on Dock Street. Most of its facade facing Main Street is also visible.

## Statement of Significance

The first Coliseum Theater was a wood structure built on this site in 1923. It burned in a 1956 fire that also destroyed the adjacent Red Men Hall and US Customs House and was rebuilt in reinforced concrete. The Coliseum Theater has served as an important Downtown entertainment venue in this location for 88 years. The founder, William D. Gross, owned and operated movie theaters in Downtown beginning in 1911. The Gross family continues to operate the theater. The Coliseum is a contributing building to the Downtown commercial district by virtue of the site's long-time use as a movie theater serving all of the community and by its association with a significant figure in Alaskan history.

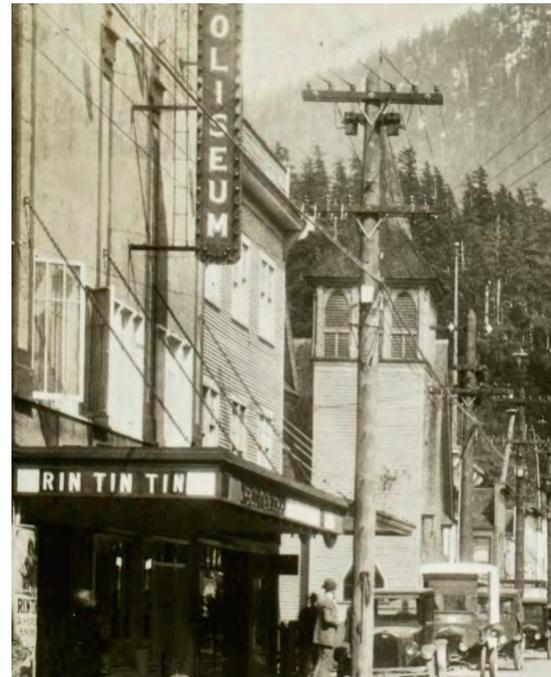
## Historic Preservation Recommendations

It is recommended that as maintenance and repairs of this building continue into the future, consideration be given to re-introducing some of the early theater design features that characterized its 1923 predecessor, including the vertical signboard marquee and associated lighting. In addition, there are opportunities to introduce art and murals to the now bland facades facing Main and Dock Streets to enhance the visual appeal of this historic retail area.



**COLISEUM THEATER**  
405 MISSION STREET

The present Coliseum Theater marquee proudly states “Gross Alaska, 1897-1997, 100 years.” This refers to the theater’s founding pioneer, David Gross (who first came to Nome in 1897) and his family who have operated theaters in Ketchikan to this day. He eventually made his way to Ketchikan, entered the movie business and opened the “Gross Picture Show”, shown here, in 1911. It was in an existing building on Front Street, across from Tongass Trading and between Ryus Drug and the Sideboard Saloom. In 1914, it was one of three moving picture houses in Downtown. This building, which later became the Grand Theater, was removed—along with the Sideboard—in 1917 to allow for Dock Street widening to the wharf edge.

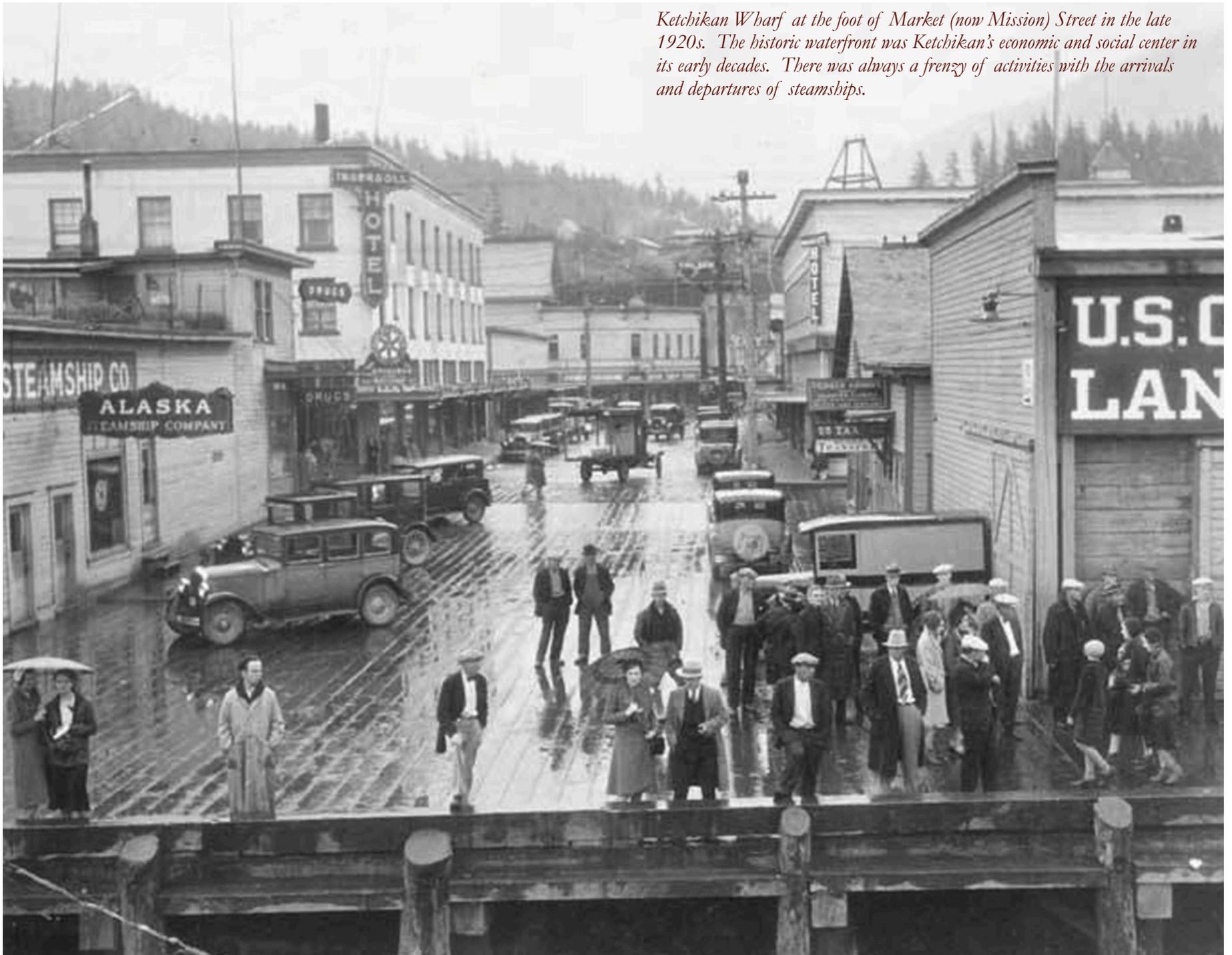


Coliseum Theater in the early 1930s. In 1923, David Gross built the Coliseum on its present site. It was wood-frame on pilings and included 800 seats, balcony, large stage, check room, sweet shop and even a pipe organ. It opened in 1924 and operated until a fire in the adjacent Red Men Hall destroyed it in 1956.



The Coliseum, in 2011, is a concrete structure built in 1957, replacing the wood building destroyed by fire. It continues to be operated by the Gross family (Alaska’s longest family-run theater) and is Ketchikan’s only theater.

*Ketchikan Wharf at the foot of Market (now Mission) Street in the late 1920s. The historic waterfront was Ketchikan's economic and social center in its early decades. There was always a frenzy of activities with the arrivals and departures of steamships.*



# PART FOUR: CONCLUSIONS & RECOMMENDATIONS

## Downtown National Historic District Eligibility

The period of significance for the Downtown District begins in 1887 with establishment of a small cannery, and later a store, near Ketchikan Creek, followed by migration of the Tongass Tlingits to Ketchikan in 1895; a building boom spurred by mining and prospecting activity in 1899, and incorporation of the Town in 1900. It continues through three decades of rapid growth and development as a regional center for commerce and government, mining, fisheries, shipping and wood products. It ends in the early 1930s, corresponding to the Depression, shift of Alaska development to the North and the dispersion of the community's population north and south of Downtown.

The Downtown district is eligible for the National Register under *Criterion A* as a cohesive district that represents a broad pattern of the social and economic history of Ketchikan and Alaska. The district is also eligible under *Criterion B* as it represents a cross culture of individual leaders from many walks of life whose skills and talents contributed to the development and growth of the city, including Natives, business entrepreneurs, tradespeople, 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 many of the commercial 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, the Downtown and its important waterfront resources were a focus for settlement. By the early 1930s, the Downtown was fully built out and few lots were vacant. Many of these buildings remain today. The district boundaries take in 51 principal structures. The period of significance is represented by one building on the National Register, fourteen Register-eligible, contributing historic properties, two Register-eligible historic objects (Chief Kyan and Chief Johnson poles), sixteen non-Register eligible contributing historic properties, three contributing sites, and six contributing structures comprised of the historic stairways and alleys.

## 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 Downtown area, buildings, structures, sites and objects have been justified using Criteria A, B and C and Criteria Considerations (a), (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 deriving primary significance from architectural or artistic distinction or historical importance; 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 of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

(d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; 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 if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

(g) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

# PERIOD OF SIGNIFICANCE

The proposed Downtown Historic District includes buildings, sites and objects related to three significant periods of Ketchikan (and Alaskan) history: Beginnings (1887--1900); Downtown Boom (1901--1915); and Consolidation and Expansion (1916--early 1930s). 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 via 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, but changes to the Downtown area were few, its basic development fabric having been firmly set.

## 1. Beginnings (1887-1900)

In the years between 1887 and 1900, Ketchikan developed from a seasonal Tlingit fish camp with one or two permanent Native residents to a burgeoning town with a population of nearly 500. A small cannery was established in 1887, and in 1890 there were 40 inhabitants, 26 of them Tlingit Indians. The population changed little until 1895, when Tlingits from Tongass Island began to move to Ketchikan and settle near the creek. Then, in 1899, 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. Cabins and a few clapboard houses sprung up on the hillsides. A development company acquired the rights to the townsite, platted it, and sold lots. In August 1900, the residents voted to incorporate as a Town.

### Resources Related to this Period

- Ketchikan Wharf (1890s, site)
- Chief Kyan Totem Pole (1898, object)
- First US Custom House/Pioneers Hall (1900)
- US Store/Fo'c'sle Bar (1900)

## 2. Downtown Boom (1901-1915)

The period 1900 to 1915 were "boom" years for Ketchikan and this activity was centered on what quickly became the Downtown core. Ketchikan quadrupled in size; nearly all the lots around Front and lower Main streets were built upon with mostly 2- and 3-story buildings. Paths became planked streets and sidewalks. Social halls and churches joined numerous new businesses. The community could support not one, but two major department stores. Large enterprises along the waterfront (the sawmill, canneries, cold storage) provided jobs for many Downtown residents, and canneries north and south flourished. In this short time, Ketchikan was transformed into a real "city", the gateway to the Alaska Territory.

### Resources Related to this Period

- Historic Alleys and Stairways (early 1900s, structures & sites)
- Heckman Wharf and Dock Street Extension (early 1900s, sites)
- Chief Johnson Totem Pole (1902, object)
- Ketchikan Spruce Mills (1903, site)
- St John's Episcopal Church (1903)
- Agnes Edmonds House (circa 1904)
- Arthur Yates Memorial Hospital (1905)
- Stedman Hotel (1905)
- Scanlon's Gallery building (1906)
- 301-305 Bawden Street (1908)
- First National Bank (1911)
- JR Heckman Store, Bldg 1 (1912)
- Bon Marche Building (circa 1912)
- 116 Front/Rainbird Bar (1912)
- Tongass Trading Company (1913)
- JR Heckman Store, Bldg 3 (1913)

## 3. Consolidation and Expansion (1916 to early 1930s)

By 1915 most of the "flat" areas of Downtown around Front and Main Streets were built-up. Still, people continued to arrive, by 1930, Ketchikan had 3,800 residents, making it Alaska's largest town. Development continued to extend out over the tide flats on pilings (the Spruce Mill expanded by half) as well as replacing existing structures with more permanent (concrete rather than wood) buildings. Mission, lower Main and Dock streets all saw new commercial development (often with apartments or rooms-to-let on upper floors). By 1930, fully two thirds of the buildings found in Downtown today were standing. The periods of boom and consolidation had ended and Downtown entered into a time of stability, with additions of newer, more modern buildings occurring only periodically.

### Resources Related to this Period

- Bon Marche Building Addition (1919)
- J.R. Heckman Addition--Bldg 3 (1920)
- Knickerbocker Hotel (circa 1920)
- 633 Mission (circa 1920)
- 435-39 Dock/Chico's Restaurant (circa 1920)
- Miners and Merchants Bank (1923)
- Coliseum Theater (1923, site)
- Ingersoll Hotel (1924)
- Improved Order of Red Men Hall (1924)
- City Hall/Citizens Light, Power & Water (1925)
- Hardcastle Building (1923, bldg moved to site)
- Pioneer Hotel (1925)
- Ketchikan Daily News/US Post Office (1925)
- Gilmore Hotel (1926)
- 625-629 Mission (late 1920s)
- New Deal Building (circa 1930)

# RECOMMENDED BOUNDARIES & JUSTIFICATION

## Historic District Definition

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 south tunnel opening; moves along the seaward edges of Front and Mill Streets (with recommended inclusion of short extensions at Dock and Front, Mill and Front, and Main and Mill) to Stedman Street (including the Chief Johnson pole); and then along the upland edge of contributing commercial properties across Bawden Street to Main and along Pioneer Way to Grant; and, finally, back to the south opening of the tunnel.

## Justification

The proposed boundaries follow property lines and include all of the contributing buildings, sites and structures (highlighted on the map) into one continuous area. They define the commercial core of Downtown Ketchikan during the period of significance. A roughly triangular shaped area results with a western, southern and northern side. Justifications are provided in the text associated with the map.

**Acreeage:** 12.47 acres

### 4. Knob Hill Base

During the period of significance, the northwestern boundary of Front Street was clearly defined by Knob Hill. Commercial buildings hugged the base and a staircase provided pedestrian access to the neighborhood above.

### 3. Northern Boundary

The northern boundary is determined by the lots on which contributing commercial buildings are found. It largely represents the extent of commercial and civic activity during the period of significance (on the other side of this line, uses were generally residential). Pioneer Way between the Police Station and Masonic Temple building includes the important first Custom House (Pioneers Hall) in the district.



### 1. Western Boundary (Front Street)

Front 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 Downtown. No waterfront buildings remain, however, two historic sites warrant inclusion in the district: Site A, the Dock Street wharf area and Site B (which was part of the historic Heckman Wharf). Both sites are accessible to the public and could support interpretive information (and maintenance/restoration of the wood decking).

### 2. Southern Boundary (Mill Street)

During the period of significance, Mill Street was only one block long (from Front to Main). Most of what is today Mill Street and all the land to the south was part of the extensive Ketchikan Spruce Mills development. The mill development essentially formed the south boundary of Downtown. It thus becomes a logical boundary for a Downtown Historic District, especially due to the fact that nothing from the period of significance remains south of this line. Site C represents the historic entrance to the mill site, is accessible to the public and could support interpretive information related to the Spruce Mill.

# PROPERTIES ELIGIBLE FOR THE NATIONAL REGISTER

One property within the proposed Downtown Historic District (the Gilmore Hotel) is already on the National Register of Historic Places.



**Gilmore Hotel** Built 1926  
A false front, reinforced concrete three-story structure with Classic Revival elements, restored and placed on the National Register in 1989.

Fourteen additional contributing buildings, plus two contributing objects (totem poles) meet basic criteria for nomination. 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. In addition, five buildings and one structure that were non-contributing because they were built after the early 1930s were determined to be eligible for nomination on their own merit. Brief descriptions of all twenty-two of these nomination-eligible properties are included here.



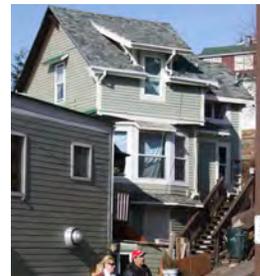
**US Custom House (Pioneers Hall)** Built 1900  
A two-story, wood frame, hip-roofed building with a concrete foundation served as the first US Customs House. It is the oldest building in the Downtown. Original porch and much of the trim and detailing lost. In spite of this, it does retain its basic form and much of the initial trim details could be restored. Its eligibility is determined more by its place in history than the current condition of the building.



**Fo'c'sle Bar Building** Built c. 1900  
This 2-story, wood frame Commercial Style structure was built by pioneer businessman Louis Hanson and is one of Ketchikan's oldest buildings. It was the US Store (1900-1910), Gilmore's Men's Furnishings (1910-1938) and then the Fo'c'sle Bar for the next 65 years. With minor facade restoration, it is eligible for National Register nomination given its history and its association with two significant pioneer leaders (Hanson and Gilmore).



**St. John's Episcopal Church** Built 1903  
A 1-1/2 story, wood frame structure with 4 story bell tower built on pilings over tidewater. In the 1930s, the structure was raised to add a lower story undercroft. It is the earliest surviving church in Ketchikan and part of the St. John's Mission complex which included a hospital and school. Its eligibility is determined both by its role in early Downtown history and the fact that it retains most original details.



**Agnes Edmonds House** Built 1904  
A two and a half story wood frame residential structure built in the Pioneer/Craftsman style. It was renovated in 2010, with most of its architectural features maintained. Its eligibility for the National Register is determined by its history (residence of the first unmarried, white woman to reside in Ketchikan and early historic figure) and by the fact that the original architectural character has remained largely intact.



**Arthur Yates Memorial Hospital** Built 1905  
A 2-story, wood frame, Colonial style residential building on pilings over tidewater. Originally built as the church residence, it was expanded into a 12-bed hospital in 1909. The building retains much of its original appearance and the interior detailing remains largely intact. Its eligibility is determined by its adherence to the original architecture, excellent condition, and its place in Ketchikan's history as the first hospital.



**First National Bank Building** Built 1911  
A two story, concrete Commercial style building, originally housing a print shop and the Miners and Merchants Bank. Its eligibility is determined by its place in history (first reinforced concrete building in Alaska) and the extent that the building retains its original scale and form. The second floor facade detailing is largely intact. Register nomination may require returning the street level facade to some of its original character.



**J.R. Heckman Co. Store (Bldgs. 1&2)** Built 1912  
Building 1 is a 2-story, concrete, Commercial Style building, replacing a wood frame building. Building 2 replaced the 1899 merchandise store adjacent to building 1, resulting in what appears to be a single facade. Most facade details remain. Eligibility is determined by its history (one of Ketchikan's first stores), its association with JR Heckman, a founding father, and its preservation of historic appearance.

### **Tongass Trading Company**

Built 1913

This 3-story concrete Commercial Style building has a long history in Downtown. The building was restored in 1985. Some elaborate detailing has been lost, however the building retains handsome fenestration and proportions. Its eligibility is determined by its history as one of the community's oldest continuous mercantile businesses and the care by which it has been maintained, retaining much of the original overall character.



### **Miners and Merchants Bank**

Built 1923

This is Ketchikan's most carefully designed and detailed brick building. Much of the decorative brick work still adorns the upper floors; unfortunately the original street level facade and entries have been lost. In spite of these changes it remains one of Downtown's best preserved older buildings. Its eligibility is determined by its retained historic character and its role as an early and important financial institution during the period of significance.



### **Ingersoll Hotel**

Built 1924

A three story concrete building with simple detailing, it replaced the landmark Revilla Hotel (1899) which was lost to fire. While it retains many original architectural features, some alterations have been significant, including the loss of its distinctive cornice and marquee landmark sign. Its eligibility is determined by the role of this site and building during the period of significance and the building's retained historic character.



### **Improved Order of Red Men Hall**

Built 1924

This false front, two story commercial style wood frame building was originally built as the Eagles social hall. The façade has decorative detailing including a bracketed cornice, stepped parapet and stucco finish. The original windows have been modified and metal siding has replaced wood on the side walls. The building otherwise has not been extensively altered. Its excellent condition suggests eligibility for National Register nomination.



### **City Hall**

Built 1925

A four story, concrete, Chicago commercial style building, it originally housed Citizens Light, Power and Water. The street level facade has been significantly altered, however the upper façade features decorative elements, including pilasters, crests, recessed panels and transom windows and has been brightly painted to highlight these features. It would be eligible for register nomination based on its historic role and retention of many historic features.



### **Chief Kyan Pole**

Raised 1898

This is a replica of a pole belonging to Tongass Tlingit Chief Kyan, originally raised along Barney Way (near today's Dock Street in front of the Centennial Building). It has been an important landmark to all Ketchikan citizens for 113 years. As a contributing object, it meets criteria for listing on the National Register.



### **Chief Johnson Pole**

Raised 1902

This pole is a replica of the pole that has stood in its present location since its initial raising in 1902. It belongs to the Kadjuk House of the Tlingit Raven clan. It is one of Ketchikan's oldest remaining man-made objects. It meets National Register listing criteria as a contributing object.

### **Downtown Fire Hall**

Built 1943

A two story reinforced concrete, modified Art Moderne style building which has retained its architectural features and details. While not a contributing building because it was built after the period of significance, it would qualify for listing on the National Register due to its age, preserved architectural features and the role it has played in community history.



### **Christian Science Hall**

Built 1946

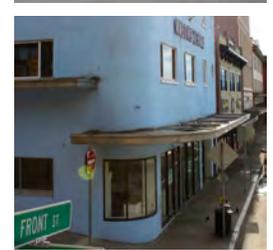
A two story wood frame building on concrete foundation walls. It was carefully renovated in 2010 after it became home to the Ketchikan Area Arts & Humanities Council. While not a contributing building because it was built after the period of significance, it would qualify for listing on the National Register due to its age and retention of original architectural characteristics.



### **Masonic Temple**

Built 1951

This three story reinforced concrete building is a classic example of the Art Moderne style (flat roofs, no cornices or eaves, windows in horizontal rows, porthole windows and other nautical details). It may be eligible for National Register status as a representative of this architectural style, its age, and the fact that it retains most of its original appearance.



### **Elks Lodge/Fireside Building**

Built 1951

This three story steel-frame/concrete block building is one of two art-deco style buildings in Downtown. It was originally the Elks Hall and later the Fireside Lounge and is proposed to be Ketchikan's Performing Arts Center. While the façade has been modified, proposed changes for re-use could emphasize the original art-deco style and be eligible for National Register nomination.



# SUMMARY OF CONTRIBUTING & NON-CONTRIBUTING PROPERTIES

The Downtown Historic District survey area included 59 properties. Of these 33 were determined to be contributing to the period of significance and 26 were non contributing. Of these non-contributing properties, 4 were determined to have historic and/or architectural merit and could be considered for local or national register nominations. In addition, 4 sites, 3 objects and 2 structures were identified which were determined to be contributing. All properties are listed below and located on the facing page

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

## FRONT STREET

1. Knob Hill Tunnel (1954)
2. Masonic Temple (1947-51)
3. Reid Building (1937)
4. **City Hall (1925)**
5. **Pioneer Way/Chief Kyan Way (early 1900s)**
6. **Pioneers Hall (1900)**
7. **Gilmore Hotel (1926)**
8. 314 Front St. (circa 1930)
9. **Fo'c'sle Bar (circa 1900)**
10. **Stedman Hotel (1906)**
11. **Tongass Trading Company (1913)**
12. Front Street Building (1981)
13. **Ingersoll Hotel (1924)**
14. 132 Front St. (1962)
15. **Pioneer Hotel (1926)**
16. **116 Front (Rainbird Bar) (1912)**

## MAIN STREET

17. City Police Station ( 1984)
18. Elks Lodge/Fireside (1951)
19. Fire Hall (1943)
20. **First National Bank (1911)**
21. **JR Heckman Store Buildings 1 & 2 (1912, 1920)**
22. **JR Heckman Store Bldg. 3 (1912)**
23. 121-127 Main (1951)
24. 103-115 Main (1981)
25. **Red Men Hall (1924)**
26. Christian Science Hall (1946)
27. **Miners & Merchants Bank (1923)**
28. 200 Main (2008)
29. 112-124 Main (1974)
30. Mike's Elbow Room (19\_\_)
31. **Hardcastle Building (1923, 1972)**

## DOCK STREET

32. First Bank Addition (1960s)
33. 413-415 Dock (1946)
34. **Knickerbocker Hotel (circa 1920)**
35. 429-431 Dock (1930)
36. **Chico's Restaurant (circa 1920)**
37. **Agnes Edmonds House (1904)**
38. **Ketchikan Daily News (1925)**
39. **301-305 Bawden (1908)**
40. Tongass Business Center (1982)
41. 602 Dock (1919)
42. Tobin Building (19\_\_)
43. 616-618 Dock (19\_\_)

## MISSION STREET

44. **Coliseum Theater (1957)**
45. **411-413 Mission (1920)**
46. **Yates Building (1905)**
47. **St. John's Church (1903)**
48. **603-607 Mission (1919)**
49. **New Deal Bldg. (1930)**
50. **625-629 Mission (late 1920s)**
51. **633 Mission (circa 1920)**
52. Cape Fox Marketplace (2004)
53. **Bon Marche (1913)**
54. **Scanlon's Gallery (1906)**

## MILL STREET

55. 315-317 Mill St. (1950)
56. **Betty King Alley (1900s)**
57. Union Rooms (1906, demolished)
58. Bon Marche addition (1972)
59. **Chief Kyan Totem Pole (1898)**
60. Whale Park (1974)
61. **Chief Johnson Totem Pole (1902)**

## OTHER SITES & OBJECTS

62. **Dock Street Wharf (circa 1915)**
63. **Ketchikan Wharf (1890s)**
64. **Heckman Wharf (early 1900s)**
65. **Spruce Mill (entrance) (1903)**
66. **Welcome to Ketchikan sign (late 1920s)**
67. **Historic Stairways**



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