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Klondike Gold Rush National Historical Park



Kitty Faith Crib

Historic Structure Report | 2025

FFA Architecture + Interiors

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Cover Image:

Kitty Faith Crib (HABS AK-288-05), looking south, Rob Park, 2019.

KITTY FAITH CRIB

HISTORIC STRUCTURE REPORT

Recommended by: GRANT CROSBY APRIL 18, 2025

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The contract with FFA Architecture + Interiors was completed prior to the production of this final draft. Unresolved comments from park and regional staff and a delayed review schedule prevented the NPS from completing the report with FFA's involvement in a timely manner and the contract was deemed complete in 2022. The project was finalized in early 2025 by Grant Crosby, Phebe Davis, and Annie Matsov (now with Olympic National Park).

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1. Executive Summary

INTRODUCTION

Drafted under National Park Service Indefinite Delivery, Indefinite Quantity (IDIQ) Task Order Number 140P2019F0263, this Historic Structure Report (HSR) for the Kitty Faith Crib was developed by a consultant team consisting of FFA Architecture and Interiors, Inc. and architecture + history, llc with input and guidance from National Park Service staff at Klondike Gold Rush National Historical Park and the Alaska Regional Office Cultural Resources Team. The Kitty Faith Crib HSR was undertaken in concert with the Alaska Street Crib HSR, Goldberg Cigar Store and Confectionery HSR, and the Frye-Bruhn Cold Storage HSR conducted by the project team in 2020, with the final draft being submitted to the National Park Service in 2022.

PURPOSE

Historic Structure Reports (HSR) are the primary planning documents for historic resource treatment projects. Historic resources are buildings, structures, objects, sites, and historic districts that are eligible for listing or already listed on the National Register of Historic Places. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* defines four treatments for historic resources: preservation, rehabilitation, restoration, and reconstruction. These treatments guide the recommendations put forward in an HSR. The development of an HSR is the preferred first phase of any historic preservation effort, preceding design and implementation of the selected treatment and use for the property. HSRs document existing conditions, changes over time, and serve as a basis for the proposed physical treatment.

METHODOLOGY

The information included in this report stems from extensive research of primary and secondary source materials and comprehensive field observations of the buildings and site. The HSR follows the National Park Service's Technical Preservation Service's *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (2004) by Deborah Slaton. The HSR includes a developmental history of the site, descriptive information, identification of character-defining features, a conditions assessment for the building, an assessment of the overall integrity of the resource, and recommendations for future treatment and use.

PAST STUDIES

This HSR relied on materials located at Klondike Gold Rush National Historical Park (KLGO) archives, as well as previous research conducted by NPS staff. Very limited additional historical research was undertaken to complete this HSR. The scope of work prepared for this task order limited the level of effort for additional historical research to complete this report because a HABS history was prepared under a separate contract.

This HSR relies heavily on the following documents and publications:

- Gurcke, Karl. "The Cribs of Skagway: A Historic Photo Essay.," Skagway, AK: Klondike Gold Rush National Historical Park, Unpublished Draft, 2020.
- Spude, Catherine Holder. *Saloons, Prostitutes, and Temperance in Alaska Territory.* Norman: University of Oklahoma Press, 2015.
- Taylor, Rachel Lanier. Historic American Buildings Survey, Outline History Report, HABS-AK-288, October 2020, Revised August 2022.

The current project team thanks Karl Gurcke (retired NPS Historian), Grant Crosby, Senior Historical Architect, National Park Service- Region 11 and Annie Matsov Resources Division Manager, Klondike Gold Rush National Historical Park for their assistance and involvement.

SUMMARY STATEMENT OF SIGNIFICANCE

The Kitty Faith Crib is contributing resource #347 to the Skagway and White Pass District National Historic Landmark (NHL). This historic district is comprised of multiple city blocks in downtown Skagway. The district consists of well-preserved turn of the century frontier commercial buildings and outstanding examples of residential workers' housing from the same period. Some of the buildings have been moved within the district, including the Kitty Faith Crib, but this does not diminish the importance of this collection of Alaska frontier architecture. As resource #347, the building is named the Alaska Street Crib/Brass Pic. The NHL documentation noted: "Single story frame building with shingled gable roof, tongue-in-groove siding, overhanging gable and porch. Moved to site in 1981." The building was moved to its current location in 2014, and has been moved previously from several other sites in Skagway.

SUMMARY INTEGRITY ASSESSMENT

Research for the Historic American Buildings Survey (HABS) History preceded the contract for this Historic Structure Report and all available documentation regarding the history of this crib was provided to the HSR team to prepare this document. Unfortunately, primary and secondary sources associated with the history of the building are very limited, particularly photographs of the interior and to a certain extent, the exterior. As a result, it is difficult to ascertain which of the building's character-defining features date to the period of significance, limiting our ability to confirm the building retains its integrity.

Prior to accepting the Kitty Faith Crib, Klondike Gold Rush National Historical Park and Alaska Regional Office Cultural Resources staff consulted with the Alaska State Historic Preservation Office (Appendix C: Memorandum of Agreement), to determine if the relocation and establishment of the non-historic context would constitute an Adverse Effect per the National Historic Preservation Act of 1966. Despite Skagway's long-standing history of moving buildings within the historic district during the National Historic Landmark's period of significance, it was determined that moving a historic structure would constitute an adverse effect.

The following assessment of integrity acknowledges the adverse effect mentioned above and assumes the exterior of the building remains intact from the Period of Significance despite not having concrete evidence to suggest details that have not been changed. Until further evidence is provided, we must also assume that the changes made to the interior have not caused the interior to lose its integrity.

Within the context of the Skagway and White Pass District National Historic Landmark, the Kitty Faith Crib retains a high degree of integrity of design, materials, and workmanship, and a moderate degree of integrity of setting, feeling, and association. It does not retain integrity of location as it has been moved multiple times from its original location. The building has never been evaluated individually, but rather as a contributing element of the NHL.

SUMMARY CONDITIONS ASSESSMENT

Overall, the Kitty Faith Crib is in poor condition with missing, loose, and deteriorated wood components, as well as significant paint failure on the exterior of the building identified as the primary concern during assessment. Paint deterioration and delamination throughout the exterior has resulted in wood components that are unprotected and exposed in areas. The building requires corrective repairs and ongoing maintenance, as well as the restoration of character-defining features, such as the exterior siding, windows, and the chimney. The interior of the building is in fair condition with intact finishes that are likely not original. When the park accepted the donation of this building, park management decided that the building will serve as a feature in the Skagway cultural landscape to be viewed from the exterior. The park does not intend to open the building interior to visitors.

SUMMARY OF FUTURE NEEDS AND TREATMENT RECOMMENDATIONS

Considering the building's contributing status within the Skagway and White Pass District National Historic Landmark (NHL), it is recommended that any future projects proposed for the Kitty Faith Crib follow the Restoration Treatment approach as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Restoration as the recommended treatment approach will preserve and retain the building's historic character within the Period of Significance, while providing the opportunity to restore distinctive materials, features, and spaces that convey the historical significance of the building. This treatment approach would allow for the extant character-defining features of the building to be restored, while also providing the opportunity to reestablish non-extant character-defining features from the period of significance. Treatment recommendations follow *The Secretary of the Interior's Standards* that prioritize

repair over replacement and comply with the Skagway and White Pass District National Historic Landmark (NHL) Guidelines. The recommended Restoration Treatment approach will guide future maintenance and restoration activities without diminishing the building's historic fabric or integrity. In general, restoration of the Kitty Faith Crib will improve visitor use and interpretative opportunities at Klondike Gold Rush National Historical Park.

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2. Administrative Data

INTRODUCTION

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

Klondike Gold Rush National Historical Park was authorized by Congress in 1976 to preserve and interpret the history of the Klondike Gold Rush of 1897-1898. The Klondike Gold Rush great stampede caught the attention of the world, and transformed the demographics, culture and environment of Alaska and the Yukon. The event was not one single human drama, but hundreds of thousands of stories of the stampeders who made their way to the Klondike, leaving a trail of boom towns and history behind. The park consists of four units: a thirteen-block historic business district in Skagway, Alaska; a corridor comprising the White Pass Trail from Skagway, Alaska to the Yukon; the Chilkoot Trail from Dyea, Alaska to the Yukon; and a Visitor Center at 319 Second Avenue South in Pioneer Square, Seattle, Washington.

The Kitty Faith Crib contributes to the Skagway and White Pass District National Historic Landmark (NHL) that represent the Klondike Gold Rush from 1897 to 1898. This site and building nomenclature below pertain to the Kitty Faith Crib according to current NPS data management and evaluated inventory systems.

DATABASE DESCRIPTIONS

Alaska Heritage Resources Survey

The Alaska Heritage Resources Survey (AHRS) is a data repository with information on over 45,000 reported cultural resources (archaeological sites, buildings, structures, objects or locations, etc.), from prehistoric to modern, and some paleontological sites within the State of Alaska. This data repository is restricted by state law to prevent unauthorized use and to protect identified cultural resources from unwarranted destruction. The AHRS is maintained by the Alaska Department of Natural Resources, Office of History and Archaeology (OHA) staff and the electronic version of the AHRS is part of OHA's Integrated Business Suite (IBS).

Facility Management Software System

Facility Management Software System (FMSS) is a computerized and systematic process for guiding maintenance and operations of NPS assets (buildings, roads, trails and walks, maintained landscapes, outdoor sculpture) at the park level. FMSS generates annual inspection forms, work orders, preventive maintenance reports, and safety plans.

FMSS is part of the NPS Asset Management reform process to improve the management, tracking, data collection, and reporting of information on assets and programs. FMSS is used servicewide to establish consistency in identifying asset deficiencies across individual park units. The FMSS is currently used to manage over 400 park sites, including 60,000+ park locations and 500,000+ asset records.

Structure ID

The identifying structure number assigned by the park, originated from the "building card" system and can be informed by the current FMSS number.

Asset Priority Index

An asset evaluation process that quantifies the value of an asset in relation to the mission of the park. The criteria are weighted based on their importance to NPS core priorities: the NPS mission, park enabling legislation, and asset management goals such as those listed in Director's Order 80: *Real Property Asset Management*. The criteria are distinct to ensure that each aspect of the asset is measured independently. As a result, most assets will not rate high in every category. Only a few assets will have an API of 100. Assets with a higher API are considered to be high-priority assets. These assets will merit more resources than lower API assets. In other words, an asset with an API of 57 will receive more resources than an asset with an API of 20.

Optimizer/Optimizer Bands

Optimizer bands (OB) are defined by the priority of assets that they contain and their criticality to park mission. The Optimizer allows a park to upgrade or downgrade their assets from highest priority (1) to lowest priority (5) based on how they take care of them. Optimizer Bands represent a level of maintenance support – usually a reflection of what is being done (i.e. money being spent vs. maintenance needs). The basic management philosophy behind using OBs to prioritize Operations & Maintenance (O&M) funding is simple: take care of the most important assets and prevent them from deteriorating.

Cultural Resources Inventory System

The Cultural Resources Inventory System (CRIS) is the National Park Service's inventory of cultural resources on its lands. Its records, maintained in part to comply with Section 110 of the National Historic Preservation Act, *NPS Management Policies* (2006), Director's Order 28: *Cultural Resource Management* and Director's Order 28A: *Archeology*, include archeological sites, cultural landscapes, historic (classified) structures, and ethnographic resources.

As of its launch in 2018, CRIS incorporates complete sets of data migrated from the List of Classified Structures (LCS), the Cultural Landscape Inventory (CLI), and the Archeological Sites Management Information System (ASMIS). It also includes a limited set of data elements migrated from the legacy Ethnographic Resources Inventory (ERI).

Cultural Resources Inventory System – Historic Structures

The Cultural Resource Inventory System – Historic Structures (CRIS-HS) (formerly the List of Classified Structures [LCS]) is an evaluated inventory of all historic and prehistoric structures that have historical, architectural, or engineering significance within the National Park System in which the National Park Service has any enforceable legal interest. Structures on the CRIS-HS are those that individually meet the National Register criteria or those that are contributing elements of sites or districts that meet the criteria. In addition, structures that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not meet the National Register criteria are also included on the CRIS-HS. Structures are constructed works that serve some form of human activity and are generally immovable. While the inventory has long utilized the term "structure" generally these features in

relation to the National Register of Historic Places fall into the following property types: Building, Structure, or Object. The CRIS-HS identifying number (ID) is auto generated from the system.

Cultural Resources Inventory System – Cultural Landscapes

The Cultural Resources Inventory System (CRIS-CL), is a comprehensive inventory of cultural landscapes in the national park system. It is the descendent of the PC-based Cultural Landscape Automated Inventory Management System (CLAIMS). Implemented in 1998, the CRIS-CL improved upon the earlier system while convening a group of CRIS-CL Coordinators in each region and requiring annually-updated five-year plans for each region. In 2005, the CRIS-CL was moved to a web-based platform, allowing increased access to the system and improved reporting. The CRIS-CL identifying number (ID) is auto generated from the system.

Cultural Landscape Inventory Feature Identification

A physical unit that is part of the existing character of a landscape can be managed as an individual element and is identified as contributing or noncontributing to the historic significance of the landscape. Examples include a woodlot, earthwork, hedge, lawn, specimen tree, allee, barn, agricultural field, and vista. In the Cultural Landscape Inventory (CLI), each landscape feature is identified in association with one of thirteen landscape characteristics. The CLI Feature identifying number (ID) is auto generated from the system.

National Historic Landmark Structure Number

In the case of the Skagway and White Pass District National Historic Landmark (NHL) nomination revision in 1999, every contributing and non-contributing building or structure received an identifying structure number for the sole purpose of the nomination.

Historic American Buildings Survey

The Historic American Buildings Survey (HABS) is the nation's first federal preservation program, begun in 1933 to document America's architectural heritage. Creation of the program was motivated primarily by the perceived need to mitigate the negative effects upon our history and culture of rapidly vanishing architectural resources. As a national survey, the HABS collection is intended to represent "a complete resume of the builder's art." Thus, the building selection ranges in type and style from the monumental and architect-designed to the utilitarian and vernacular, including a sampling of our nation's vast array of regionally and ethnically derived building traditions. HABS numbers are assigned and managed at the regional and national level.

National Register Information System

The National Register Information System (NRIS) is a database of properties that have been listed on the United States National Register of Historic Places. The database includes more than 84,000 entries of historic sites that are currently listed on the National Register, that were previously listed and later removed, or that are pending listing. The database includes approximately 45 pieces of data for each listed property. NRIS IDs are automatically assigned the year the documentation was first signed by the Keeper.

RELATED STUDIES

Other relevant documents that relate to this HSR include:

- Klondike Gold Rush National Historical Park National Register Nomination Form, prepared by Frank Norris and Bonnie Houston, 1991.
- Skagway and White Pass District National Historic Landmark Nomination Form, prepared by Frank Norris, Terrence Cole, and Bonnie Houston, 1999.
- The Cribs of Skagway, Alaska: A Historic Photo Essay, prepared by Karl Gurcke, Unpublished Draft, 2020.
- Kitty Faith Crib Historic American Buildings Survey (HABS AK-288), Photographs by Rob Park and drawings delineated by Daniel De Sousa and John Wachtel, 2019.
- Historic American Buildings Survey, Outline History Report, HABS AK-288, October 2020, revised August 2022, prepared by Rachel Lanier Taylor.

NATIONAL REGISTER STATUS

The Kitty Faith Crib was listed on the National Register of Historic Places as a contributing resource in the Skagway and White Pass District National Historic Landmark in 1962 (updated 1999).

SKAGWAY AND WHITE PASS DISTRICT NATIONAL HISTORIC LANDMARK

The Skagway and White Pass District National Historic Landmark includes the original 1897 town site of Skagway, which is comprised of multiple blocks. It also includes much of the Skagway River Valley to the White Pass summit. Within the town site, the historic district includes many outstanding examples of turn-of-the-century frontier, wood-frame commercial buildings and wood frame vernacular residential architecture. The Kitty Faith Crib was referred to as "#347 Alaska Street Crib/Brass Pic" in the NHL documentation. The description noted: "Single story frame building with shingled gable roof, tongue-in-groove siding, overhanging gable and porch. Moved to site in 1981."

PERIOD OF SIGNIFICANCE

The period of significance for the Kitty Faith Crib is 1897 - 1910, during the years of the Klondike Gold Rush until the population of Skagway diminished in 1910.

DIRECTIONAL INFORMATION

The Kitty Faith Crib is oriented north-south according to the Skagway city street grid for the purposes of this report. This HSR refers to the front elevation facing the alley between 5th and 6th Avenues.

SITE AND BUILDING NOMENCLATURE

Preferred Structure Name	Kitty Faith Crib
Other Names	Brass Pic, House of Negotiable Affections, Alaska Street Crib (NHL), West Crib
Structure State	Alaska
Legal Description	Block 24, Lot 8 Skagway, Alaska
National Historic Landmark (NHL) Name	Skagway and White Pass District National Historic Landmark
Alaska Heritage Resources Survey (AHRS)	SKG-00367
Structure ID	245012
Facility Management Software System (FMSS)	245012
Asset Priority Index (API)	69
Optimizer/Optimizer Bands (OB)	2
Cultural Resources Inventory System – Historic Structures (CRIS-HS)	1169308
Cultural Resources Inventory System – Cultural Landscapes (CRIS-CL)	N/A
Cultural Landscape Inventory Feature ID (CLI Feature ID)	N/A
National Historic Landmark (NHL) Structure #	347
Historic American Buildings Survey (HABS)	AK-288
NRIS # for Klondike Gold Rush National Historical Park	N/A
NRIS # for Skagway and White Pass District National Historic Landmark	66000943
National Register Status	Contributing to NHL

NAMING STANDARD

The Kitty Faith Crib was referred to as “#347 Alaska Street Crib/Brass Pic” in the NHL documentation. However, during research for this Historic Structure Report, the original owner was determined to be Kitty Faith providing an updated and accurate name for the structure. Confusion may arise with a second crib now known as the "Alaska Street Crib" (Dennis Rental House #29). An original owner for that structure could not be determined; therefore, it was given the place-based name of its original location.

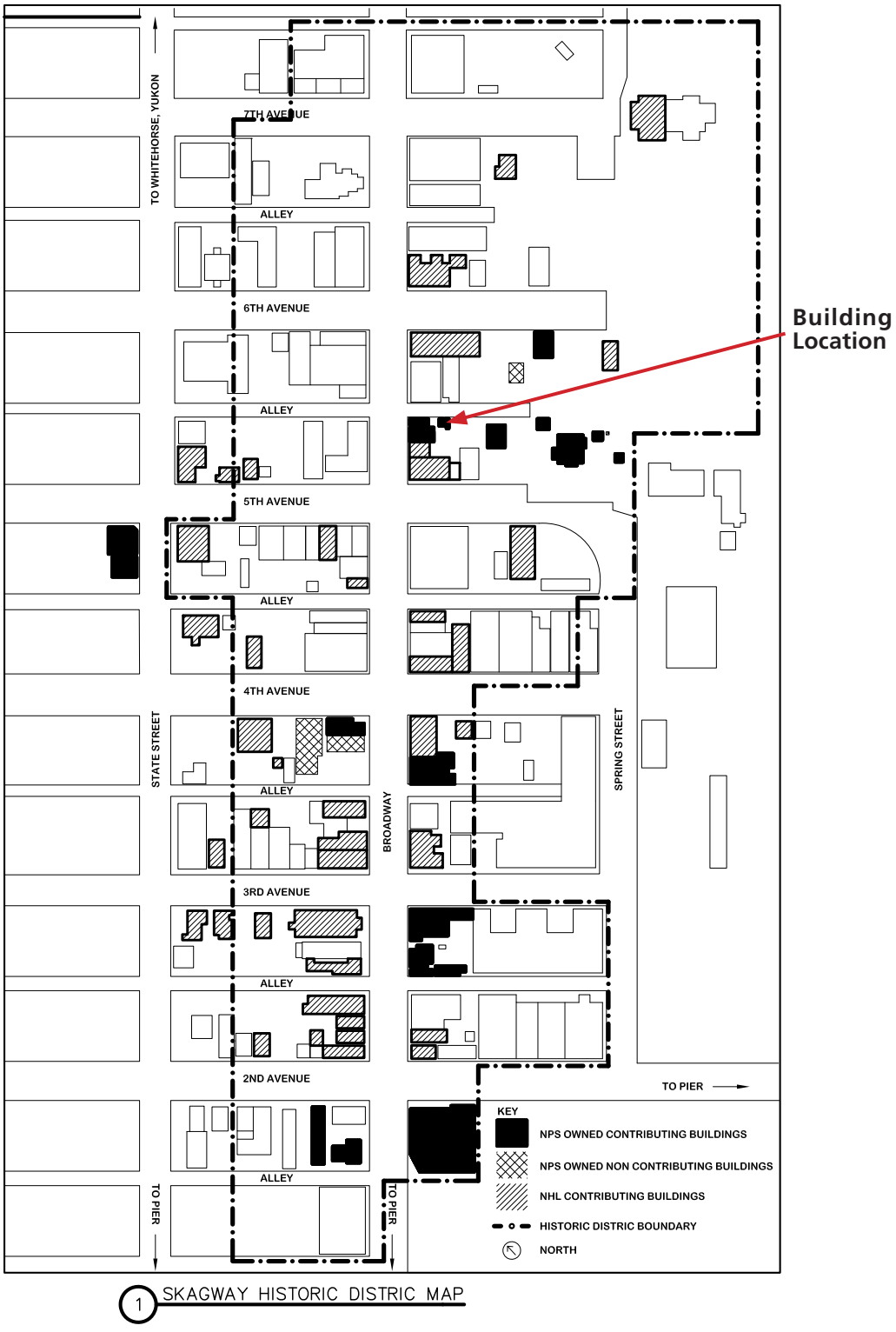


Figure 2.2: Project vicinity (NPS, Alaska Regional Office, drawn by Grant Crosby).

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3. Statement of Significance

The Kitty Faith Crib was built circa 1898-99 in Skagway, Alaska as gold seekers from across the globe rushed to the town to gear up for the long trek to the Klondike gold fields over the White Pass Trail. The term "crib" was commonly used during the Klondike Gold Rush to describe a small building used for prostitution. These structures were often found at the rear of lots, accessed by alleys, or clustered together on secondary streets. Though no concrete record of the building's construction has been found, it is likely that the building was constructed on Seventh Avenue between Broadway and State Avenues as a prostitution crib. The single-story, wood-frame vernacular building serves as a physical reminder of hurried gold rush era architecture, and the simple buildings used by sex workers in Alaska frontier towns. It was most likely associated with Kitty Faith, an Iowa-born entrepreneur, who made her way to Skagway and became one of the longest-lasting and most influential madams in the town. She accumulated a significant amount of property in Skagway and remained in town even after prostitution was relegated to the Alaska Street Restricted District. The small crib, while not her primary brothel, was one of several small cribs she rented to other women, and it is possible Faith moved this building to Alaska Street around 1909. Historian Catherine Holder Spude has noted that by 1914, the Alaska Street "restricted district was owned in its entirety by two entrepreneurial landladies," Kitty Faith and Essie Miller. Sanborn maps indicate that by 1914, the building was located adjacent to the alleyway between 4th and 5th Avenues and a 1915 photograph, reveals the building was used as an outbuilding near Blanchard's Garden.

The building contributes to the Skagway and White Pass District National Historic Landmark (NHL). The district consists of well-preserved turn of the century frontier commercial buildings and outstanding examples of residential workers' housing from the same period. Some of the buildings have been moved within the district, including the Kitty Faith Crib, but this does not diminish the importance of this collection of Alaska frontier architecture. The building was included in the district as resource #347 Alaska Street Crib/Brass Pic. The NHL documentation noted: "Single story frame building with shingled gable roof, tongue-in-groove siding, overhanging gable and porch. Moved to site in 1981." The building was moved to the east side of Broadway, south of 5th Avenue in 1981, before it was moved to 11th Avenue in 2003. The building was moved to its current location in 2014.

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4. Developmental History

SKAGWAY AND THE KLONDIKE GOLD RUSH

The town of Skagway, located at the northernmost portion of the Lynn Canal in the southeastern panhandle of Alaska, was developed at a "feverish pitch" following news that gold had been discovered inland along a tributary of the Yukon River in August 1896 (Figure 4.1).[1] Skagway, which during its early days was known as Skagus, Skaguay or Mooresville after an early settler, Captain William Moore, was a small outpost prior to news of the Yukon gold strike.[2] Thousands of gold seekers rushed to Skagway to gear up for a long and arduous 600 mile trek to the Yukon goldfields that started with the 45 mile White Pass Trail over the Coast Mountains to Lake Bennet. From there, the Klondike Gold Fields and Dawson City was north via the Yukon River (Figure 4.2). Skagway, a deep saltwater port located south of the gold fields, became the point of embarkation for one of the most popular routes to the Klondike, over the treacherous White Pass. Those wishing to profit by supplying the stampeders needs also rushed to Skagway, to set up commercial enterprises catering to the needs of the gold seekers. Their hastily constructed businesses quickly lined the town's Avenues and alleys. In October 1897, the *Skagway News* reported, "last August there were but two frame buildings—they might very properly be termed 'shacks'—on the present town site. Today there are several hundred, some of them three stories in height, while new ones are springing up every day"[3] (Figure 4.3).

After a frenzied rush to claim Skagway parcels, Frank H. Reid, was appointed town surveyor and John U. Smith, the United States Commissioner for the District of Alaska, was named recorder. After establishing standards of 60-foot Avenues and 100 by 50-foot parcels, they began laying out Skagway's town site and a map was completed and copyrighted January 10, 1898 and officially adopted by the "Council Skaguay, Alaska"[4] (Figure 4.4).

NPS historian Edwin C. Bearss noted:

> To defray the cost of the survey, Smith, in his role as Town Recorder, was authorized to collect a fee of five dollars for recording and two and one-half dollars for a transfer of title. By August 9 [1898] more than 1,100 entries were made. Smith ruled that 'each man or woman might take possession and hold by fence' a lot, on which to erect a cabin or tent. The building of cabins and fences was slowed by a lumber shortage.[5]

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1 Robert L. S. Spude, *Skagway, District of Alaska—1884-1912: Building the Gateway to the Klondike, Historical and Preservation Data on the Skagway Historic District Compiled for Klondike Gold Rush National Historical Park and the People of Skagway, Occasional Paper No. 36* (Fairbanks, AK: Anthropology and Historic Preservation, Cooperative Park Studies Unit, University of Alaska, 1983). Additionally, much of the historical background information in this HSR is based on the Historic American Buildings Survey (HABS) Report by Rachel Lanier Taylor dated October 2020 and revised August 2022 and provided to the HSR team for use. Limited additional research and verification was conducted.

2 Howard Clifford, *The Skagway Story*, 1.

3 *Skaguay News*, October 15, 1897, 1, columns 1-2. This description of Skagway appeared in the first published edition of the *Skaguay News*.

4 There are two versions of this map, one dated January 8, 1898 and a more detailed and annotated map dated March 8, 1898.

5 Edwin C. Bearss, *Proposed Klondike Gold Rush National Historical Park Historic*



Figure 4.1: Map of Alaska, Yukon Territory and British Columbia showing connections of the White Pass and Yukon route, detail of inset. Marsh & Grant, c. 1904. (Library of Congress Geography and Map Division, G4371.P1 1904.M3 TIL).

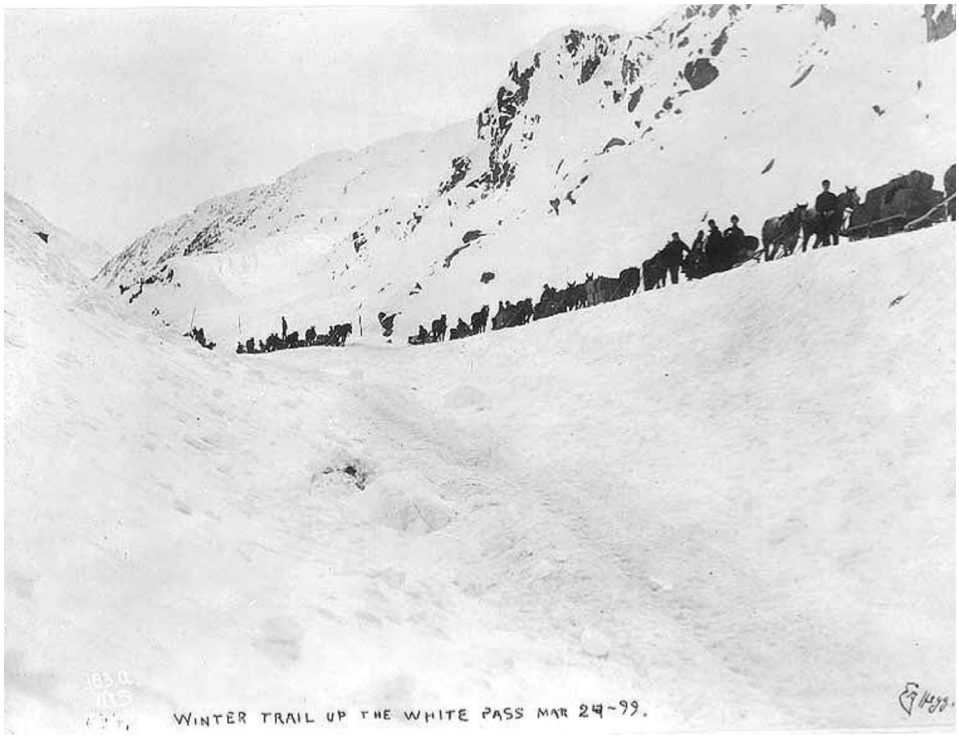


Figure 4.2: White Pass Trail March 1899. (Eric A. Hegg, Photographer. University of Washington Libraries, Special Collections, Hegg 124).



Figure 4.3: View of Skagway January 1898. (Eric A. Hegg, Photographer. University of Washington Libraries, Special Collections, Hegg 455).

SKAGWAY PROSTITUTION CRIBS

Skagway transformed quickly from a city of tents into an established railroad town in 1898, with one-, two-, and three-story buildings lining its streets.[6] Several simple, one-story buildings popped up in alleys behind newly constructed businesses in the immediate aftermath of gold rush frenzy. Among these small structures included prostitution cribs. Cribs were generally one-room shacks, providing little more than a bed, stove, and wash basin to their occupants. Common in boomtowns across the West, owners rented cribs to sex workers. Sex workers could take their clients to cribs from a saloon or they could wait outside the cribs for customers to come to them.[7] The Kitty Faith Crib may have been among the cribs built during this early phase of construction in Skagway.

As suggested in the work of historian Robert Spude, the construction of cribs in Skagway accelerated between Autumn 1897 and Spring 1899.[8] Early in the town's history, cribs could be found throughout Skagway, but were concentrated in certain alleys—Paradise or "French Alley," was located behind the saloons and hotels on Sixth Avenue between State Street and Broadway Street, and "Jap Alley," the continuation of "French Alley" ran west of State Street. Pressure to move sex work and cribs into a restricted district away from schools and the town business center increased with the arrival of families and the organization of church groups. By late 1898 and early 1899, newspaper editorials were denouncing "warty-nosed old prostitutes" and immigrating Japanese prostitutes.[9] For example: "Prostitution and mangy dogs are too common in this particular section of the broad white north. Let us have less of both evils."[10] The editorials were coupled with news items about fallen sisters, dastardly husbands, and the crimes associated with the sex work. Words caused action. U.S. Deputy Marshal John Snook began issuing fines to the women for vagrancy or for being inmates of houses of ill repute.

Historian Catherine Holder Spude notes, "[c]ribs could also be found stretched along Seventh Avenue, especially in the vicinity of dance halls such as Clancy's Music Hall, the Princess, and the Tivoli."[11] The Kitty Faith Crib may have been similar to or actually one of the 7th Avenue cribs and moved to Alaska Street at a later date. At this time, it cannot be definitively stated, but the building is certainly similar to those pictured in a circa 1908 photograph of the south side of 7th Avenue and "K. Faith" is indicated on two parcels along 7th Avenue on a 1908 Map of Skagway (Figure 4.5).

In addition, Catherine Holder Spude observed that prostitution was thriving in Skagway in these years. Women as assets went to the Klondike "not to mine the gold but to 'mine the miners,' by charging for services that capitalized on their familiar roles as established by the culture of the late Victorian Era."[12] As

Resource Study, November 15, 1970: 77-78.

6 R. Spude, *Skagway, District of Alaska—1884-1912: Building the Gateway to the Klondike*.

7 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*. Norman: University of Oklahoma Press, 2015: 75. On renting out cribs see also Josie Washburn, *The Underworld Sewer: A Prostitute Reflects on Life in the Trade, 1871-1909* (Lincoln: University of Nebraska Press, 1997).

8 R. Spude, *Skagway, District of Alaska—1884-1912: Building the Gateway to the Klondike*.

9 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 75.

10 *Ibid.*, 79.

11 *Ibid.*, 75.

12 *Ibid.*, 22.



Figure 4.4: Map of Skaguay, Alaska. U.S.A. March 8,1898. (Skagway Museum, Deadman Collection).

stampeders flocked to the goldfields, women set up restaurants and laundries as well as brothels with associated cribs in Skagway, hoping to improve their socio-economic status.[13]

Both men and women owned cribs in Skagway, collecting significant rents from the sex workers who required the space to conduct their trade. Landladies, or land-owning madams, made money on rents but likely also provided supervision and helpful services including "instruction and guidance in sanitation and the spread of sexually transmitted diseases, a place to rest and recuperate during illnesses, or advice on contraception, abortion or the adoption of unwanted children."[14] It is unlikely that male landlords provided the same level of assistance.[15]

The row of cribs along 7th Avenue was built between 1900 and 1901. They were mostly simple wood-frame structures with an entry or living room and rear bedroom; some were just one room. This enclave was not looked upon favorably by many town-folk or the press. Kitty Faith's crib is similar to these buildings, but it is unclear if she was ever in possession of one of these exact cribs. Historian Catherine Holder Spude has noted that the "*Daily Alaskan* editor John Troy decided to bring the issue of prostitution to light in Skagway."[16] He began a series of articles in March 1901. Amidst this publicity several men in town were appointed to investigate the "social evil."[17]

In April 1901, Skagway Deputy Marshal John Snook responded to more complaints about activities on 7th Avenue. Troy reported in the *Daily Alaskan* that the marshal:

> . . .went round to several homes of ill-fame and notified the proprietresses that they must either dispense with the red curtains or stand trial for violation of the law. When a reporter went down the avenue late last evening there was a remarkable scarcity of the usual abundant display of cheap, flaming red cambric at the windows and doors of the houses. Badly tuned pianos and squeaky voices were, however, in evidence as much as ever, but the publicity of the bagnios was greatly reduced by the operators complying with the order of the marshal.[18]

The many women who worked as sex workers in the boomtowns of Skagway and Dyea, Alaska, and Dawson City in the Yukon territory in Canada, came from all walks of life. Many followed the migration of thousands of gold seekers and their potential fortunes, but others did not enter the profession willingly and found themselves in the Yukon. Skagway's sex workers represented many cultural backgrounds including African American and Japanese women.

13 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 22. Not all women moved to Skagway to take part in sex work. Scholarship has called into question the phrase "to mine the miners," noting in some cases its pejorative connotation that all women who went to the Klondike were prostitutes. Others suggest it simplifies women who went to the Klondike, failing to note their socio-economic context. See Marc Maufort and Franca Bellarsi, eds., Reconfigurations: Canadian Literatures and Postcolonial Identities (Brussels, Belgium: P. I. E. – Peter Lang, 2002), 216; Sherrill E. Grace, Canada and the Idea of the North (Montreal, Canada: McGill-Queen's University Press, 2002), 280.

14 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 83.

15 For more on the differences between land-owning madams and men who owned cribs see Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 83.

16 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 87.

17 *Ibid.*, 89.

18 *Daily Alaskan* April 11, 1901 as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory,* 92.

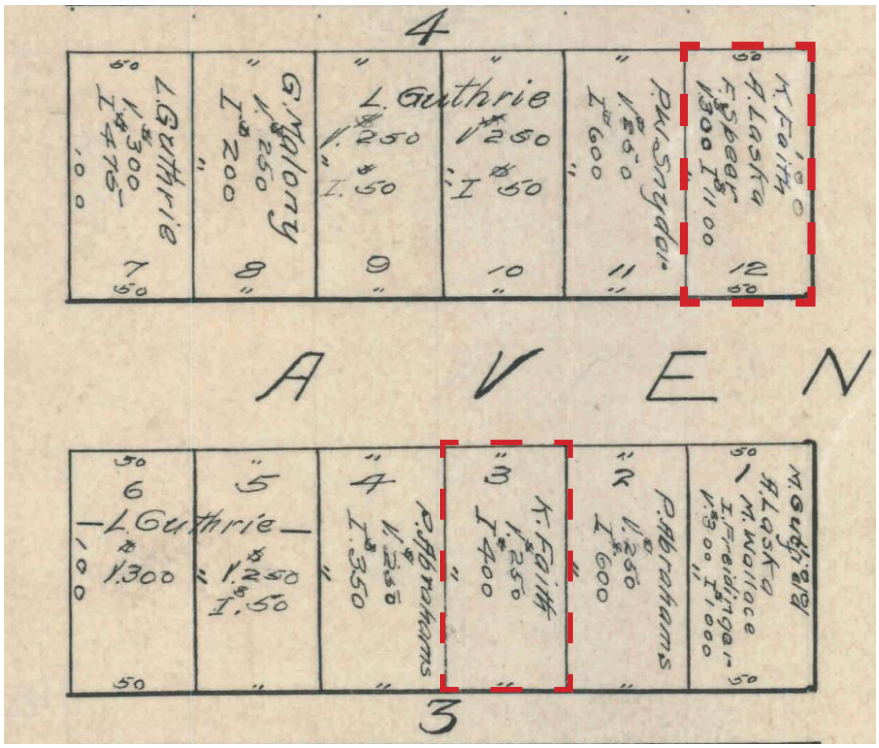


Figure 4.5: Detail, Map of Skagway, completed December 20, 1908, and accepted on April 29, 1909, with ownership indicated. This detail shows both sides of 7th Avenue between State and Broadway. Dashed lines show portion of Block 3 with Lot 3 clearly marked as owned by "K. Faith." The "V" indicates "values" of the unimproved individual lots (or group of lots) and "I" indicates the value of any improvements on parcels. Improvements usually mean a structure or building of some type. Unfortunately, the map does not further describe the improvements. Faith also owned Lot 12, Block 4, across the street on the corner, in association with A. Laska, the owner of a cigar factory on Broadway. Dashed lines indicate properties owned by Kitty Faith. (Wettrick and Hill 1909).

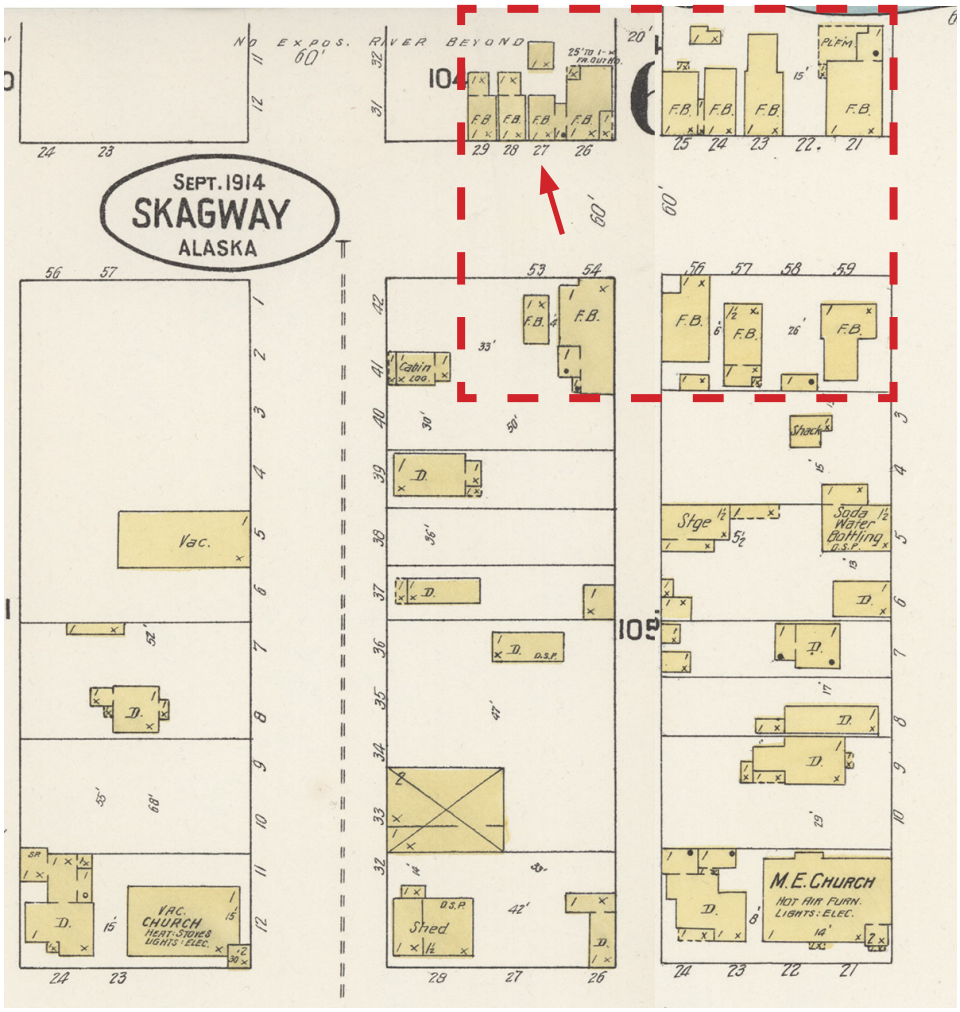


Figure 4.6: Detail, September 1914 Sanborn Map showing the block of Alaska between 4th and 5th with notations relating to Female Boarding houses or "F. B." Dashed lines indicate Female Boarding houses. Note: Sheets 4 and 6 have been digitally merged and cropped by HSR authors. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheets 4 and 6, September 1914, Library of Congress, Washington, D.C.).

One of Skagway's African American prostituted women, Ella D. Wilson, was found murdered in May 1898, her living quarters ransacked and her money missing, indicating the danger that many of the women faced.[19] The Japanese women in Skagway held an enclave called "Jap Alley" or "Yokohama Row."[20] Prostitution was never legal in Skagway and women often paid fines, which were essentially a local tax. It was not until about a decade later that more restrictions aimed at curbing prostitution were enacted.

By 1907, the Skagway city council passed more restrictive laws. The women were notified to keep their front doors closed and the window blinds at least half down. Sex workers were allowed on city Avenues only in street attire. The council debated whether to put a fence around the red-light district on 7th Avenue or to move the district, but instead, they tabled the issue.[21] In 1909, a newly appointed city council, pressured by religious leaders and petitioners, passed a resolution to take strong action against the residents of the bawdy houses, arresting them if found operating on 7th Avenue after September 15 of that year.[22] The resolution suggested that if the women moved to a more secluded site they would not be harassed. The 7th Avenue Restricted District was shut down in September 1909, but none of the madams purchased property at the new location, on Alaska Street, until 1910.

Thirteen, single-story structures comprised the row along Alaska Street. Its situation along the banks of the Skagway River, and close to the Skagway bottle works and slaughter house, gave it the required secluded location. The buildings of the new district along Alaska Street, between 4th and 5th Avenue, were clearly shown on the 1914 Sanborn Map, with notations on buildings as "F. B." for "Female Boarding."[23] This was a polite way of indicating a cluster of brothels (Figure 4.6). Historian Catherine Holder Spude has noted that by 1914, the Alaska Street "restricted district was owned in its entirety by two entrepreneurial landladies," Essie Miller and Kitty Faith.[24] Despite its consolidated and restricted location, in 1917, Skagway's Restricted District was officially closed by order of the U.S. Commissioner.[25]

19 https://www.nps.gov/people/ella-wilson.htm.

20 Lael Morgan, *Good Time Girls of the Alaska-Yukon*, 273.

21 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 173.

22 *Ibid*., 192.

23 Sanborn Fire Insurance Company Map, Skagway Alaska 1914 Sheets 4 and 5.

24 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 210.

25 *Ibid*., 235.

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5. Physical Description

SITE

The Kitty Faith Crib was moved from its original location several times before it was donated to the National Park Service and moved to its current site in 2014. The building faces north, fronting a gravel alley running east-west parallel to 5th and 6th Avenues. The building sits to the east of the Goldberg Cigar and Confectionery Store (also relocated) and to the west of the historic Moore Homestead Historic Site (in its original location) and the Frye-Bruhn Cold Storage Building (also relocated). It is immediately to the west of the Alaska Street Crib (also relocated) (Figure 5.1). Each of these sites is managed by NPS. The site is flat and there is a wood plank boardwalk running east-west along the alley in front of the building.



Figure 5.1: The Kitty Faith Crib (right), Alaska Street Crib (center), and the Frye-Bruhn Cold Storage Building (left), looking southeast.

GENERAL

The Kitty Faith Crib is a one-story, wood-frame, gable roof structure, clad with horizontal shiplap wood siding that measures 3/4" x 5 1/2" (Figures 5.2 and 5.3). The gable-front roof extends approximately three feet beyond the building footprint at the north elevation. The gable roof also extends approximately 11" beyond the south elevation. The corners have 3/4" x 4" vertical trim. The interior of the crib consists of a single room (Figure 5.4).

BUILDING EXTERIOR

FOUNDATION

The Kitty Faith Crib has a rectangular footprint measuring 10'- 2 1/8" by 16'-3 5/8". When the NPS moved the building in 2014, the building was set on grade beams to avoid ground disturbance which could impact archeological resources. The foundation has been sheathed in unpainted, corrugated metal, oriented horizontally (Figure 5.5).

ROOF

The steeply pitched gable roof has a pitch of 12 1/2:12 and is clad in cedar shingles. At the north elevation, the roof extends approximately three feet beyond the exterior wall forming a small, covered entry porch (Figure 5.6). A rectangular, red brick chimney penetrates the roof at its ridge, and is located along the north exterior wall (Figure 5.7). This feature corresponds to an interior wood burning stove (now removed), not an interior brick fireplace. The chimney is laid in running bond with five courses above shingles, a three-course corbel, and final top course. Historically, the chimney consisted of twelve courses above the shingled roof, with a four-course corbel and final top course. In photographs from 1981-1983, the crib's chimney was truncated, consisting of only five courses of brick with no corbel or top course. The current chimney design appears in photographs of the Kitty Faith Crib from 1986. The underside of eaves, including the underside of the extended gable front, are finished with tongue-and-groove sheathing, painted a cream color.

NORTH (FRONT) ELEVATION

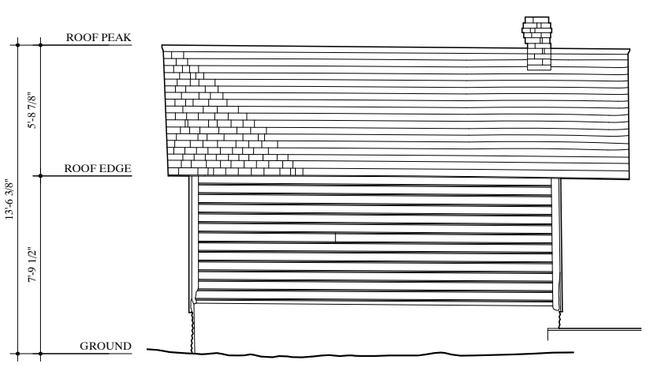
The north elevation has two openings: a single pedestrian door at the west end and a single, six-lite window at the east side (Figures 5.8 and 5.9). The door is constructed of 3/4" x 6 1/4" vertical wood tongue and groove bead boards with no lites. A simple, 3/4" x 5 1/4"wood trim surrounds the door. The wood door has quarter-round trim (Figure 5.10). The door hardware includes a metal doorknob with associated keyhole, as well as a more contemporary deadbolt and metal hinges at the interior face of the door (Figures 5.11 and 5.12).



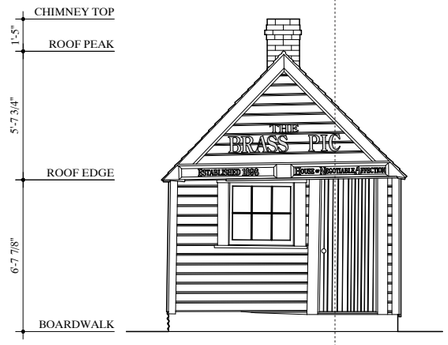
Figure 5.2: View of the Kitty Faith Crib, north elevation, looking south.

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

KITTY FAITH CRIB



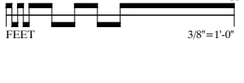
EAST ELEVATION
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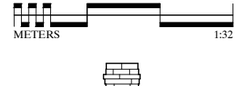


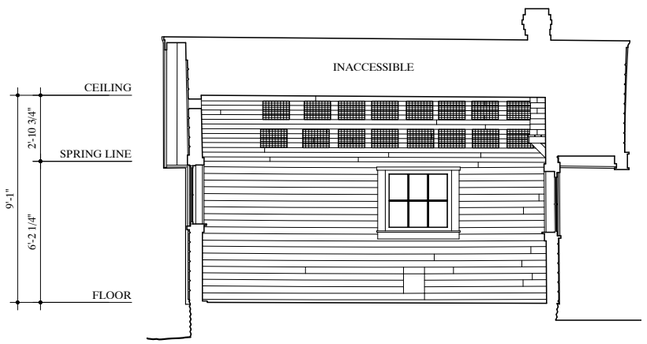
NORTH ELEVATION
3/8"=1'-0" 1:32



WEST ELEVATION
3/8"=1'-0" 1:32

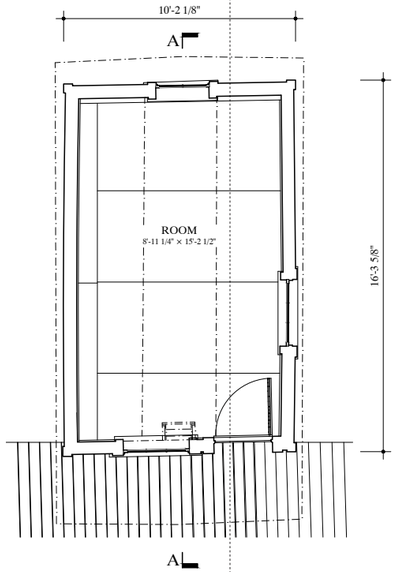






SECTION A-A
3/8"=1'-0" 1:32





FLOOR PLAN
3/8"=1'-0" 1:32

SOUTH ELEVATION
3/8"=1'-0" 1:32

Kitty Faith Crib was donated to the National Park Service in 2014 by the Clem Family of Skagway, Alaska. Documentation of this and other buildings at Skagway was undertaken in 2019 by staff at Klondike Gold Rush National Historical Park (KLGO), (Jason Taylor, Superintendent), the Alaska Regional Office (AKRO), (Bert Frost, Regional Director), and the Historic American Buildings Survey (HABS) of the Heritage Documentation Programs (HDP), (Catherine C. Lavoie, Chief, HABS; Dana Lockett, Acting Chief, HDP). The project was sponsored by Klondike Gold Rush National Historical Park.

Project planning was coordinated by Anne E. Matsov (Chief of Resources, KLGO). Field recording was undertaken by John Wachtel (Historical Architect, AKRO), and Alex Matsov (Trail Ranger, KLGO). Measured drawings were completed by John Wachtel and Daniel De Sousa (HABS Architect). Rachel Lanier Taylor served as project historian. Rob Park prepared large-format photographs. Valuable assistance was provided by the staff of Klondike Gold Rush National Historical Park.

LIBRARY OF CONGRESS PHOTO NUMBER

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 1 SHEETS

SURVEY NO. AK-288

KITTY FAITH CRIB
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK
ALLEY OFF EAST SIDE OF BROADWAY BETWEEN 5TH & 6TH AVE SKAGWAY MUNICIPALITY OF SKAGWAY BOROUGH ALASKA

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING

DRAWN BY: DANIEL DE SOUSA, JOHN WACHTEL
SKAGWAY DOCUMENTATION PROJECT, 2019
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

Figure 5.3: Historic American Buildings Survey of Kitty Faith Crib. Source: Historic American Buildings Survey AK-288. Delineated by Daniel De Sousa and John Wachtel, 2019, Sheet 1 of 1.



Figure 5.4: Interior of the one room building looking south.



Figure 5.5: Detail of the corrugated metal at the foundation.



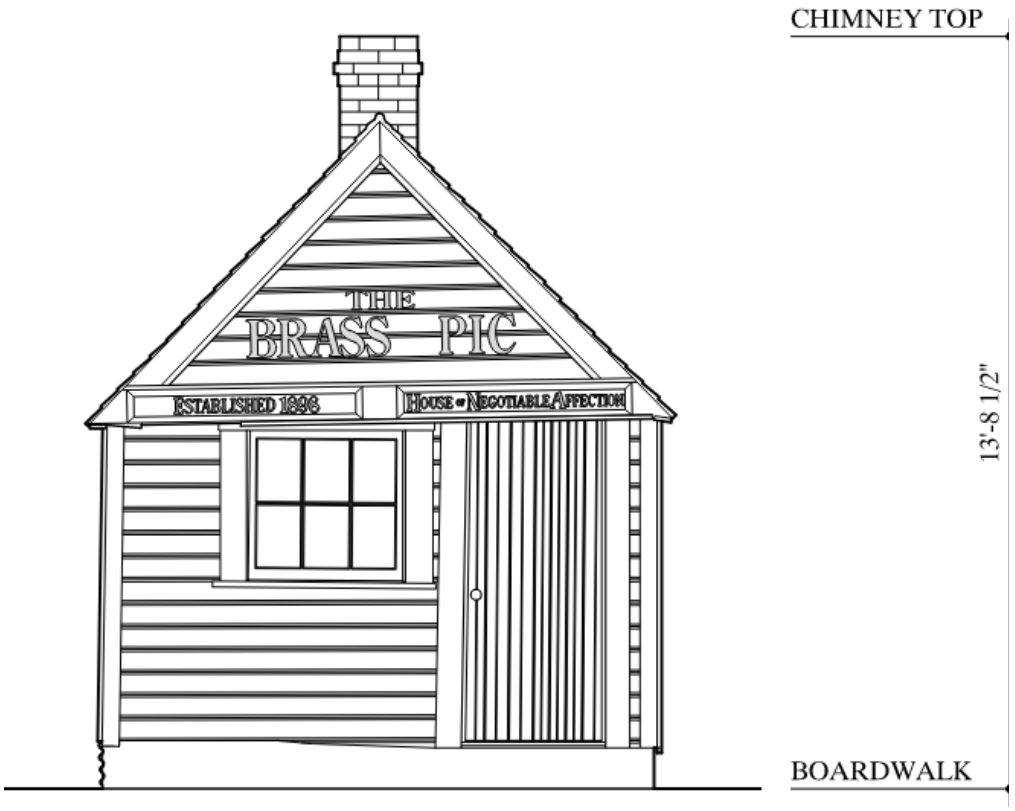
Figure 5.6: View of the west elevation illustrating the gable projection over the north elevation.



Figure 5.7: Detail of the brick chimney and cedar shingles at the roof.



Figure 5.8: North elevation.



NORTH ELEVATION

3/8"=1'-0" 1:32

Figure 5.9: North elevation of Kitty Faith Crib. Historic American Buildings Survey AK-288. Source: Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.



Figure 5.10: The north elevation door.



Figure 5.11: Detail of the door hardware.



Figure 5.12: View of the door from the interior showing vertical wood at exterior face of door.



Figure 5.13: Detail of the north elevation window.



Figure 5.14: North elevation window trim and sill detail.



Figure 5.15: Detail of the window trim.

The six-lite (two rows of three lites) window is fixed with wood muntins and glazing putty (Figure 5.13). The window has a butted wood frame and a weathered wood sill. The window has wood trim measuring 3/4" x 6" with a simple overlap at the top (Figures 5.14 and 5.15).

The gable-front roof cantilevers outward from the exterior door wall at the north elevation extending over a wood boardwalk and forming a covered porch. The soffit beneath the cantilever is finished with wood siding running parallel to the roof ridge, similar to the siding (Figure 5.16).

Historically, a circular gable end window was located in the pediment on the crib's north elevation until approximately 1993. The round window appears in a photograph of what appears to be this structure dated August 3, 1915 when the building was situated on property owned by Blanchard (Figure 5.17). The window was intact until 1993 when the sash was removed.

A hatch provides access to the extended portion of the Kitty Faith Crib's attic crawl space. The window opening remains intact behind the exterior siding. Historically, the window had a simple, flat, circular, wood frame, consisting of three pieces. Inspection of the area from the exterior underside of the gable projection did not reveal any evidence of the circular window.

Posts with wood signs above, supported the extended, or pedimented, roof from the 1980s through approximately 2003. The structure's pediment is currently covered in white shiplap siding with "THE BRASS PIC" painted in dark brown directly on the siding. Two additional signs, reading "ESTABLISHED 1898" and "HOUSE OF NEGOTIABLE AFFECTION" appear in framed, recessed panels at the pediment's bottom (Figure 5.18). The elevation is sheathed in horizontal, wood, 137 V-Rustic siding with vertical wood boards used as trim at the corners, measuring 3/4" x 4" (Appendix D).



Figure 5.16: Underside of the gable projection at the north elevation, looking east.



Figure 5.17: Detail photo of the Kitty Faith Crib near Blanchard's Garden, located at the west end of 6th Avenue, looking south, August 3, 1915. The distinctive circular window that was once on the north elevation and the brick chimney are visible. Photographer Louis H. Pedersen, LHP # 1319 (National Park Service, Klondike Gold Rush National Historical Park, KLGO 57928).



Figure 5.18: The projecting pediment and current building signage.

SOUTH ELEVATION

The roof line extends approximately 11" past the south elevation (Figures 5.19 and 5.20). At the south gable end, two rectangular openings in the wall are covered by a metal mesh screen. The openings appear to provide ventilation for the interior of the building (Figure 5.21). There is a single, four lite, fixed window centered on this elevation (Figure 5.22). The window framing and trim are consistent with the window on the north elevation. There is an exterior electrical outlet just below the window at the west end and a small, unpainted rectangular board directly below the outlet, corr elating with the location of a round hole found on the interior side of the wall (Figure 5.23). The south elevation is clad in horizontal, wood, 137 V-Rustic siding with vertical wood corner trim measuring 3/4" x 3 3/4". Exterior siding is painted a cream color, while corner trim boards are painted brown, consistent with all elevations throughout the building.

WEST ELEVATION

The west elevation has a single, fixed six-lite (two rows of three lites) window with wood muntins and putty glazing (Figures 5.24 and 5.25). The window has a butted wood frame and an weathered wood sill. The window trim with a simple overlap at the top (Figure 5.26). The window abuts the roof such that the top piece of trim is not as wide as the side trim (Figure 5.27). An abandoned electrical meter base is located at the south end of the west elevation (Figure 5.28). The elevation is sheathed in horizontal, wood, shiplap siding with vertical, flat profile wood trim boards at the corners. There is a wood water table and drip cap at the base of the wall just above the corrugated metal foundation cover. The water table board is only found on the west elevation.

EAST ELEVATION

This elevation has no openings (Figure 5.29). It has horizontal, wood, shiplap siding and similar, vertical, flat profile wood trim corner boards as found on the other elevations (Figure 5.30). The base of the wall has a wood drip cap, matching the west elevation, but no accompanying water table trim (Figure 5.31).

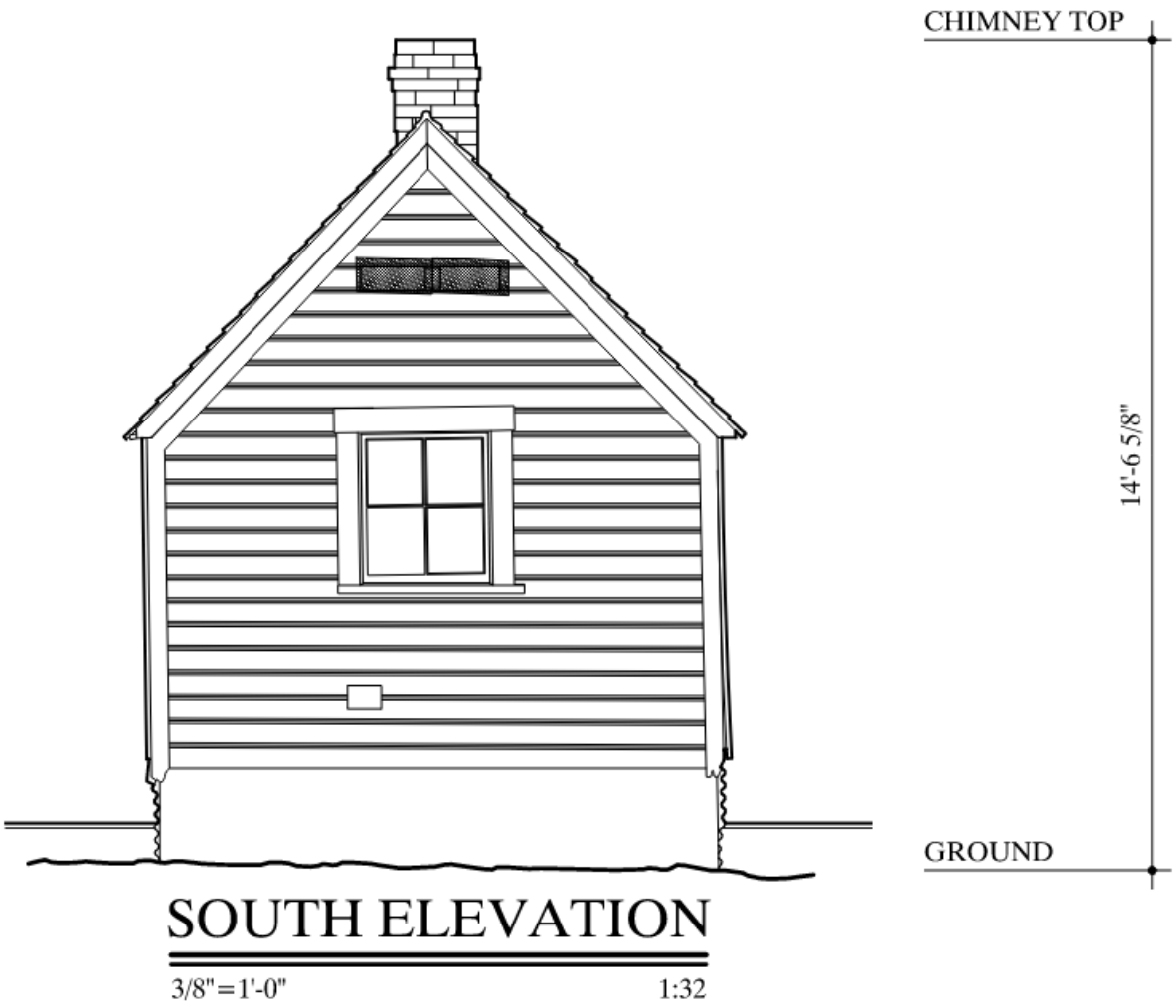


Figure 5.19: South elevation of Kitty Faith Crib. Historic American Buildings Survey AK-288. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.



Figure 5.20: South elevation, looking north.



Figure 5.21: Detail of the south gable vents.



Figure 5.22: The four-lite window at the south elevation.



Figure 5.23: Detail of the south window wood trim and electrical outlet below.

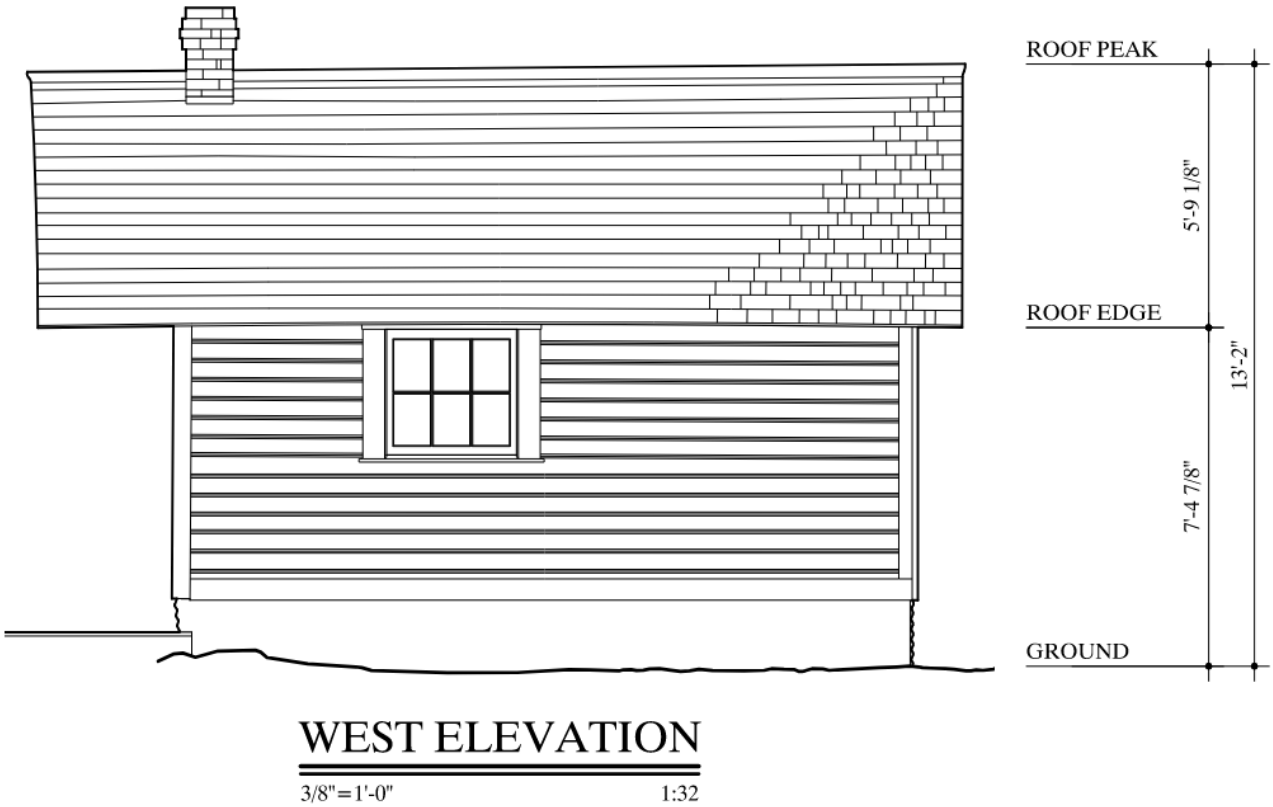


Figure 5.24: West elevation of Kitty Faith Crib. Historic American Buildings Survey AK-288. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.



Figure 5.25: West elevation, looking east.



Figure 5.26: Detail of west elevation window.



Figure 5.27: Detail of window trim.



Figure 5.28: Abandoned meter base at southwest corner of the building.

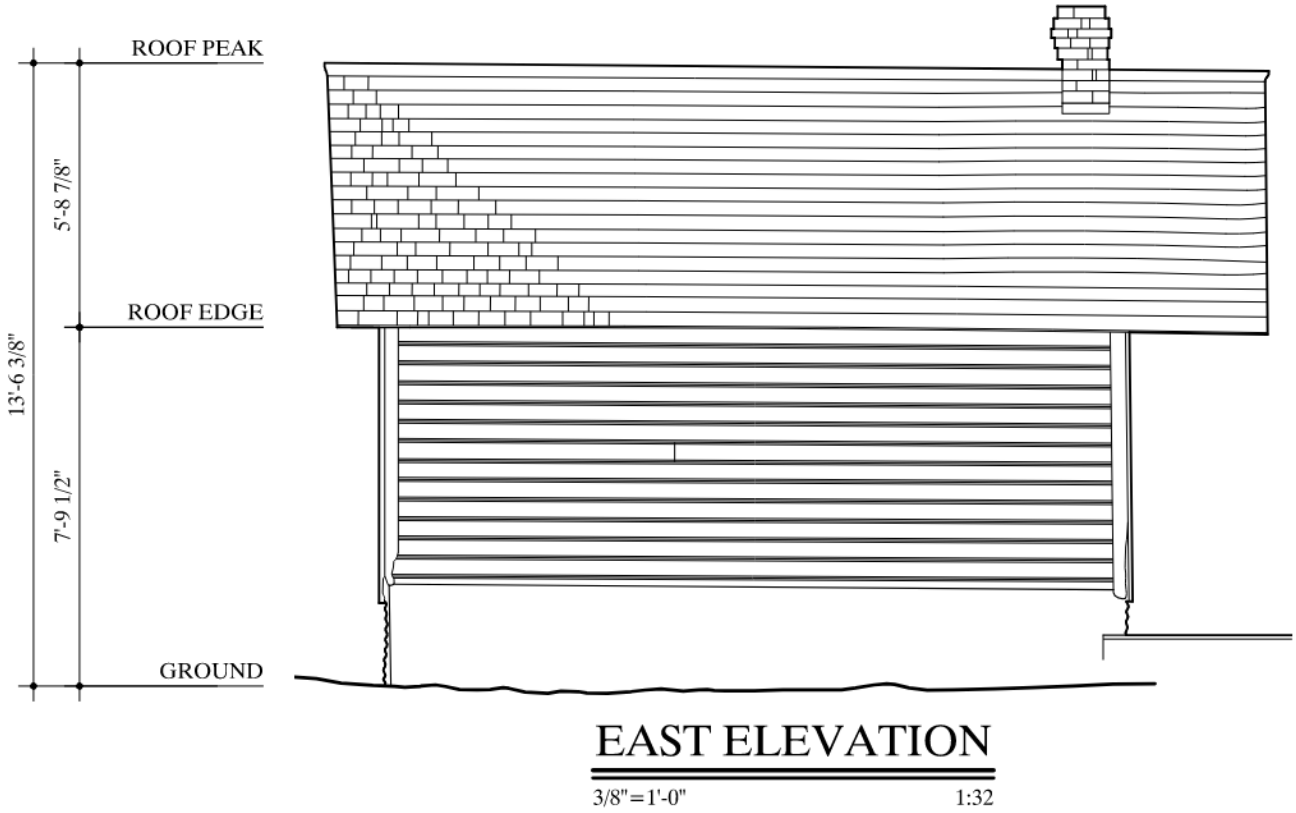


Figure 5.29: East elevation of Kitty Faith Crib. Historic American Buildings Survey AK-288. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.



Figure 5.30: East elevation with no openings and corner trim and water table drip cap detail.



Figure 5.31: East and west elevation showing corner trim detail.

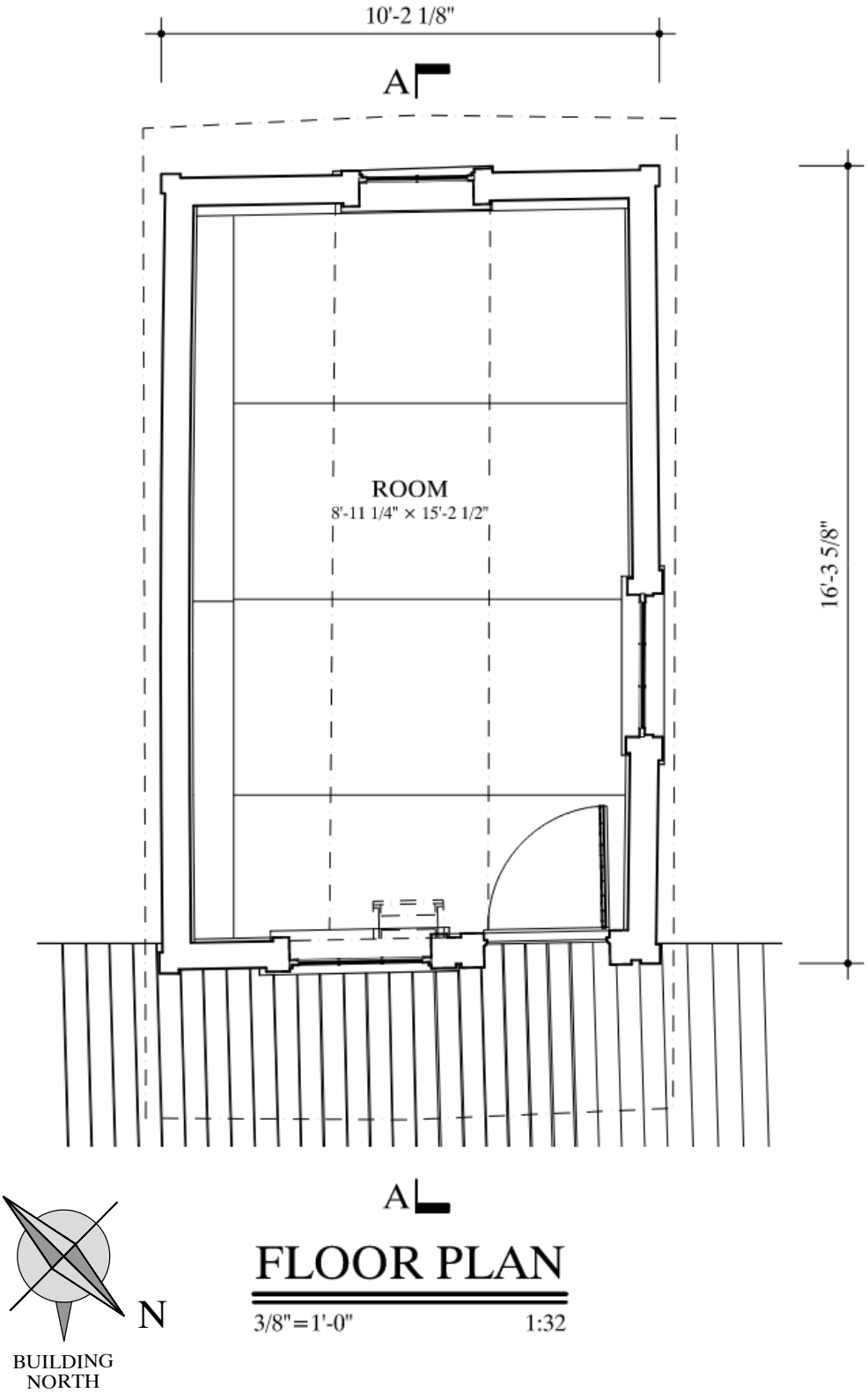


Figure 5.32: Floor plan of Kitty Faith Crib. Source: Historic American Buildings Survey AK-288. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.



Figure 5.33: Entry step at north elevation.



Figure 5.34: Wall and ceiling covered with the same wood boards.

BUILDING INTERIOR

The interior of the one-story Kitty Faith Crib consists of a single room (Figure 5.32). There is a low step into the building from the wood plank boardwalk (Figure 5.33). The ceiling is finished with 3/4" x 6 1/4" horizontal wood tongue-and-groove bead boards with a "v" groove and interior walls consist of 3/4" x 3 1/4" horizontal, butt jointed boards (Figure 5.34). All interior finishes are unpainted and have been coated with a stain or oil in the past. There is no demarcation or material change as the wall angles up to the flat portion of the ceiling (Figure 5.35). There is a section of the ceiling in the center of the room that is finished with wood tongue and groove boards, painted white. Remnant wire display racks are mounted on the angled and flat portions of the ceiling. Track lighting running the length of the room is mounted to the flat part of the ceiling (Figure 5.36).

The brick chimney can be seen along the interior of the front (north) wall above the windows. It rests on a wood ledge, a common architectural arrangement in Skagway's historic structures. A metal thimble on this portion of the chimney reveals where the stove pipe was once connected (Figure 5.37).

The flooring is not original and consists of plywood boards. When this building served as a store, either Marjorie Newell or Virginia Long, the previous ownwers, placed reproduction Gold Rush era newspapers on the floor and covered them in lacquer to protect them from wear (Figure 5.38). The newspaper covering remains, but now shows considerable wear (Figure 5.39).

There is only one door in the Kitty Faith Crib, and it provides access to the exterior. The single-leaf, wood door consists of six vertically oriented boards with two chamfered boards running horizontally across them approximately one foot from the top and bottom (Figure 5.40). The door has a butted, wood frame, with a section built out to accept a deadbolt from the modern lock located on the door (Figure 5.41). Two different, modern pin hinges connect the horizontal boards of the door to the frame (Figure 5.42). The trim piece above the door has a bevel and a sign reading "The Head Knocker" affixed to this trim (Figure 5.43).



Figure 5.35: Detail showing wood boards at wall.



Figure 5.36: Modern track lighting.



Figure 5.37: The brick chimney with its stove pipe fitting and wood mantelshelf supported by diagonal wood braces.



Figure 5.38: Plywood floor with newspaper and varnish.



Figure 5.39: Detail showing floor covering.



Figure 5.40: Door with chamfered horizontal boards at the top and bottom.



Figure 5.41: Detail of the door hardware.

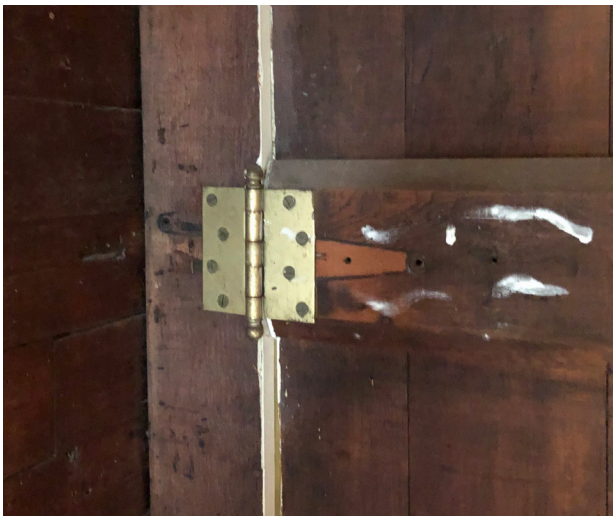


Figure 5.42: Modern hinges with ghosting of older hinges behind.



Figure 5.43: Trim and sign above door.



Figure 5.44: North wall window.

The window on the north wall has a flat, butted wood frame measuring 7/8" x 4" and sill (Figure 5.44). The frame consists of wood boards with a simple decorative bevel and the top extends approximately an inch beyond either side (Figure 5.45). The six lite window is currently fixed. This window does not have any hardware. The window is set to the exterior of the wall, providing a wide sill (Figure 5.46).

The window and its frame on the west wall have a similar design to the north wall window except the top portion of the frame is narrower and the window is not as deeply recessed in its frame (Figure 5.47). The window on the west wall was likely reused or salvaged and has spring bolts on the top sash. (Figure 5.48).

The frame and sill of the window on the south wall are similar to the other two windows, including the simple bevel at the wood frame (Figures 5.49 and 5.50). The four lite window is recessed, similar to the window on the north wall. The window is currently fixed, but remaining hardware suggests the south window may have operated as an awning window (Figure 5.51).

On the south wall, above the four lite window there are two rectangular openings that previously provided ventilation that have been covered with cardboard, secured with tape (Figure 5.52). There is an electrical panel at the southwest corner of the room (Figure 5.53). All lighting in the interior was a later addition and is modern.



Figure 5.45: Bead board trim detail at north wall window.



Figure 5.46: North window sill.



Figure 5.47: West wall window.



Figure 5.48: Spring bolt on west window sash.



Figure 5.49: South elevation four-lite window.



Figure 5.50: Bead board used as trim at south window.



Figure 5.51: Sash lock at south window.



Figure 5.53: Vents at gable covered with cardboard.



Figure 5.52: Electrical breaker panel at southwest corner of building.

(Left blank intentionally)

6. Chronology of Development and Use

THE STINEBAUGHS' CRIBS, 1899-1906

Although the exact date of construction of the Kitty Faith Crib remains unconfirmed, it is likely that the one-room, wood-frame, single-story building was built in late 1898 or early 1899. Secondary sources suggest it was constructed on Block 3, Lot 3, located on south side of Seventh Avenue (originally Shoup Avenue) between Broadway and State Street.[1] It was purportedly one of three small structures, or cribs, that James Stinebaugh built around this time.[2] During contemporary renovations, newspapers from 1898 were found lining the entirety of the interior of the crib.[3] This discovery supports late 1898 or early 1899 as a construction date. James Stinebaugh and his wife, Anna Stinebaugh, jointly owned the three cribs on Block 3, Lot 3. Both their names appear on the quit claim deed.[4] A photograph from around 1908 appears to show the three cribs on Lot 3 in the block of 7th Avenue between Broadway and State Avenues (Figure 6.1). Of note, in the ca.1908 photograph, none of the small structures shown on Block 3, Lot 3 has the Kitty Faith Crib's extended front gable end with a circular window. Those features could have been a later addition or the Kitty Faith Crib could have originated elsewhere, the earliest history of the structure is unclear.

According to the 1900 Federal Census record for Skagway, James Stinebaugh, a barber, arrived in Skagway in October 1897.[5] At that time, he was living alone in Skagway and based on census records his wife, Anna, had remained in Minerva, Marshall County, Iowa with their four children.[6]

Stinebaugh purchased the lot on which he would later build three cribs in December 1897.[7] Improvements totaling $300.00 were constructed on the lot by 1900; this could have been the three cribs.[8] Located near Clancy's Music Hall and Tillie Page's two-story brothel, the lot was well situated for crib rentals.[9] The

1 Catherine Holder Spude e-mail to Rachel Lanier Taylor, December 18, 2019. Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*. Norman: University of Oklahoma Press, 2015: 170.

2 Historic Records of the Office of the Magistrate, City of Skagway, Records Books – Deeds, 1893—1922; Tax Records, 1900-1943.

3 Gregory J. "Jim" Hamilton in discussion with Steve Hites, May 22, 2017 in Steve Hites email to Karl Gurcke, May 23, 2017.

4 Skagway Historical Records, Deed Records, Vol. 7, 1908, 147 in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 180.

5 1900 United States Federal Census Records Skagway, Southern District, Alaska. Page 17, March 14, 1900.

6 1900 United States Federal Census Records, Minerva, Marshall County, Iowa, Enumeration District, 124, Sheet 5, June 12, 1900.

7 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 180.

8 Skagway Historical Records, Taxes, Vol 36, 1900, 47 as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 116.

9 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 180.

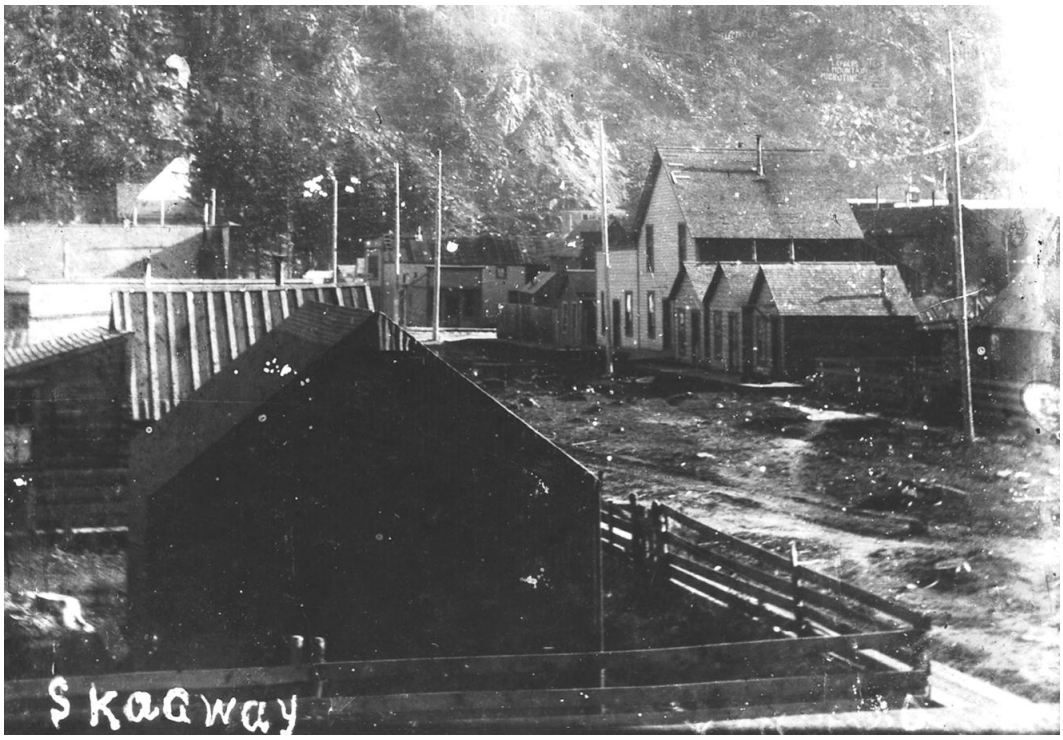


Figure 6.1: View of 7th Avenue looking southeast toward Broadway, circa 1908. The three cribs abut the adjacent two-story building. (National Park Service, Klondike Gold Rush National Historical Park, Mike Motzer Collection, KLGO 7th-3-1931).



Figure 6.2: The Presbyterian Ladies' Aid Farewell to Mrs. Stinebaugh. Skagway, Alaska. Oct.25, 1910. (Skagway Museum, Rogers MacMillan Collection).

Stinebaughs supported their family with rents derived from these cribs in addition to profits from James's barber shop. However, the income from the cribs soon proved problematic for Stinebaugh's wife, Anna.[10]

Anna Stinebaugh was a member of Skagway's local chapter of the Woman's Christian Temperance Union (WCTU) and was among those who started a "moral wave" against sex work and liquor sales in the town in 1900 and 1901. The arrival of families and the organization of church and reform groups in Skagway led residents to encourage the city council to remove prostitution from the town. Rather than eradicate the vice district, however, "city hall 'restricted' the women [sex workers] to Seventh Avenue by prosecuting the prostitutes who lived beyond that selected envelope and by leaving those living on Seventh Avenue alone."[11] The Stinebaughs would likely have been able to increase rents for their cribs, already located on Seventh Avenue, as Skagway's vice district shrank and access to cribs was limited. Therefore, while arguing against the morality of sex work, Anna Stinebaugh benefited financially.

When the issue of removing sex workers was brought before the Skagway City Council in April 1901, Councilman Frank Keelar dissented, citing the Stinebaughs' Seventh Avenue cribs. Keelar, the "Money King," whose numerous properties included those linked to Skagway's sex work, would lose money with the establishment of a restricted district. Of the Stinebaughs, Keelar objected that "a woman whose husband supports her with rents derived from property occupied by these people [sex workers]" started "the moral wave," hinting at the contradictory standards of the Stinebaugh family.[12] From Mr. Keelar's perspective, Anna Steinbaugh could not argue moral superiority, while also earning money from Skagway's sex industry.

The Stinebaugh situation, according to historian Catherine Holder Spude in *Saloons, Prostitutes, and Temperance*, is representative of "the difference between the way middle-class men and women viewed prostitution in the community."[13] Woman like Anna Stinebaugh began to take political action against sex work and alcohol to uphold the moral health of the community. Men, including James Stinebaugh, conversely, "invested in the economic health of the community by buying up property… [some of] which happened to be the restricted district."[14] The couple maintained their Seventh Avenue cribs for several years despite their purported moral opinions.

In October 1906, the Stinebaughs sold their lot and cribs in the Seventh Avenue restricted district.[15] With the family free of their "shameful rents," Anna Stinebaugh returned to her political activities. In 1908, when the Skagway chapter of the WCTU was reorganized, Stinebaugh was elected secretary.[16] By the time the Stinebaugh's left Skagway for Oregon in the fall of 1910, Anna Stinebough had become a force within both the WCTU and the Presbyterian Ladies' Aid Society (Figure 6.2).[17]

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10 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 179.

11 *Ibid*., 99.

12 Daily Alaskan, April 23, 1901 as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 179.

13 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 180.

14 *Ibid*.

15 Skagway Historical Records, Taxes, Vols. 36-41, 1900-1905.

16 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 181.

17 *Ibid*., 198.

KITTY FAITH'S CRIB, 1906 TO 1914

The Stinebaughs sold their Seventh Avenue lot and cribs to Mrs. Ollie Coram for $1,000 on October 27, 1906. Coram in turn sold the lot and improvements to Kitty Faith on the same day for $1,500. It is unclear why the transaction occurred this way both in its timing and cost difference. However, it could be surmised that Stinebaughs did not want to sell directly to Kitty Faith.[18]

Henrietta "Kitty" Faith eventually became one of Skagway's richest land-owning madams.[19] As a landlady, Faith did not serve clients in the crib. Rather, she rented the space out to sex workers until the Seventh Avenue restricted district was shut down in Spring 1909 and relocated to Alaska Street in 1910. Faith's name appears on Block 3, Lot 3 on an April 29, 1909 map of Skagway which showed ownership at that time (Figure 6.3).[20]

Faith was born in Iowa on January 25, 1866 to farmers and was one of at least seven children.[21] Her family moved to Missouri and later to Oregon. Before moving to Skagway in early 1898, Faith resided in Grants Pass, Oregon. In fact, her 1900 Census Record in Skagway identifies her home location as Grants Pass and that she was employed as a "laundress" (Figure 6.4).[22] According to Catherine Holder Spude, Grants Pass is likely where Faith began developing the skills she would need to become "Skagway's richest madam."[23]

As a landlady, or land-owning madam, Faith supervised several houses of prostitution in Skagway. She may have acted as a procurer of clients, likely offering sex workers services in health and sanitation and advice regarding unwanted pregnancies.[24] Faith owned several cribs in Skagway. She began investing in real estate in the town in the fall and winter of 1898-99, and she eventually purchased land on Seventh Avenue at the prominent northwest corner of Broadway. This parcel was jointly owned by Faith, A. Laska, and Fannie Speer, according to the 1909 Skagway ownership map (Figure 6.3).[25] After the city council—pressured to hide the vice of prostitution more effectively from "respectable" women and children in Skagway—set aside Seventh Avenue as an official restricted district, Faith purchased additional property in the vicinity.[26]

She then expanded her holdings on Seventh Avenue in 1906, purchasing the Stinebaughs' cribs, possibly including the crib now known as the Kitty Faith Crib.[27]

18 Deed book 7, pg 147. Deed book 7, 190-191; as cited in Rachel Lanier Taylor, Historic American Buildings Survey, Outline History Report, HABS-AK-288, October 2020, Revised August 2022.

19 Skagway Historical Records, Deed Records, Vol. 7, 1908; Skagway Historical Records, Taxes, Vols. 36-41, 1900-1905 cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 180.

20 April 29, 1909 Map of Skagway signed by William W. Boughton, Trustee for the Townsite of Skagway.

21 Certificate of Death, Oregon State Board of Health, State Registered No. 25, Klamath County, Klamath Falls, Local Registered No. 18; 1870 Census, Lyon, Missouri, 827-828; 1880 Census, Jackson, Oregon 59B; Evening Herald (Klamath Falls, OR), October 13, 1921 – as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 124.

22 1900 Census Skagway Alaska.

23 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 179.

24 *Ibid.*, 83.

25 1909 Skagway Ownership Map Wettrick and Hill 1909; KLGO Digital Library.

26 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 98.

27 Skagway Historical Records, Deed Records, Vol. 5, 1901-1903, 509-10; KLGO

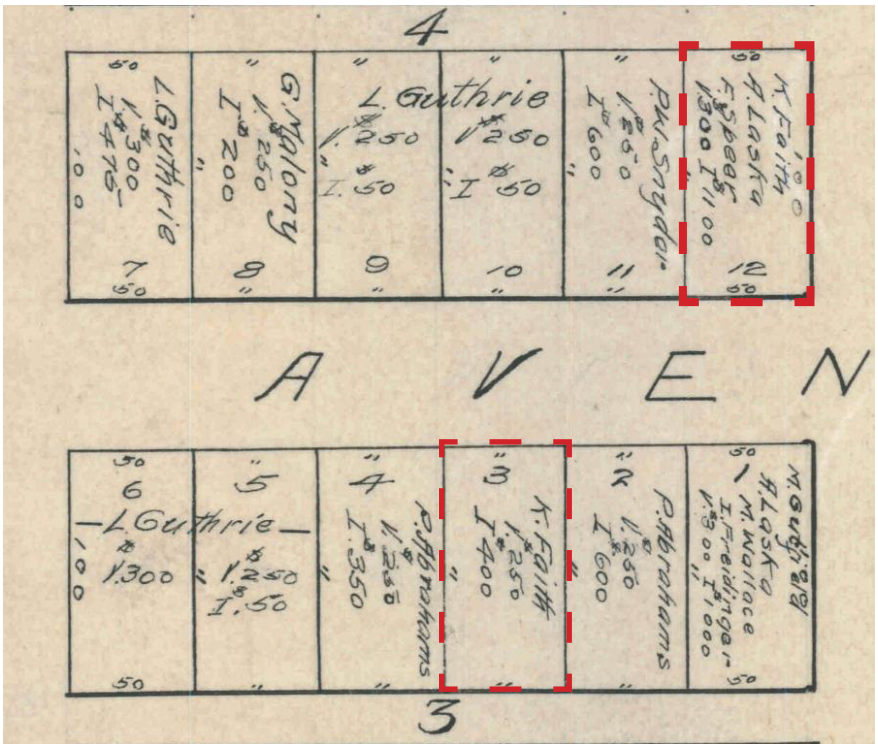
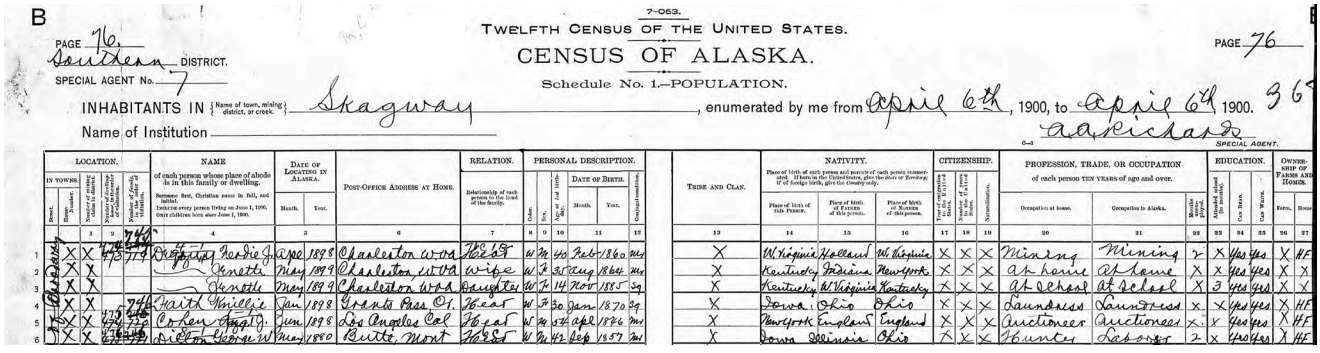


Figure 6.3: Detail, Map of Skagway, completed December 20, 1908, and accepted on April 29, 1909, with ownership indicated. This detail shows both sides of 7th Avenue between State and Broadway. Dashed lines show portion of Block 3 with Lot 3 is clearly marked as owned by "K. Faith." The "V" indicates "values" of the unimproved individual lots (or group of lots) and "I" indicates the value of any improvements on parcels. Improvements usually mean a structure or building of some type. Unfortunately, the map does not further describe the improvements. Faith also owned Lot 12, Block 4, across the street on the corner, in association with A. Laska, the owner of a cigar factory on Broadway. (Wettrick and Hill 1909).



B

PAGE 76
Southern DISTRICT.
SPECIAL AGENT No. 7

7-063.

TWELFTH CENSUS OF THE UNITED STATES.

CENSUS OF ALASKA.

Schedule No. 1.—POPULATION.

PAGE 76

INHABITANTS IN {Name of town, mining district, or creek.} Skagway, enumerated by me from April 6th, 1900, to April 6th, 1900.

Name of Institution

[illegible]
SPECIAL AGENT.

	LOCATION.		NAME of each person whose place of abode is in this family or dwelling. Surname first, Christian name in full, and initial. Include every person living on June 1, 1900. Omit children born since June 1, 1900.	DATE OF LOCATING IN ALASKA.		POST-OFFICE ADDRESS AT HOME.	RELATION.	PERSONAL DESCRIPTION.					TRIBE AND CLAN.	NATIVITY.			CITIZENSHIP.			PROFESSION, TRADE, OR OCCUPATION of each person TEN YEARS of age and over.		EDUCATION.			OWNERSHIP OF FARMS AND HOMES.	
	Street.	House number.		Month.	Year.			Color.	Sex.	Age last birthday.	DATE OF BIRTH. Month.	DATE OF BIRTH. Year.		Place of birth of this person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	Year of immigration to the United States.	Number of years a resident of the United States.	Naturalized.	Occupation at home.	Occupation in Alaska.	Months not employed.	Attended school during the year.	Can read.	Can write.	Owned.	Rented.
	1	2	4	5		6	7	8	9	10	11		12	14	15	16	17	18	19	20	21	22	23	24	25	26	27
1			Faith Kitty	Apr	1898	Charleston W VA	Head	W	M	40	Feb	1860		W Virginia	Holland	W Virginia	X	X	X	Mining	Mining	2	X	Yes	Yes	X	HF
2	X	X	Kenetta	May	1899	Charleston W VA	wife	W	F	38	Aug	1861		Kentucky	Indiana	New York	X	X	X	at home	at home	X	X	Yes	Yes	X	X
3	X	X	Kenetta	May	1899	Charleston W VA	daughter	W	F	14	Nov	1885		Kentucky	W Virginia	Kentucky	X	X	X	At School	At School	X	3	Yes	Yes	X	X
4	X	X	Faith Kitty	Jun	1898	Grants Pass Or.	Head	W	F	30	Jan	1870		Iowa	Ohio	Ohio	X	X	X	Laundress	Laundress	X	X	Yes	Yes	X	HF
5	X	X	Corken Hugh J.	Jun	1898	Los Angeles Cal	Head	W	M	58	Apr	1842		Newyork	England	England	X	X	X	Auctioneer	Auctioneer	X	X	Yes	Yes	X	HF
6	X	X	Allen George W	May	1880	Butte, Mont	Head	W	M	42	Dec	1857		Iowa	Illinois	Ohio	X	X	X	Hunter	Laborer	2	X	Yes	Yes	X	HF

Figure 6.4: Detail of the 1900 United States Federal Census Record for Kitty Faith in Skagway, Alaska (Ancestry.com).

Seventh Avenue, where the Kitty Faith Crib may have originally been located, continued to serve as a restricted district in Skagway until 1909. By 1909, the district had passed its prime and was facing increasingly powerful opposition from middle class reform movements led by the WCTU. That year, Skagway's city council voted to move the Seventh Avenue restricted district and the women who worked there to a more "secluded location where they [would] be less conspicuous."[28] Faith, who had significant personal investment in properties on Seventh Avenue, fought the council's decision.

After considerable political maneuverings, however, Skagway's sex workers were forced away from Seventh Avenue and eventually relocated to Alaska Street by 1910.[29] The new location near the river bank, the Skagway bottle works, and slaughter house provided a secluded location that reformers demanded.[30] Faith, a prominent landlady at the time, purchased lots on Alaska Street, effectively helping shape the new restricted district location. According to Catherine Holder Spude, Faith moved her Seventh Avenue brothels to Alaska Street.[31] A group of buildings marked on the Skagway 1914 Sanborn Map near the riverbank at Alaska Street between 4th and 5th Avenues is marked "F.B." for "Female Boarding."[32]

The 1910 Census indicates that Faith had moved to Petersburg, Alaska. Catherine Holder Spude notes: "Faith and Josie Smith left Skagway for Petersburg, a small fishing village of 125 men and 15 women."[33] However, this was a short-lived venture as Spude surmises: "It seems Kitty Faith had decided that Petersburg with its low-wage-earning fishermen, was not the kind of town where she wanted to do business" (Figure 6.5).[34]

Perhaps the building now called the Kitty Faith Crib was among the properties moved to the new Alaska Street restricted district between Fourth and Fifth Avenues. Records indicate Kitty Faith still owned Block 3, Lot 3 on Seventh Avenue in 1913, but by that time, no improvements were associated with the parcel.[35] In addition, no buildings appear on Block 3, Lot 3 on the 1914 Sanborn Fire Insurance Map of Skagway, confirming the indication from the 1913 records that there were no improvements on this lot (Figure 6.6). However, the 1914 Sanborn shows two, small buildings on the adjacent, Block 3, Lot 4. Skagway tax records from 1908-1912 are missing from the borough's archives, so it is unclear precisely when Faith sold and/or moved the cribs.

Faith began selling off her Skagway property in March 1915 in preparation to leave town. A view of Skagway from the spring of 1915 shows only two cribs on

Research Library, S059/1,107; Skagway Historical Records, Deed Records, Vol. 7, 1908, 190-91 as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 125-126.

28 *Daily Alaskan*, June 22, 1909; Skagway Historical Records, Minutes of the City Council, Vol. 4, 1907-1910, 300, 304 as cited in Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, 190.

29 For an in-depth discussion of this move see Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*, Chapter 7: The Closing of the Seventh Avenue District, 1909-1910.

30 Robert L. S. Spude, *Red Light District Cribs* (Skagway, AK, 1979), unpublished manuscript.

31 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 202.

32 Sanborn Fire Insurance Company Map, Skagway, Alaska, 1914, Sheets 4 and 5.

33 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 202.

34 *Ibid*.

35 Historic Records of the Office of the Magistrate, City of Skagway, Tax Records, 1900-1943.

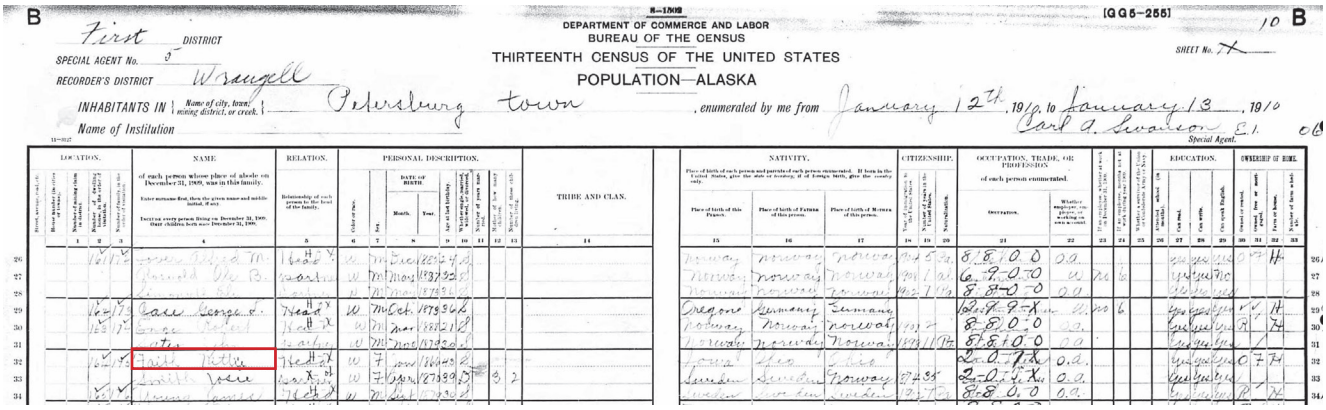


Figure 6.5: Detail of the 1910 United States Federal Census Record for Kitty Faith in Petersburg, Alaska (Ancestry.com).

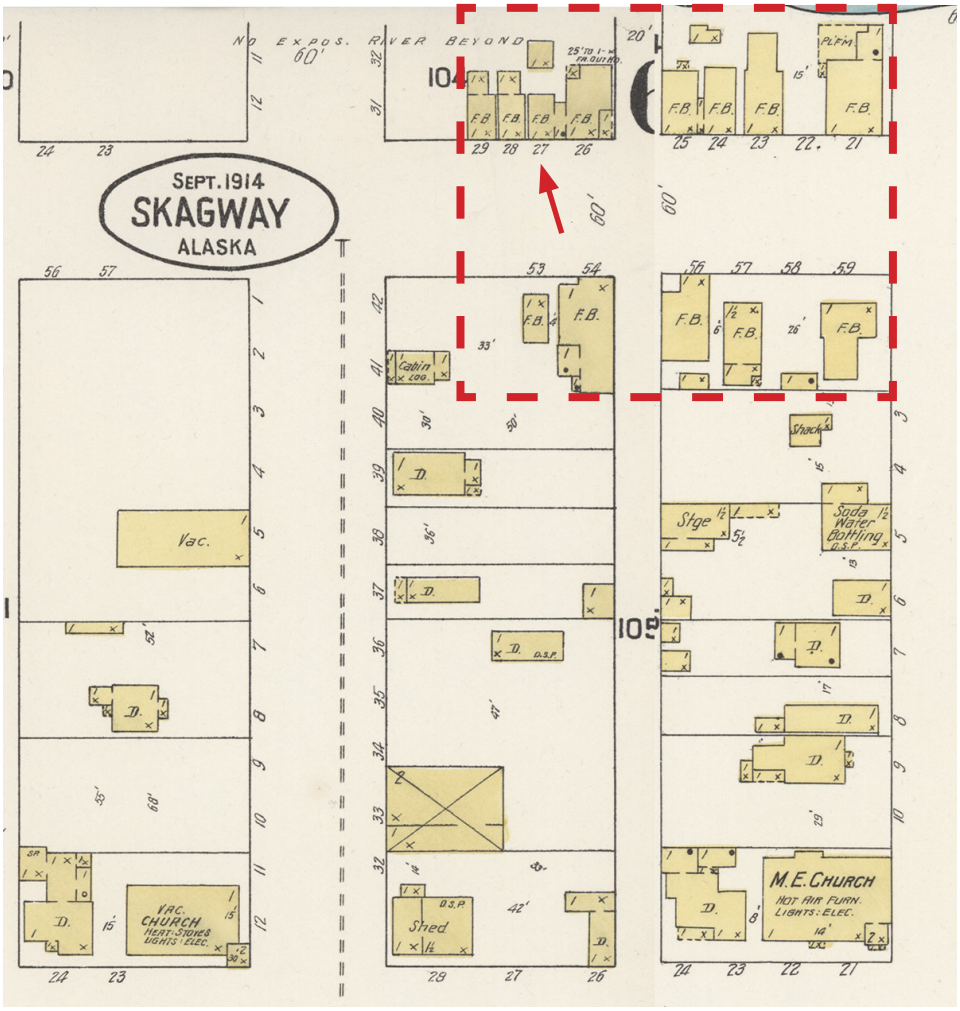


Figure 6.6: 1914 Sanborn Map Block 3, Lots 3 and 4 with notations relating to Female Boarding houses or "F. B." Dashed lines indicate location of female boarding houses within the Alaska Street Restricted District. Lot 3 vacant, Lot 4 has two buildings with footprints that look like the cribs. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheet 4, September 1914, Library of Congress, Washington, D.C.).

the south side of 7th Avenue (Figure 6.7). She commenced with the sale of Lot 3, Block 3 on Seventh Avenue, where the cribs may have originally stood. For this property, the former Stinebaughs' property she had purchased for $1,500, Faith received only $100.[36] Faith married Chris Wandsted, a carpenter, in 1916 and moved with him to San Mateo County, California shortly after retiring from sex work.[37] By this time, prostitution was facing considerable opposition in Skagway. In 1917, the last of Skagway's madams were arrested and forced to leave, effectively ending sex work in the town.[38] Faith and Wandsted sold their remaining Alaska Street properties to Virginia Suffecool on June 6, 1921 for $25.00, cutting ties with Skagway.

BLANCHARD'S GARDEN

Unfortunately, no records detailing the sale of the three 7th Avenue cribs, including what is now known as the Kitty Faith Crib, have been found. A photograph of the Restricted Alaska Street District from about 1915 shows a number of buildings that could have been Faith's crib (Figure 6.8). However, by the spring of 1915, a building that looks like the Kitty Faith Crib can be seen in a photograph of Blanchard's Garden in Skagway. Blanchard's Garden was a tourist attraction, an ornamental strolling garden on the south side of 6th Avenue between Alaska and Main Streets, only a block from the Alaska Street Restricted District. The 1915 photograph is the earliest documented photograph of the Kitty Faith Crib.

The 1914 Sanborn Map of Skagway shows a small building in the rear of the Blanchard's lot along the alley (Figure 6.10). The building could have been moved there as Faith was selling off her property.

The building in the Blanchard's Garden photograph has the Kitty Faith Crib's distrinctive round window set into the front gable end; however, this feature was not present in the 1908 picture of the three cribs on 7th Avenue (Figure 6.1). The building appears to have remained on the Blanchard's Garden site until 1981 when it was moved to a new location on 5th Avenue near Broadway.

The small garden shed was shown in Blanchard's Garden lot on the 1948 Sanborn Map (Figure 6.11) and in an aerial photograph from the 1970 (Figure 6.12).

RELOCATION AGAIN

In the summer of 1981, the Kitty Faith Crib was moved from the Blanchard's Garden lot to 5th Avenue and Broadway on Block 25, Lot 6 (Figure 6.13). It would remain in this location until 2003. This building, which was used for a small retail store, had the same distinctive circular window in its projecting gable (Figures 6.14, 6.15, and 6.16).

36 Skagway Historical Records, Deed Records, Vol. 9, 1916, 329.

37 United States Federal Census Records San Mateo County, Visitacion, California, 1920, Enumeration District, 60, Sheet 1A. Entry for Wandsted, Chris and Kitty.

38 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 237.

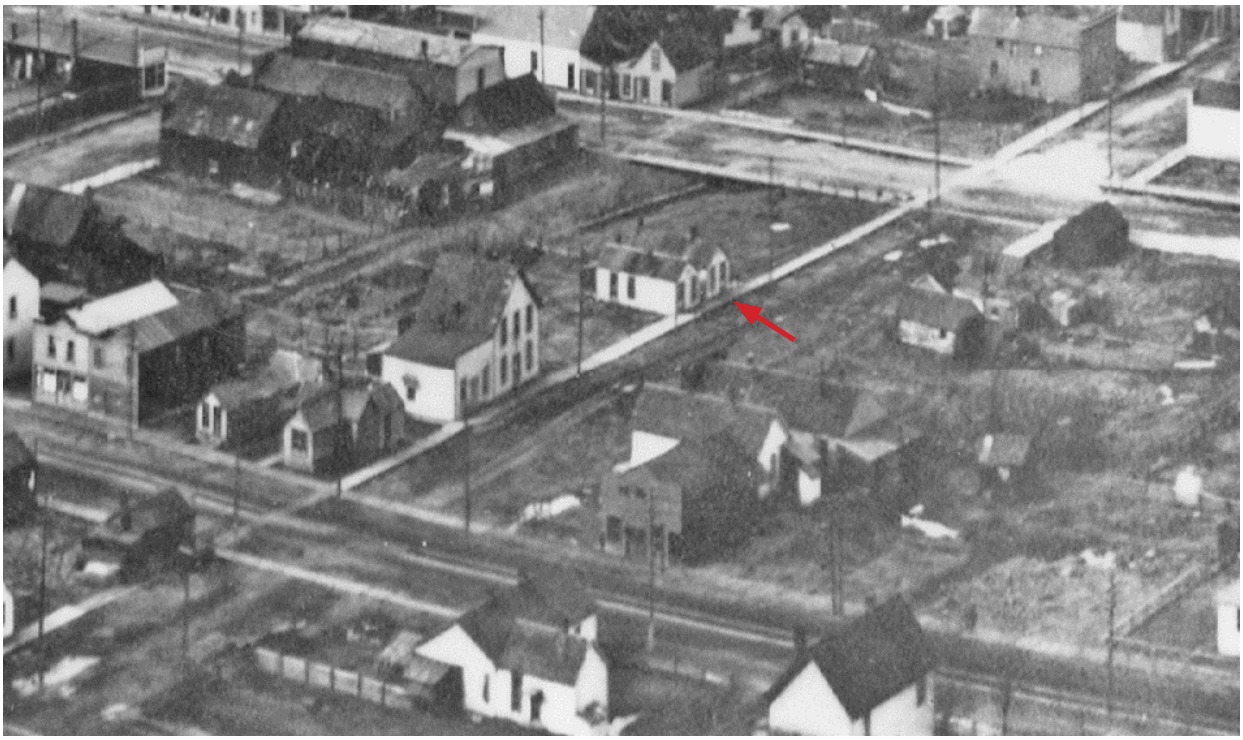


Figure 6.7: A 1915 view of Skagway by photographer Floyd Sheelor. This cropped overview panoramic photograph of town taken from the east hillside shows the former 7th Avenue Restricted District but note there are only two small cribs on 7th Avenue where the arrow is pointing. They also appear to be on Lot 4 not Lot 3 as viewed in the circa 1908 photograph. (Alaska State Library, Panoramic Views of Alaska and Yukon Territory, PCA 63-21a; KLGO SO-32-141).



Figure 6.8: A 1915 view of Skagway by photographer Floyd Sheelor. This cropped overview panoramic photograph of town taken from the east hillside shows the Alaska Street Restricted District. (Alaska State Library, Panoramic Views of Alaska and Yukon Territory, PCA 63-21a; KLGO SO-32-141).



Figure 6.9: View of Blanchard's Garden from August 3, 1915 with the Kitty Faith Crib used as a garden shed. Note the distinctive overhanging gable was not visible on the early view of the 7th Avenue cribs. Photographer Louis H. Pedersen, LHP # 1319 (National Park Service, Klondike Gold Rush National Historical Park, KLGO 57928).



Figure 6.10: 1914 detail of Sanborn Fire Insurance Map with arrow pointing to the site of Blanchard's Garden with the shed at the rear of the site (Sanborn Fire Insurance Map of Skagway, Alaska, Sheet 4, September 1914, Library of Congress, Washington, D.C.).

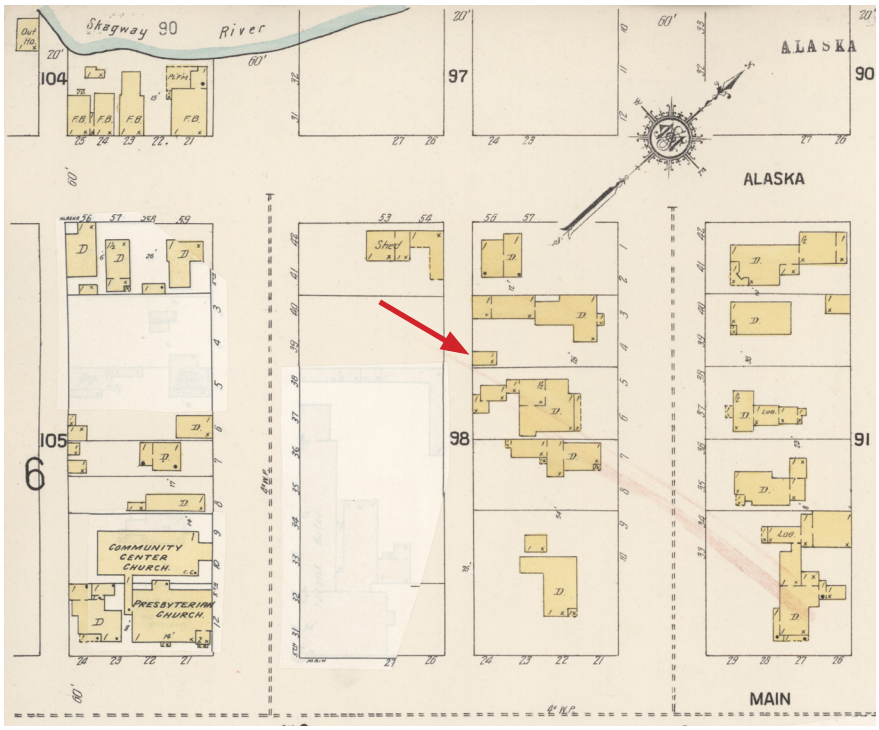


Figure 6.11: 1948 detail of Sanborn Fire Insurance Map with arrow showing the site of Blanchard's Garden with the shed at the rear of the site (Sanborn Fire Insurance Map of Skagway, Alaska, Sheet 4, September 1948, Library of Congress, Washington, D.C.).



Figure 6.12: A 1970 aerial photograph showing the building remained in its location on the lot that had housed Blanchard's Garden (Klondike Gold Rush National Historical Park, KLGO AR-507-3498).



Figure 6.13: View of the building in summer 1981. At that time the building was located near the southeast corner of 5th Avenue and Broadway (Block 25, Lot 6); note the posts holding the gable overhang (Klondike Gold Rush National Historical Park, David Snow Collection, KLGO Digital Library).



Figure 6.14: View of the building in summer 1982 at its location on 5th Avenue (Klondike Gold Rush National Historical Park, Robert Spude Collection, KLGO Digital Library).



Figure 6.15: View of the building in summer 1982 at its location on 5th Avenue (Klondike Gold Rush National Historical Park, Robert Spude Collection, KLGO Digital Library).

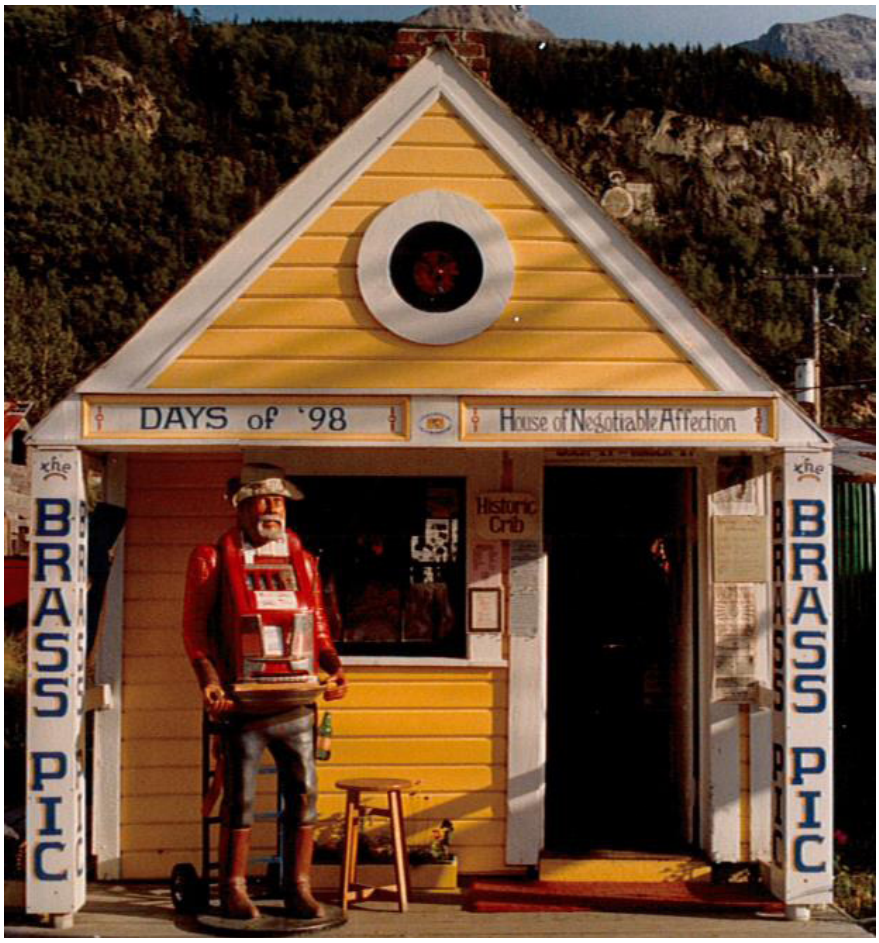


Figure 6.16: View of the building in 1992 at its location on 5th Avenue (Aten 1993; KLGO Digital Library).



Figure 6.17: View of the building in 2003 at its location on 5th Avenue (Klondike Gold Rush National Historical Park, KLGO Digital Library).

LOCATION FROM 2003-2014

In 2003, the building was moved again to sit along the alley between 11th and 12th Avenues and between Alaska and Main Streets on the Clem property. The circular gable window and the two wood posts on the front elevation were removed by the previous owner sometime in the 1990s, before the building was relocated in 2003 (Figure 6.17).

PRESENT LOCATION

In 2014, the Kitty Faith Crib was donated to the National Park Service by the Clem Family and the building was moved to its current location in Block 24 on Lot 8, where it is situated adjacent to another moved crib, the Alaska Street Crib (Figures 6.18, 6.19, and 6.20).



Figure 6.18: View of the building in 2014 during its relocation to its current location in Block 24 on Lot 8, on the alley between 5th and 6th Avenues. Note that the posts holding the overhang have been removed for the relocation and have not been re-installed (Klondike Gold Rush National Historical Park, KLGO Digital Library).



Figure 6.19: View of the building in 2014 during its relocation to its current location on Block 24, Lot 8, on the alley between 5th and 6th Avenues (Klondike Gold Rush National Historical Park, KLGO Digital Library).



Figure 6.20: View of building in its current location.

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7. Character-Defining Features

Building character-defining features are the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, stylistic elements, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Landscape characteristics are tangible and intangible aspects of the landscape that relate to the period of significance and give a landscape its historic character.

SITE

This building has been moved within Skagway multiple times; therefore, there are limited site character-defining features.

- Building sited on flat topography
- Front elevation sited to face alley or street
- Wood plank boardwalk in front of building that provides pedestrian access to exterior of building

BUILDING EXTERIOR

- One-story configuration
- Slightly raised foundation
- Rectangular in plan
- Front facing, 12 1/2:12 gable roof
- Cedar shingles with a 5" exposure and metal ridge cap
- Projecting pediment formed by the roof overhang at front elevation extending approximately 3 feet past exterior wall, creating a covered entry
- Red brick chimney laid in running bond with courses extending above the roof shingles that match the earliest known photographic evidence of the building at Blanchard Garden (Figures 5.17 and 6.9)
- Shiplap siding with profile #105 under eaves with soffit boards on the north, west, and east elevations (Appendix D)



Figure 7.1: Steeply pitched roof.



Figure 7.2: Projecting pediment with roof overhang.



Figure 7.3: Horizontal shiplap siding.

- 3/4" x 5 1/2" horizontal, wood, 137 V-Rustic shiplap siding
- Vertical, 3/4" x 3 3/4" wide flat profile wood boards used as trim at elevation ends
- North elevation wood door measuring 2'-5 3/4" wide and 5'-10 1/2" tall with vertical tongue-and-groove wood boards
- Six-lite fixed stile-and-rail wood sash windows with wood trim and sills at north and west elevations
- Centrally located, four-lite fixed stile-and-rail wood sash window with wood trim and sill at south elevation
- No windows at east elevation
- Beveled trim at windows

BUILDING INTERIOR

- One-room configuration
- Wood windows with deep window sills
- Window hardware, including the metal thumb latch at the south window and spring bolts on the west window
- Wood door with six vertical boards and two chamfered horizontal boards
- Brick chimney supported with a stove pipe opening



Figure 7.4: One-room interior with wood finishing on ceiling and walls.

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8. Condition Assessment

INTRODUCTION AND METHODOLOGY

SURVEY METHODOLOGY

The Kitty Faith Crib was visually surveyed during a site visit conducted on August 10, 2020 by FFA Architecture and Interiors staff in conjunction with architecture + history, llc. The survey methodology for the buildings and structures involved visual observations conducted at the ground level of building exteriors. Interior spaces were also inspected during the August 2020 site visit. Investigative techniques were conducted using non-destructive methods and tools. Historic research and resource inspections informed the descriptions and condition assessments presented below.

CONDITION DEFINITIONS

The condition of the building elements that were evaluated are categorized in a good, fair, poor rating systems, defined as:

Good – The building or structure element or feature appears to be functionally and structurally sound and exhibits only minor wear and tear or minor deterioration of surfaces. Repair or rehabilitation is not required; however, routine maintenance will ensure continued good condition.

Fair – The building or structure element, feature, or components of the feature show signs of aging, deterioration, and possible future failure. While the element or feature is still structurally adequate, corrective maintenance and repair is required within a moderate period of time (approximately 3-5 years).

Poor – The building or structure element shows extensive deterioration, is missing, or shows signs of imminent failure if corrective action is not immediately taken. Major corrective repair or replacement is required. Applicable laws, codes, regulations and other requirements must be considered before any rehabilitation work can begin. The work must be in conformance with applicable federal regulations and codes, including Executive Orders, National Park Service Management Policies, and Director's Orders. Local building codes are often applied during NPS rehabilitation projects to respond to geographic, climatic, and site-specific jurisdictional criteria relevant to a project's location.



Figure 8.1: Raised wood boardwalk provides pedestrian access to the building.

EXTERIOR CONDITIONS

BUILDING ACCESSIBILITY

The front entry of the Kitty Faith Crib faces north toward a gravel alley between 5th and 6th Avenues. A right of center tongue-and-groove door on the north (front) elevation serves as the only entrance into the building. The crib is accessed from a raised boardwalk directly in front of the building that provides pedestrian access to the building and connects to other buildings located along the block (Figure 8.1).

Condition

Note: When the park accepted the donation of this building, park management decided that the building will serve as a feature in the Skagway cultural landscape to be viewed from the exterior. The park does not intend to open the building interior to visitors. The accessibility deficiencies are described to capture the expertise of the authors.

The north entrance does not meet Architectural Barriers Act Accessibility Standard (ABAAS) code requirement, exceeding the 1/2" maximum threshold height requirement. There is a 10" height difference between the boardwalk and the interior finish floor of the entry door threshold, as well as a significant gap between the deck/boardwalk and the exterior of the building (Figure 8.2). The existing door hardware is not compliant and does not meet code requirements.

STRUCTURAL SYSTEMS

The building sits on two dimensional wood support beams oriented north-south supported by cribbing constructed with pressure treated lumber that was installed when the crib was relocated in 2014. Corrugated metal skirting was added on all elevations, concealing the foundation and height difference between the grade and wood water table (Figure 8.3). Exterior wood-framed walls measure 6'-2 1/4" in height from the finished floor to the top plate. The high-pitched gable roof is supported by wood rafters that rest on wood top plates. The building has a simple gable roof and measures 5'-8 7/8" from the top plate to the roof peak. The gable end of the roof on the north (primary) elevation has a cantilevered overhang that extends roughly 3 feet from the exterior wall of the building (Figure 8.4). Wood columns formerly supported the gable porch, but were removed at an unknown date and were never replaced.



Figure 8.2: Gap between decking and building.



Figure 8.3: Added corrugated metal skirting.



Figure 8.4: Cantilevered gable roof on front elevation.



Figure 8.5: Sheathing and trim at underside of extended gable.



Figure 8.6: Trim at east eave.



Figure 8.7: Trim board at north (front) elevation.

Condition

Based on visual assessment, which did not include inspection of the building foundation, structural components appear to be performing without any indication of failure or concern. While the attached corrugated metal below the wood siding protects the foundation from moisture intrusion and pests, the material is not compatible with the historic building and the metal has localized rust from oxidization. Further structural investigation is recommended to evaluate long-term stability of the cantilevered portion of the roof, including its attachment to primary building structure. Additionally, since none of the cribs seen in early photographs of Skagway appear to have a cantelivered gable end as seen on the Kitty Faith Crib today, additional investigations should also include a closer look at the structural attachments of the gable end roof and north wall to see whether there is any indication the canteliver was a later addition.

ROOF AND CHIMNEY

The gable roof has a slope of 12 1/2:12 run and is clad in cedar shingles. Cedar shingles are laid with a typical 5" exposure. The shingle roof has a metal ridge cap and a chimney laid with bricks in a running bond pattern located on the ridge at the north gable. No building paper or weather barrier was observed beneath the shingles and there are no gutters installed on the building or metal flashing at roof-to-chimney joints. The underside of eaves, including the underside of the extended gable front, are finished with the same material as the siding, painted a cream color (Figure 8.5). Soffit boards are installed at the underside of the roof sheathing at the roof drip edges to cover the width of the narrow overhang. They are also located on the underside of the extended gable front (Figure 8.6). Sheathing is painted a cream color, matching the color of exterior siding, with exception of the exposed south elevation sheathing that is painted brown. Frieze trim boards measuring 3-7/8" on the north and south gables are painted dark brown, consistent with exterior trim. Trim on the north (front) gable concludes above hand painted wood-framed signs, while gable fascia on the south elevation have mitered ends that extend the length of the gable ends (Figure 8.7).

Condition

The roof is in fair condition with visible weathering and deterioration of the wood shingles. Striation has occurred on individual shingles and there is moderate biological growth (mold, mildew, moss, and lichen) on the surface that is most visible on the west gable



Figure 8.8: Biological growth visible on west elevation of roof.



Figure 8.9: Missing trim board on north elevation.



Figure 8.10: Severely deteriorated mortar on chimney and no flashing.



Figure 8.11: Horizontal wood siding and corner trim boards.



Figure 8.12: Electric meter and mast on west elevation.



Figure 8.13: Section of wood siding replaced on west elevation.



Figure 8.14: Deteriorated end grains at water table and corner trim.



Figure 8.15: Gap between water table and corner trim.

(Figure 8.8). Shingles exhibit surface weathering and discoloration. The metal ridge cap has significant corrosion on the surface. Chimney mortar joints have eroded due to severe mortar deterioration that has resulted in material loss. Shingles within close proximity to the base of the chimney have significant staining. Soffit boards under eaves are consistently loose on north and west elevations, posing a safety risk. Numerous trim boards are missing at the north (primary) elevation (Figure 8.9). Paint on all trim boards is significantly worn exposing the underlying wood to the weather and ultraviolet degradation (Figure 8.10).

EXTERIOR WALLS

The wood-framed walls of the Kitty Faith Crib are clad in 3/4" x 5 1/2" 137 V-Rustic profile siding oriented horizontally that extends from the finished floor to the top plate. Corner trim boards, measuring 3/4" x 3 3/4" wide, span the height of exterior walls on each side (Figure 8.11).

The lower wood siding on the west elevation has a water table consisting of a wood drip cap and apron, while the east elevation is only fitted with a drip cap. North and south elevations do not have the drip cap or apron. The water table on the west elevation consists of a nominal 2" thick drip cap that sits at the base of the siding and projects beyond the face approximately 1". Below the drip cap is a 5-1/2" wide apron that overlaps with metal skirting at the foundation. The water table on the east elevation does not have an apron and only consists of a the drip cap matching the west elevation board.

Two central 1'-0" by 7'-0"rectangular vents spaced 2 1/3" apart are centered below the gable peak on the south elevation. Both vents are covered with metal mesh. An electric meter base that is no longer in service is attached to the east elevation with an attached mast and weatherhead that extends above the roof line (Figure 8.12). An electric outlet is mounted to the exterior wall positioned directly below the window on the south elevation. Wiring suspended from the outlet connects with the building interior at the southwest corner. All exterior wood siding is painted cream and wood trim boards are painted dark brown.

Condition

The horizontal "V" profile wood siding, corner trim boards, as well as the existing water table on the west elevation, are in poor condition with localized wood decay and paint failure that is most severe at corners



Figure 8.16: Paint failure with consistent crazing.



Figure 8.17: Rust stains from metal corrosion.



Figure 8.18: Nail hole expanded due to moisture intrusion.



Figure 8.19: Tongue-and-groove wood plank entry door.



Figure 8.20: Visible gaps between door and opening.

of the building. Sections of the wood siding were replaced on the west elevation and wood patching on the south elevation covers a circular hole in the siding that provided electrical access and wiring in the past (Figure 8.13). The lowest siding board is missing from the north (front) elevation. All corner trim boards have evidence of significant wood deterioration and decay at ends with some material loss due to splashback and prolonged moisture exposure (Figure 8.14). Wood corner trim boards on east and west elevations are loose at ends, exhibit decay, and have consistent splitting that is most severe on the east elevation. The water table and trim on the east and west elevations have significant paint deterioration causing the wood to be exposed and weathered, with visible splitting. There is a gap between the water table and corner trim at the northwest corner of the building where the trim board has been cut (Figure 8.15).

Paint on the exterior of the building is failing, with consistent issues visible on all painted surfaces. Paint deterioration has resulted in crazing, flaking, and intercoat peeling on the surface (Figure 8.16). Crazing occurs when several layers of paint become hard and brittle and no longer have the ability to expand and contract with temperature fluctuations, causing the bond between paint layers to break, resulting in cracks that form as the wood swells. Intercoat peeling can be caused by improper surface preparation and/or incompatibility between paint layers. Moisture infiltration also has the ability to further paint and wood deterioration. Corrosion stains from random staples and nails are visible on painted surfaces at various locations on the exterior of the building. Rust stains from significant corrosion of the abandoned electric meter base on the west elevation, and metal grating on vents on the south elevation have bled onto exterior walls, staining the exterior paint (Figure 8.17). Several nail holes on exterior siding and trim have expanded due to moisture infiltration and rust jacking, increasing the potential for wood decay and fungal growth (Figure 8.18).

EXTERIOR DOOR

The entry to the building is located on the north elevation and consists of a single leaf inward swinging door with and exterior face of painted tongue-and-groove boards attached to an interior layer of flat, square-edge wood boards. Horizontal boards are attached to the interior door face and hold the individual boards together (Figure 8.19). The door measures 2'-5 3/4" wide and 5'-10 1/2" tall. The entry door is fitted with a cast iron cylinder knob with a

separate cast iron keyhole below. A modern brass deadbolt lock has been added above. Hardware on the interior of the door is mounted on wood blocks that have been attached to the door and frame. Interior hardware consists of a surface mounted cast iron lockset with a brass knob, as well as the thumb latch of the modern brass deadbolt above. Door hinges consist of a non-original pin brass hinge mounted to the upper wood ledge and a galvanized T-hinge mounted to the lower ledge on the interior of the door. A modern wood sign with curved edges and hand painted black lettering is mounted above the header trim and reads "head Knocker." Door trim on the exterior and interior consists of 3/4" x 5 1/4" casing at the jambs and head. The exterior of the door and door trim is painted a cream color, consistent with the building exterior, while the interior of the door and interior wood trim is unfinished, matching other interior finishes.

Condition

The entry door is in fair condition with tongue-and-groove wood planks intact. The size of the door does not effectively cover the opening, leaving minor gaps at the jambs and header that are visible from the interior (Figure 8.20). The existing exterior door knob and keyhole lock below are severely rusted. Rust has leeched onto the wood planks, staining the paint. A brass deadbolt was added above the doorknob and there is evidence of other locks that have been installed and removed in the past, including remnants of an upper latch. Exterior paint conditions on the door and frame are consistent with exterior paint issues throughout the exterior, with visible peeling, crazing, and chipping on the surface. Staples and nails on the door, framing, and trim have corroded, resulting in rust stains that have bled onto exterior paint. The interior of the door is in good condition with evidence of normal wear, without any indication of wood decay or moisture intrusion. A visible cut in the lower wood ledger in the interior indicates the ledger was repaired and a section was replaced. There are paint markings on the top ledger and several wood planks near the header of the door from when the exterior was painted. Modern hardware has been installed on the exterior and interior of the door, including mismatched hinges. The modern brass deadbolt and hinges are not historically appropriate and distract from the historic character of the building.

WINDOWS

Typical windows on the building consist of wood-frame sash windows with divided lites (Figure 8.21). The building has a total of three fixed windows



Figure 8.21: Typical wood sash window with divided lites.



Figure 8.22: Deteriorated and missing glazing putty.



Figure 8.23: Caulk between window sash and framing.

located on the north, west, and south elevations. Window sashes consist of wood stile-and-rail sash construction of varying dimensions. North and west windows contain six lites configured three-over-three with wood sashes that measure 3'-8 1/2" wide by 3'-10 1/2" tall on the north elevation and 2'-8" wide by 2'-11" tall on the west elevation. The wood window sash on the south elevation has four lites configured two-over-two and measures 2'-7 1/2" wide and 2'-4" tall. Exterior window trim is comprised of 3/4" flat casing at headers and jambs that measure approximately 4 1/2" to 5 3/4" wide. All window sashes are painted a cream color with exterior trim that is painted a dark brown color. Interior trim casing consists of beveled wood boards that are unfinished, without a finish coating.

Condition

The three extant wood sash windows are in poor condition with significant paint failure on exterior sashes and trim. Glazing putty has deteriorated on all window sashes. Despite these condition issues, there was no visible wood decay on window sashes or frames (Figure 8.22). Paint delamination is exhibited on all window components, including wood sashes, muntins, trim, and sills. Paint deterioration is most severe on window sills, which has resulted in exposure of the wood to weather. There is a slight gap between framing and sill joinery on the west window, increasing the potential of moisture exposure. Glazing putty is severely deteriorated and is broken and missing in sections on all windows. The north and west window sashes have been sealed shut with a heavy coating of caulk or sealant that has been applied to the exterior of the sash and frame (Figure 8.23). When applied to exterior wood joints, caulk increases the risk of trapping moisture and as a result has the potential to cause wood decay. The use of caulk is not compatible with the historic character of the building, and is visually distracting due to the inconsistent appearance. Operability of windows is unknown. The interior of windows are in fair condition with evidence of past minor wood damage on sashes and frames. Minor damage on framing appears to have been caused by impact or force. There is evidence of staining on the interior of sashes at upper and lower rail and stile joints from past water/moisture exposure, but there does not appear to be any visible wood decay. The interior of the south window has evidence of splitting and visible wear at the jambs. The east window was caulked/painted shut in the interior and an spring bolt was inserted into the inside of each stile that likely was fashioned as a window stop. Interior wood casings have minor checks, nail holes, and staples. The interior of windows are currently covered with dirt, dust, and dead insects.

INTERIOR CONDITIONS

The interior floor plan consists of a single, open room. The attic space above the cantilevered gable end functioned as a storage area and is accessed through a push-up panel in the soffit.

WALLS & CEILING

The interior ceiling is finished with horizontal wood tongue-and-groove beadboard (Figure 8.24). Interior walls, including gable end walls that extend to the ceiling, are finished with straight horizontal wood plank boards that run parallel with the ceiling beadboard. Almost all of the interior finishes, including ceiling and walls, are unpainted, but were likely stained and/or finished with a natural oil in the past.



Figure 8.24: Interior ceiling with tongue-and-groove beadboard and wood plank walls.



Figure 8.25: Remaining brick chimney with wood mantelshelf supported by diagonal wood braces.



Figure 8.26: Vent openings covered with cardboard.



Figure 8.27: Stain on south interior wall.



Figure 8.28: Nail holes and staples on interior window casing.

Interior wood is fairly consistent in color, with the exception of a center section of the ceiling, possibly the attic hatch opening, that is painted white. The gabled wood ceiling has wire racks hung from metal clamps attached to wood planks. Surface mounted metal rails from previous shelving on the west wall is still intact from when the building functioned as a gift shop. The brick chimney and with a round stove pipe opening has a wood mantelshelf supported by diagonal wood braces (Figure 8.25). Two vent openings on the south gable wall are covered with cardboard, secured with duct tape (Figure 8.26).

Condition

The wood tongue-and-groove beadboard ceiling and horizontal wood planks on interior walls appear to have been installed somewhat recently and are in fair condition. There is no evidence of recent or current moisture intrusion, damage, or wood decay on interior ceiling and walls, however, there are significant dark stains on interior walls. Numerous dark streaks extend the height of the west wall and there is a large concentrated, dark black stain on the south wall (Figure 8.27). A circular hole below the south window that provided electrical access has been patched on the exterior, but not the interior. Staining on wood surfaces is uneven and inconsistent throughout the interior. Attached wire racks are no longer in use and distract from interior wood finishes. There are numerous nail holes and staples on plank boards, as well as window trim boards (Figure 8.28). The thimble has been removed from the brick chimney and the opening has been stuffed with a bundled denim material that does not completely cover the opening.

FLOORING

Interior floors in the building consist of non-historic plywood with trim boards secured directly onto plywood at some interior edges. Reproduction historic newspapers were laminated with lacquer over plywood flooring (Figure 8.29). A combination of quarter-round and flat unfinished floor trim has been added at the base of east and south interior walls.

Condition

The original flooring is no longer extant and the existing flooring, trim, and reproduction newspaper finish are not representative of the building's historic character. Reproduction newspapers remain laminated to plywood flooring with visible residue. Past attempts to remove newspapers has resulted in the delamination of plywood and an overall rough, uneven finish on the floor surface (Figure 8.30). There is a dark stain near the south wall below the outlet that was likely associated with the stains on the wall directly above the flooring (Figure 8.31). Floor trim is inconsistent and is not compatible with construction methods or materials within the period of significance.

ELECTRICAL

The building currently does not have electricity and the park does not plan to re-install line voltage at this time. Overhead lighting remains intact from the building's previous use as a gift shop. Lighting is no longer connected and consists of three metal light fixtures mounted to the ceiling attached with electrical conduits (Figure 8.31). Metal electrical conduits extend from the breaker panel mounted to the southwest corner of the room and travel the length of the building, connecting to the switches on the north wall between the entry door and window (Figure 8.32). Surface mounted outlets are located on lower east and west walls.



Figure 8.29: Plywood flooring and added quarter round trim.



Figure 8.30: Remaining newspapers on plywood flooring that create an uneven, rough finish.



Figure 8.33: Dark stain on floor near west wall.



Figure 8.31: Overhead lighting fixtures mounted to ceiling.



Figure 8.32: Distribution panel at southwest corner.

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9. Integrity Assessment

The National Register of Historic Places criteria established seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. In order for a property to retain historic integrity, a majority of the seven aspects must be maintained. Assessing the overall integrity of a property assists in measuring the ability of the property to convey its historical significance. Assessing a building's integrity entails understanding the physical features and how they convey significance. The retention of specific elements of historic integrity to the defined period of significance is important when assessing integrity.

Research for a Historic American Buildings Survey (HABS) report preceded the contract for this HSR and all available documentation regarding the history of the building was provided to the HSR team by NPS to inform the document. Unfortunately, primary and secondary sources associated with the history of the building are very limited, particularly photographs of the interior and to a certain extent, the exterior. As a result, it is difficult to ascertain which of the building's character-defining features date to the defined period of significance for the historic district, limiting the team's ability to confirm some aspects of integrity.

Prior to accepting the donation of the Kitty Faith Crib, Klondike Gold Rush National Historical Park and Alaska Regional Office Cultural Resources staff consulted with the Alaska State Historic Preservation Office, to determine if the relocation would constitute an Adverse Effect per the National Historic Preservation Act of 1966. Despite Skagway's long-standing history of moving buildings within the historic district during the National Historic Landmark's period of significance, it was determined that moving a historic structure would constitute an adverse effect.

The following assessment of integrity acknowledges the adverse effect mentioned above and assumes the exterior of the building remains intact from the Period of Significance despite not having specific evidence to suggest details such as siding profile or chimney configuration. It is assumed that the interior remains mostly unchanged from the Period of Significance until further evidence is provided.

Within the context of the Skagway and White Pass District National Historic Landmark, the Kitty Faith Crib retains a high degree of integrity of design, materials, workmanship, and a moderate degree of integrity of setting, feeling, and association. It does not retain integrity of location, as it has been moved from its original location. The building has never been evaluated individually, but rather as a contributing element of the NHL.

LOCATION

The Kitty Faith Crib does not retain integrity of location as it has been moved from its original location and has been moved multiple times. However, it remains within the boundaries of the Skagway and White Pass District National Historic Landmark and is near other district contributors, including other buildings that have been moved within the district boundary.

DESIGN

The building retains a high degree of integrity of design. It is a simple vernacular, wood-frame dwelling with a gable roof. Its small scale and simple, one-room interior help convey its historic character and use as a crib within the context of the Skagway and White Pass District National Historic Landmark. It appears that a distinctive, front circular window set in the projecting pediment, dating to at least 1915, and perhaps earlier, has been removed. Evidence of the window is extant on the backside of the gable end wall, but the current configuration with exterior siding covering the window opening dimishes the integrity of design.

SETTING

The building retains a moderate degree of integrity of setting. Although the building has been moved, it remains within the boundary of the Skagway and White Pass District NHL. The building also sits within the commercial core of the downtown area surrounded by other Klondike Gold Rush era structures. Some aspects of the commercial and natural setting are intact to the Period of Significance. Two major alterations to the setting, including the construction of the Skagway Airport and to the east of the district and significant expressions to the harbor to the south of the district.

MATERIALS

Some of the original materials have been replaced with in-kind, compatible contemporary materials.

WORKMANSHIP

The crib retains a high degree of workmanship, reflecting its vernacular character. The building has a simple design and lacks ornamentation. Subsequent repairs and replacement of materials reflect the original workmanship.

FEELING

The building maintains a moderate sense of a vernacular, wood frame structure constructed in an Alaska frontier Gold Rush, boom town at the turn of the twentieth century.

ASSOCIATION

The building retains a moderate degree of integrity of association with strong historical links to other buildings and resources within the NHL.

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10. Future Use & Treatment Recommendations

INTRODUCTION

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines four primary treatment approaches: Preservation, Rehabilitation, Restoration and Reconstruction. Each treatment approach has its own standards and general recommendations according to the property's significance, existing physical condition, and documentation.

Considering the building's contributing status within the Skagway and White Pass District National Historic Landmark (NHL), it is recommended that any future projects proposed for the Kitty Faith Crib follow the Restoration Treatment approach as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The proposed treatment recommendations in this HSR follow the Restoration Treatment. The Restoration Treatment will focus on restoring the building's historic fabric and character-defining features during the Period of Significance. Future treatment recommendations follow *The Secretary of Interior's Standards* treatment guidelines prioritizing repair over replacement. A Restoration Treatment of the building will provide Klondike Gold Rush National Historical Park the opportunity to improve exterior interpretive opportunities for the exterior of the building. The Restoration Treatment will also allow for the restoration of extant character-defining features of the building, while providing the opportunity to reestablish non-extant character-defining features from the period of significance that convey the building's historical significance. General treatment recommendations will guide future maintenance and restoration activities without diminishing the building's historic fabric or integrity, while improving visitor use and interpretative opportunities at Klondike Gold Rush National Historical Park.

REQUIREMENTS FOR TREATMENT AND USE

Klondike Gold Rush National Historical Park has indicated that the Kitty Faith Crib will be interpreted from the exterior only. No interior access for visitors will be provided, so the following treatment recommendations will restore the building's exterior and stabilize its interior to ensure it has a secure envelope. Treatment and use recommendations are to be applied in conjunction with the park's interpretive plan and in coordination with overall planning objectives.

TREATMENT RECOMMENDATIONS

GENERAL BUILDING

- Create a plan to interpret the building from the exterior.

- Engage the park's Interdisciplinary Team (IDT) including park leadership, archaeologist, historian, curator, biologists, and resources manager. In the absence of a historical architect, consult the Alaska Regional Office.

- Coordinate with cultural resources team to determine future interpretive planning objectives, including exhibits and displays. Provide interpretive signage that explains the building's relocation.

- Conduct lead testing and paint analysis to determine original color of the exterior and to investigate compatibility of current and past coating applications to prevent future failure.

- Regularly clean and remove green biological growth and biofilm from wood boardwalk, exterior and if visible on wood surfaces during cyclic maintenance activities. Use non-abrasive techniques and quaternary ammonium compounds (quats) product.

ACCESSIBILITY & SAFETY

- Provide a code-compliant accessible route from designated accessible parking and/or shuttle stops to accessible viewing areas on the site for interpretive use.

- Ensure existing interpretive signs are code-compliant with all accessible codes.

BUILDING EXTERIOR

STRUCTURAL SYSTEMS

- Further structural investigation is recommended to evaluate long-term stability of the cantilevered portion of the roof, including its attachment to primary building structure.

- Structural investigations should also look for evidence of whether the cantilevered portion is original to the structure or a later addition.

ROOF AND CHIMNEY

- The existing cedar shingle roof exhibits weathering and striation, and overall appears to be nearing the end of its serviceable life with an estimated remaining lifespan of 3-5 years. At the next re-roofing, install 1/2" CDX plywood over existing sub-roofing with 1" galvanized flashing exposed at the eaves and rakes followed by Grace Ice and Watershield, Benjamin Obdyke cedarbreather, and

Blue Label Grade A cedar shingles matching the existing inches to weather. Install metal ridge cap. Ensure appropriate galvanized step flashing is installed at the chimeny/roof connection.

- Develop a cyclic maintenance program to clean organic debris and repair of loose or missing shingles.

- During cyclic maintenance intervals and prior to the winter season, remove debris and biological growth from cedar shingles using non-destructive methods, and carefully clean and remove rust from ridge cap. Gently remove debris from roof using a soft bristle broom and clean the green biological growth from wood surfaces during maintenance intervals. Gently brush chimney brick and mortar surfaces with a wet soft bristle brush to remove visible moss and biological growth.

- Consult excerpt from *Condition Assessment and Treatment Recommendations for Historic Chimneys, Klondike Gold Rush National Historical Park, Skagway, Alaska*. Frederick, MD: National Park Service, Historic Preservation Training Center, 2021 by NPS Mason Emily Harte for recommendations of Kitty Faith Crib chimney treatment (Appendix E).

- Hire a qualified mason with knowledge of historic buildings and building materials to conduct repairs and repoint masonry chimney. Ensure masonry repairs use an appropriate mortar mix with workmanship techniques matching the original masonry. Conduct a mortar analysis to ensure new mortar matches the original in color and texture and with the same physical performance characteristics.

- Reconstruct brick chimney according to historic documentation. The earliest known photographic evidence of the building is the Blanchard Garden photograph (Figures 5.17 and 6.9).

EXTERIOR WALLS

- Remove rusted and incompatible corrugated metal skirting that visually distracts from the historic character of the building. Replace with in-kind wood siding where deteriorated or missing and replace horizontal wood water table and apron on the east and south elevations (Appendix F).

- Inspect building exterior siding and trim and perform paint analysis in location that appears to be protected from weather and sun exposure. Consider that the structure has been moved, so what is now protected might not have always been. Ideal locations include under trim boards or under roof overhangs. Also test all paint and sealants on interior and exterior for lead.

- Replace severely damaged or decayed siding in-kind, as needed. In the future, use wood species, board profile, dimension, grade, and surface texture that matches the existing historic wood siding. Follow the standard profile #137 in the Wood Siding Standard Pattern (Western Wood Products) for the appropriate profile pattern (Appendix C).

- Secure and repair existing trim boards on the southwest corner of the building, and replace missing trim boards under eaves of north elevation.

- Wood siding, water tables, and trim at corners of the building exhibit decay at the end grain due to prolonged and repeated exposure to moisture. Fix gap at northwest corner between trim board and the water table and remove damaged sections of boards. If decay is severe, perform a splice repair of significantly damaged wood siding, water table, and trim using in-kind wood that matches the wood species, board profile, dimension, grade, and surface texture of the existing. Repaint to protect wood following paint analysis. Monitor and ensure paint coating is intact and repair is not exposed to moisture (Appendix F).

- Remove abandoned electrical meter base and masthead on west elevation that are no longer in use and were a later addition on the building. Repair wood siding if damaged and replace section of roof at gable in-kind that was removed for masthead.

- Remove rusted metal grating from gable vents at south gable that is significantly rusted and visually intrusive. Vents were likely a modification to the building during the 1980s. Consider infilling the vent openings on the interior and exterior in-kind wood siding to be more historically accurate, as well as decrease the potential of moisture infiltration and pest intrusion into the building interior.

- Remove loose nails and staples that have corroded and stained exterior paint. Reset exposed and protruding nails. Fill the existing nail holes on wood siding, corner boards, and trim throughout exterior at next painting/sealer effort. For future repairs, use hot-dipped galvanized nails to secure siding, sheathing, and trim. Coat with rust inhibiting primer if building is re-painted.

- Remove non-functioning surface mounted outlet on south elevation of building.

- Crazing and cracking of exterior paint indicates advanced paint failure that requires removal of all past paint layers to bare wood. Carefully follow Occupational Safety and Health Administration (OSHA) safety guidelines during the entire process of paint removal, and surface preparation of all exterior surfaces that have the potential to contain lead-based paint. Using non-abrasive methods and the gentlest means possible, remove all past paint layers to bare wood and properly prepare wood surfaces. Follow proper preparation methods to ensure wood is dry and conditions (weather, temperature, etc.) are optimal to ensure proper protection of wood and to improve paint performance. Depending on the paint analysis results, repaint the exterior of the building the historic colors, or alternatively, a historically appropriate color. Protect wood from weathering using two coats of alkyd primer/sealer on bare wood surfaces and finish with two coats of a high quality latex topcoat, preferably by the same manufacturer. Opaque paints are the primary protection of wood against weathering. Conduct regular inspection of exterior paint to prevent abiotic damage from ultraviolet photodegredation and wind exposure.

- Paint over non-historic lettering on the front facade that reads "THE BRASS PIC," "ESTABLISHED 1898," and "HOUSE OF NEGOTIABLE AFFECTION" that was painted in dark brown directly on exterior siding.

DOOR

- Restore tongue-and-groove plank entry door at north elevation, including removal of paint residue on the interior and repaint exterior following paint analysis results. Clean and remove localized rust from existing door hardware. Remove brass deadbolt and door hinges and replace with salvaged or reproduction hardware that is historically appropriate, with a more patinaed finish that is compatible with the existing doorknob.

WINDOWS

- Remove sealant/caulking on exterior and interior of window sashes, which is not a compatible material and has the potential to trap moisture and lead to deterioration of the wood sash and sill.

- Restore wood windows including the removal of failing paint (crazing, cracking, delaminated) and repair of wood using Dutchman patching with in-kind material. Restoration activities entail replacing deteriorated, broken, and missing glazing putty and restoring hardware. Re-glaze all windows using a linseed oil putty and paint with an oil-based primer and latex topcoat. Assess all wood sills for deterioration and ensure wood window components are regularly painted to provide weather protection. Assess wood window components on sash/frame/trim for evidence of decay or deterioration during restoration activities.

- Regularly clean exterior and interior of windows using non-destructive methods and products, including hardware during scheduled maintenance intervals. Include inspection of wood components, paint, glazing, and glazing putty condition.

- Extant evidence of the front gable circular window can be seen inside the contelievered section above the boardwalk. Based on the earliest photograph (Figure 6.9) and extant evidence, restore the character-defining circular window and trim package.

BUILDING INTERIOR

Klondike Gold Rush National Historical Park indicated that the interior of this building will not be treated. The following recommendations provide a structurally sound envelope to prevent weather or pest intrusion.

CEILING & WALLS

- Photograph interior to record existing conditions. Catalogue photographs in park archives.

- Remove cardboard covering from interior vents at south gable wall and infill using in-kind material to match existing.

- Remove wire racks from ceiling and mounted metal rails from the west interior wall.

- Re-apply finish/stain on all interior finishes to protect wood.
- Remove dark stain and patch circular hole on south wall using in-kind wood, matching in species and grain direction.
- After chimney is restored, properly cover the stove pipe opening to prevent moisture or pest intrusion.
- Remove non-historic denim material from the opening of the brick chimney in the interior, where the thimble was originally located. Coordinate with park curator for the Collection Advisory Committee (CAC) review process.

FLOORING

- Consider installing replica tongue-and-groove wood flooring that is historically appropriate and consistent with construction methods and materials within the Period of Significance. Reference the wood species, profile, and grain direction of historic wood flooring that is intact in the adjacent Alaska Street Crib.

ELECTRICAL

- Remove electrical wiring, conduits, etc. that were a later addition to the building and are no longer in use.

FIRE PROTECTION

- The Park has determined that the Alaska Street Crib and Kitty Faith cribs will not be sprinklered due to the small footprint and limited access.

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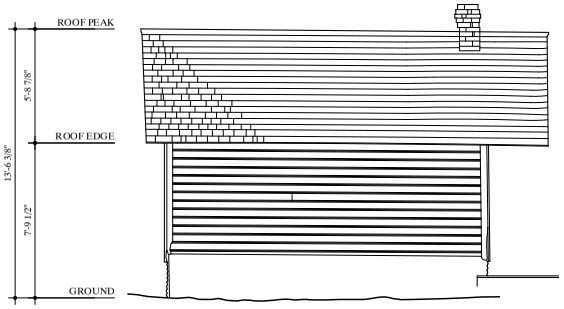
12. Appendices

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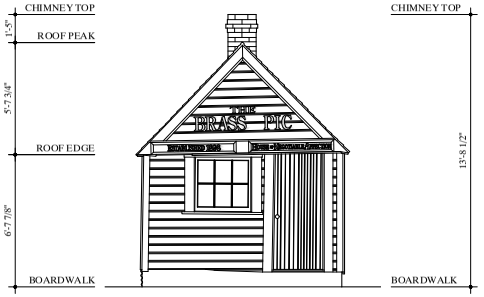
APPENDIX A: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-288 DRAWINGS, 2019

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

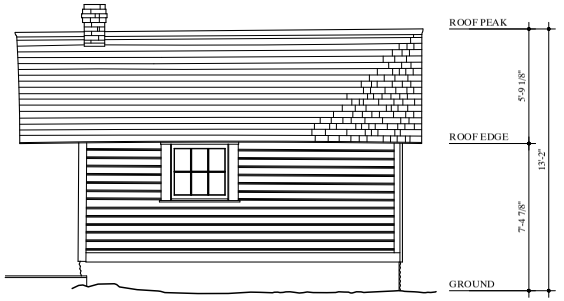
KITTY FAITH CRIB



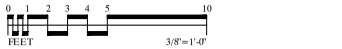
EAST ELEVATION
3/8"=1'-0" 1:32



NORTH ELEVATION
3/8"=1'-0" 1:32

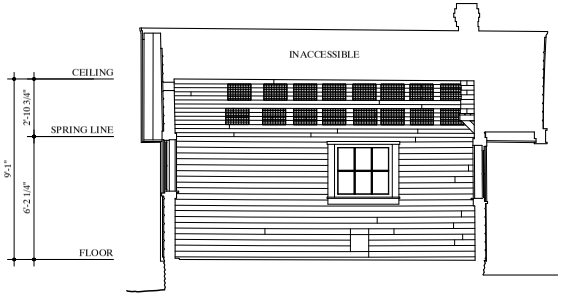


WEST ELEVATION
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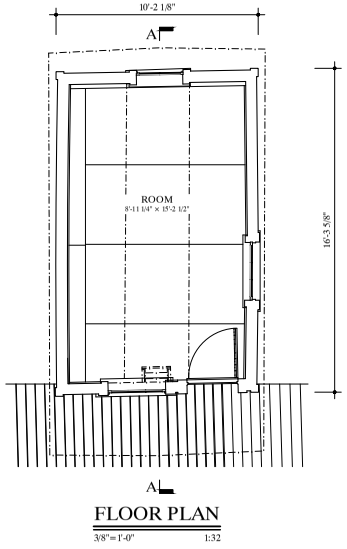




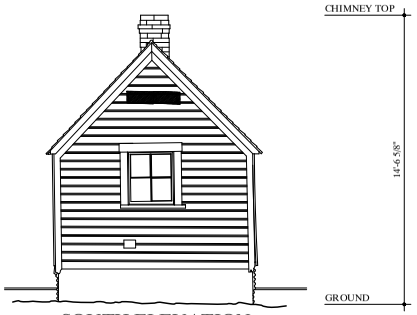




SECTION A-A
3/8"=1'-0" 1:32



FLOOR PLAN
3/8"=1'-0" 1:32



SOUTH ELEVATION
3/8"=1'-0" 1:32

Kitty Faith Crib was donated to the National Park Service in 2014 by the Clem Family of Skagway, Alaska. Documentation of this and other buildings at Skagway was undertaken in 2019 by staff at Klondike Gold Rush National Historical Park (KLGO), (Jason Taylor, Superintendent), the Alaska Regional Office (AKRO), (Bert Frost, Regional Director), and the Historic American Buildings Survey (HABS) of the Heritage Documentation Programs (HDP), (Catherine C. Lavoie, Chief, HABS; Dana Lockett, Acting Chief, HDP). The project was sponsored by Klondike Gold Rush National Historical Park.

Project planning was coordinated by Anne E. Matsov (Chief of Resources, KLGO). Field recording was undertaken by John Wachtel (Historical Architect, AKRO), and Alex Matsov (Trail Ranger, KLGO). Measured drawings were completed by John Wachtel and Daniel De Sousa (HABS Architect). Rachel Lanier Taylor served as project historian. Rob Park prepared large-format photographs. Valuable assistance was provided by the staff of Klondike Gold Rush National Historical Park.

DRAWN BY: DANIEL DE SOUSA, JOHN WACHTEL
SKAGWAY DOCUMENTATION PROJECT, 2019
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

ALLEY OFF EAST SIDE OF BROADWAY BETWEEN 5TH & 6TH AVE SKAGWAY MUNICIPALITY OF SKAGWAY BOROUGH ALASKA

KITTY FAITH CRIB
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF BUILDING OR SITE, DATE OF DRAWING

SURVEY NO. AK-288

HISTORIC AMERICAN BUILDINGS SURVEY
sheet 1 of 1 sheets

EXISTING CONDITIONS
INDEX NUMBER

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APPENDIX B: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-288 PHOTOGRAPHS, 2019

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

ADDENDUM TO: HABS AK-288
KITTY FAITH CRIB
(Alaska Street Crib)
(Brass Pic)
Klondike Gold Rush National Historical Park
Skagway and White Pass Historic District
Alley off east side of Broadway between 5th and 6th Avenues
Skagway
Skagway Borough
Alaska

NOTES:
Within Skagway, cardinal directions are colloquially oriented with reference to the city's street grid instead of true north. The north-south axis is aligned with State Street, making "north" closer to northeast. The photo captions follow this convention.

The building is not square; camera standards were set plumb unless otherwise indicated.

Additional general perspective view(s) that include this structure can be found within the photographs of HABS AK-224 and HABS AK-283

Photographs no. HABS AK-288-1 and HABS AK-288-2 were previously transmitted to the Library of Congress.

INDEX TO BLACK AND WHITE PHOTOGRAPHS

Rob Park, photographer, August 2019

AK-288-3	Elevation view of the north (front) facade (with scale device) and boardwalk
AK-288-4	Elevation view of the north (front) facade and boardwalk
AK-288-5	Perspective view of the northwest corner
AK-288-6	Perspective view of the southwest corner
AK-288-7	Elevation view of the south (rear) side
AK-288-8	Interior view from north (front) entrance
AK-288-9	Interior view facing north (front) entrance
AK-288-10	Interior perspective detail looking up at chimney from southwest



Historic American Buildings Survey (AK-288). Photograph AK-288-3 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-4 by Rob Park, 2019 (Library of Congress).



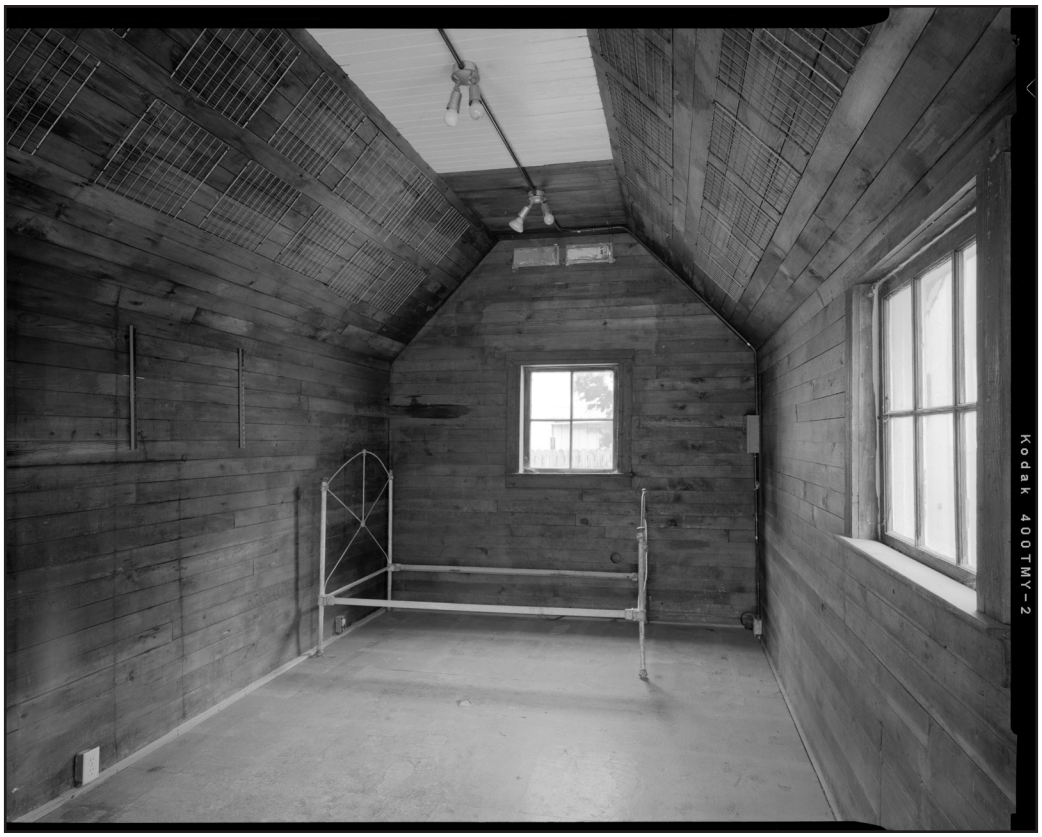
Historic American Buildings Survey (AK-288). Photograph AK-288-5 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-6 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-7 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-8 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-9 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-288). Photograph AK-288-10 by Rob Park, 2019 (Library of Congress).

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APPENDIX C: MEMORANDUM OF AGREEMENT – KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK & ALASKA STATE HISTORIC PRESERVATION OFFICE (SHPO), 2015

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Natural Resources
DIVISION OF PARKS AND OUTDOOR RECREATION
OFFICE OF HISTORY AND ARCHAEOLOGY
550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565
Main: 907.269.8721
Fax: 907.269.8908

April 6, 2015

File No.: 3490 NPS Relocation of Three Properties in KLGO

Michael J. Tranel
Superintendent
Klondike Gold Rush National Historical Park
P.O. Box 517
Skagway, Alaska 99840

Subject: Final Memorandum of Agreement for Relocation of Three Contributing Historic Properties

Dear Mr.Tranel:

The Alaska State Historic Preservation Office (AK SHPO) received the final subject Memorandum of Agreement (MOA) on April 1, 2015.

We have reviewed the subject MOA and find it to be satisfactory. We have signed the one copy of the signature page provided for the *Memorandum of Agreement Between the Klondike Gold Rush National Historical Park (U.S. Department of the Interior) and the Alaska State Historic Preservation Officer Regarding the Relocation of Three Contributing Historic Properties of the Skagway and White Pass National Historic Landmark* and are returning one copy to you for your records. We have retained a fully executed copy for our records.

Thank you for the opportunity to comment. Please contact Shina duVall at 269-8720 or shina.duvall@alaska.gov if you have any questions or if we can be of further assistance.

Sincerely,

Judith E. Bittner
State Historic Preservation Officer

JEB:sad

4.6.15

3490 NPS Relocation of Three Properties in KLGO

MEMORANDUM OF AGREEMENT

BETWEEN

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

(U.S. DEPARTMENT OF THE INTERIOR)

AND THE

ALASKA STATE HISTORIC PRESERVATION OFFICER

REGARDING THE RELOCATION OF THREE CONTRIBUTING HISTORIC PROPERTIES OF THE SKAGWAY AND WHITE PASS NATIONAL HISTORIC LANDMARK

WHEREAS, Klondike Gold Rush National Historical Park (KLGO) is relocating three buildings that contribute to the Skagway and White Pass National Historic Landmark (NHL) within and onto KLGO owned and managed land, pursuant to the enabling legislation of the Park to "preserve in public ownership for the benefit and inspiration of the people of the United States, the historic structures, trails, artifacts and landscapes and stories associated with the Klondike Gold Rush of 1898" (Public Law 94-323); and

WHEREAS, KLGO has taken into account, to the maximum extent possible, such planning and actions as necessary to minimize harm to the Skagway and White Pass National Historic Landmark per Section 110(f) of the NHPA of 1966 as amended through 2006 (54 U.S.C. § 306107); and

WHEREAS, the undertaking consists of KLGO relocating three buildings that contribute to the Skagway and White Pass NHL, which are identified in the 1999 NHL nomination as the: 1) Goldberg Cigar Store (#366); 2) (Alaska/) Brass Pic Crib (#347); and 3) Dennis Rental House/Crib (#29); and

WHEREAS, KLGO has defined the undertaking's area of potential effects (APE) as being within the Skagway historic district portion of the Skagway and White Pass NHL [See Attachment A map]; and

WHEREAS, Skagway has a long tradition of relocating buildings; many buildings were moved within the period of significance and later, yet were still considered to be contributing elements of the NHL; and

WHEREAS, KLGO is moving the Goldberg Cigar Store (#366), located on 5th Avenue, which has been in NPS ownership for several years and has been moved several times in the recent past, and it will be relocated to its permanent location on Block 24, Lot 7 with its primary elevation oriented to face Broadway; and

2015-00675

WHEREAS, KLGO has acquired, through a Deed of Gift, the Brass Pic Crib (#347), located on the alley between 11th and 12th Avenues off Alaska Street, and which has been moved at least two times in the recent past, and it will be relocated to Block 24, Lot 8, between the Goldberg Cigar Store and the Dennis Rental House/Crib, with its primary elevation oriented to face the alleyway; and

WHEREAS, KLGO has acquired, through a Deed of Gift, the Dennis Rental House/Crib (#29) located on Alaska Street between 4th and 5th Avenues, in its 1909 location, and it will be relocated to Block 24, Lot 8, just to the east of the Brass Pic Crib, with its primary elevation oriented to face the alleyway; and

WHEREAS, KLGO has determined that the undertaking will have an adverse effect (as per 36 CFR Section 800.6) on the Skagway and White Pass National Historic Landmark, which is listed in the National Register of Historic Places, and has consulted with the SHPO pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C § 306108); and

WHEREAS, KLGO has intensively studied the relocation site, Block 24, through numerous archaeological investigations, and this area, part of the original Captain Moore homestead, has been vacant for several decades and in NPS ownership since 1977, and while a significant number of artifacts have been recovered from the lots, the deposits generally represent numerous episodes of disturbance and more recent 'fill' deposits from excavated areas in other parts of town. While the original White Pass Trail was located within Block 24 as seen in historic surveys and historic photos, no physical evidence of the trail on Block 24 has been discerned; and

WHEREAS, KLGO has consulted with the Mayor, Manager, Planning and Zoning Commission, and Historic District Commission from the Municipality of Skagway Borough and neighboring property owners regarding the effects of the undertaking on historic properties through informal meetings and by going through the formal process within the Municipality to move buildings within the Skagway Historic District, and determined that all entities fully supported the project as contributing significantly to sharing Skagway's history with the public; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1), KLGO has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination by letter on January 30, 2015, inviting ACHP to participate in consultation pursuant to 36 CFR § 800.6(a)(1)(iii), and received a response letter dated March 18, 2015 in which ACHP declined to participate; and

WHEREAS, KLGO sent a letter to the Keeper dated October 14, 2014 regarding re-evaluation of eligibility of the buildings for inclusion in the National Register in accordance with the applicable provisions of 36 CFR 600 and applicable National Park Service guidelines and did not receive any comments; and

NOW, THEREFORE, KLGO and the SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

KLGO shall ensure that the following measures are carried out:

1. KLGO shall ensure that before and after photographs will be taken of the buildings in their respective setting and context.

2. KLGO shall ensure that the relocated buildings are properly secured and protected in their new locations.

3. KLGO shall provide appropriate preservation and continued maintenance for all three buildings in their new locations. All three buildings are to be placed on compacted gravel pads to serve as foundations. KLGO will maintain the feeling, design, and workmanship of each building as well as protect the original historic fabric of each building.

4. Once the property is moved, KLGO shall submit to the Keeper of the National Register for review:

    1. A letter notifying him or her of the date the property was moved;
    2. Photographs of the property on its new site;
    3. Revised maps, including a USGS map;
    4. Total acreage; and
    5. A verbal boundary description.

5. KLGO will prepare and install an interpretive exhibit with 7 separate 24 inch by 36 inch panels to tell the story of:

    a) Women during the Gold Rush with these tangible buildings as a focal point in a setting that mimics the original.
    b) The Goldberg Cigar Store, the Brass Pic Crib and the Dennis Rental House/Crib in context with how buildings were moved around in Skagway as well as to state that these three buildings had recently been relocated and were no longer in their original/authentic locations. The interpretation will include a diagram/map showing building moves in Skagway.
    c) The White Pass Trail given its history through Block 24.

6. KLGO will finalize *Paradise Alley or the Cribs of Skagway: A Preliminary Historic Photo Essay* by Karl Gurcke for internal use and to share with the public by request.

DELIVERABLES

1. Within one year after the buildings have been relocated, KLGO will provide before and after photos of each building, including images that show the buildings in their broader setting/streetscape, to SHPO.

2. Within two years of the MOA effective date, KLGO will provide draft interpretative signage for review by SHPO. The SHPO will have 45 days to review and provide comments back to KLGO. KLGO will install interpretive exhibits for the public within three years of the MOA effective date.

3. Within two years of the MOA effective date, KLGO will provide a final copy of *Paradise Alley or the Cribs of Skagway: A Preliminary Historic Photo Essay* by Karl Gurcke to SHPO. This document will also be available to the public.

DURATION

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, KLGO may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with the Amendments Section below.

POST-REVIEW DISCOVERIES

If properties are discovered that may be historically significant, or if unanticipated effects on historic properties are found, KLGO shall make reasonable efforts to avoid, minimize or mitigate adverse effects to such properties in consultation with SHPO (36 CFR § 800.13).

MONITORING AND REPORTING

Each year, following the execution of this MOA until it expires or is terminated, KLGO shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. The report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in KLGO's efforts to carry out the terms of this MOA.

DISPUTE RESOLUTION

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, KLGO shall consult with such party to resolve the objection. If KLGO determines that such objection cannot be resolved, KLGO will:

1. Forward all documentation relevant to the dispute, including the KLGO proposed resolution, to the ACHP. The ACHP shall provide KLGO with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, KLGO shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. KLGO will then proceed according to its final decision;

2. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, KLGO may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, KLGO shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response; and

3. Continue to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute.

AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories.

The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment per the "Amendments" section, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, KLGO must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. KLGO shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by KLGO and SHPO and implementation of its terms evidence that KLGO has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.*

SIGNATORIES:

Klondike Gold Rush National Historical Park

By: _____ Date: 3/27/15

Michael J. Tranel
Superintendent, Klondike Gold Rush National Historical Park

Alaska State Historic Preservation Officer

By: _____ Date: 4/6/2015

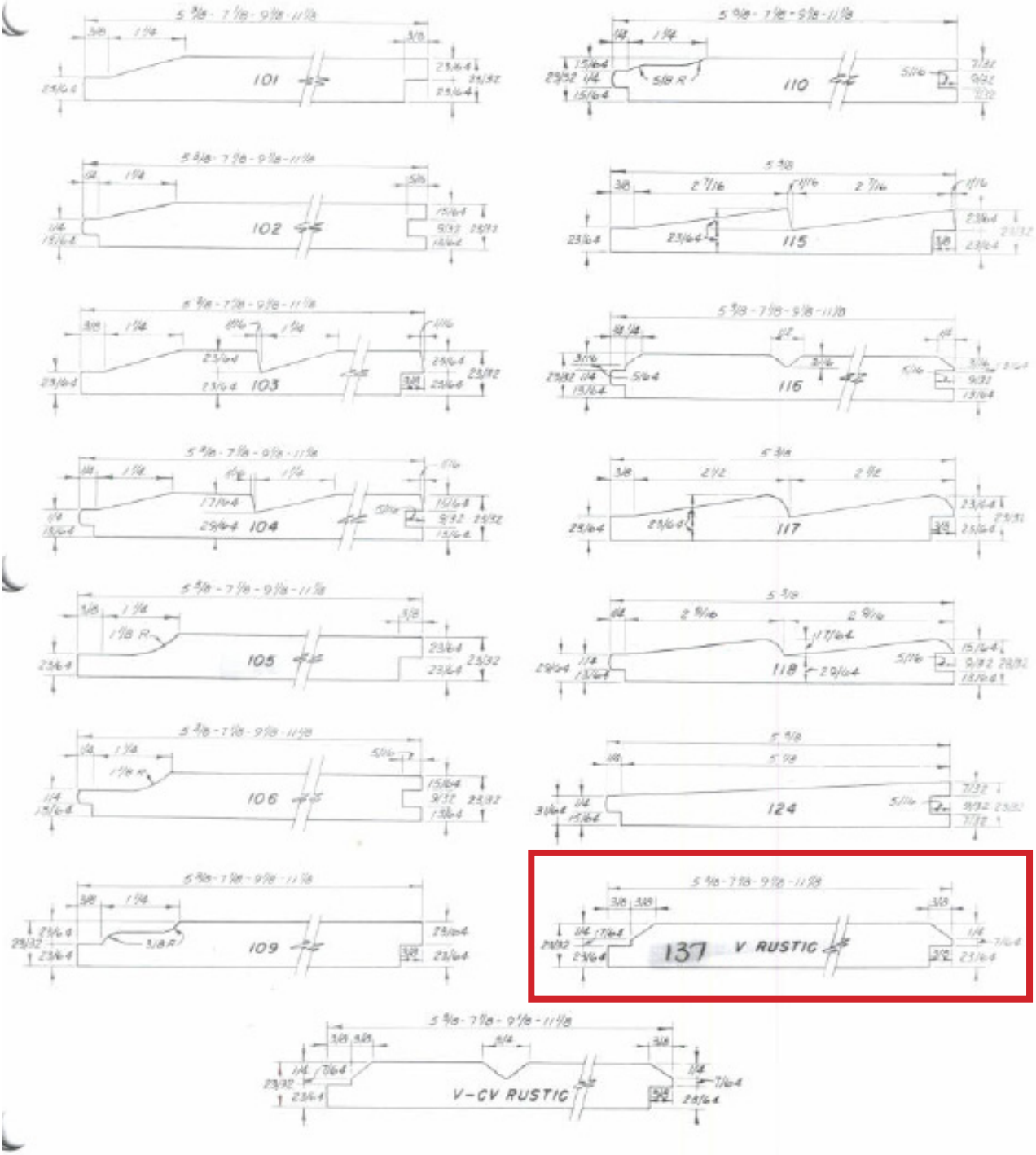
Judith Bittner
Alaska State Historic Preservation Officer

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APPENDIX D: WOOD SIDING STANDARD PATTERN (WESTERN WOOD PRODUCTS)

SIDING


101
110
102
115
103
116
104
117
105
118
106
124
109
137 V RUSTIC
V-CV RUSTIC

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APPENDIX E: EXCERPT FROM CONDITION ASSESSMENT AND TREATMENT RECOMMEDATIONS FOR HISTORIC CHIMNEYS KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK SKAGWAY, ALASKA BY EMILY HARTE, HISTORIC PRESERVATION TRAINING CENTER, 2021

Note: In this document, the Kitty Faith Crib is referred to as the Brass Pic.

CONDITION ASSESSMENT AND TREATMENT RECOMMEDATIONS

For

HISTORIC CHIMNEYS

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

SKAGWAY, ALASKA

Prepared for:

Klondike Goldrush National Historical Park

Preservation Division

Skagway Alaska

Prepared by:

Emily Harte

Historic Preservation Training Center

Date August/September 2021

Assessment of Historic Chimneys

in Klondike Goldrush National Historical Park

Introduction:

The Historic Preservation Training Center's Masonry Chief Petey Bender was contacted by Klondike Goldrush Acting Chief of Facilities, Cory Thole, Buildings and Utilities Supervisor & Park Accessibility Coordinator to assist with assessing a selection of five historic chimneys, making treatment recommendations, and writing a Project Agreement for Craft Assistance/Masonry Training for the preservation staff at the park. The agreement included the Itjen, Mascot, Moore, Peniel, and one other. If time allotted more chimneys associated with the park would be assessed.

The assessments occurred over the course of a week, beginning on August 30, 2021. Photographs and existing condition drawings were taken during a manual inspection of each chimney. Drawings and reports from previous work completed were used to assist with the assessment. These are located in the park's OneDrive and were provided for the assessment.

The goal of this document is to act as an assessment of the current conditions of the Historic Chimneys and add specific treatment recommendations for the current conditions. The results of this assessment and treatment recommendations will be integrated into a current PMIS statement 316762 Repair/Rehab Brick Chimneys on Mascot, Itjen, Peniel and & Moore House for the park to be used for future restoration funding and ultimately conservation treatment of the historic chimneys.

The assessments were performed primarily on the chimneys listed in the PMIS, but as time allotted more chimneys in the park were assessed.

The Martin Itjen House Chimneys

The Martin Itjen House is currently located within the Skagway Historic District near the southwest corner of 2nd Avenue and Broadway. The structure was built in 1902. It has been moved and changed hands on different occasions.

There are two chimneys associated with the Itjen Building, A and B. They were rebuilt in the early 1990's. There are drawings of the specifications for the building of the chimneys. These are available in the Park files shared on OneDrive for this assessment.

CONDITION

In the event of an earthquake the chimney should be inspected as soon as feasibly possible.

Brass Pic Chimney

The chimney associated with the Brass Pic is approximately 22 high.

CONDITION

The west elevation has two different mortars. The bottom four courses of brickwork were layed/pointed with a white color sandy mortar. There is missing and depreciated joints in these courses. The fifth course has the light color mortar as a bed and then switches to a mortar that is like the mortar specified in the park chimneys that were rebuilt in the 80s and 90s rehabilitation efforts. From the fifth to the ninth and final course there is mortar joints present, but most are cracked or do not adhere to the brick. There is the presence of some moss and lichen. There is a mortar wash on the top bricks, this is unattached to brick beneath it.

The southern elevation the third course which sits on the ridge of the roof has the white mortar that is missing or failing on the lower courses. The switch to the later mortar on the fifth course and above has cracks and in many cases is not attached to the brick. There is the presence of lichen and moss.

The eastern elevation has the same old mortar at course five and below and the later mortar above. Again most of the new mortar is unattached to the brick.

The northern elevation is consistent with the other elevations.

The interior of the building has a small portion of the chimney supported by braces with a flu hole in the face. The hole has been stuffed with a pair of blue jeans. The whiter mortar of the lower exterior brick was used, and it looks to be sound. There is evidence of moisture on the braces and wood structure surrounding the chimney that occurs but dries and repeats the cycle.

RECOMMENDATION

The exterior chimney is in poor condition. There is some opportunity for brick to fall and visitors and staff do have access to the area. The chimneys should at best be stabilized or rebuilt. To stabilize plywood boxes could be erected or plastic or mesh wrapped around them until the park has a project to rebuild them.

Dennis Crib

CONDITION

All the elevations have moss and lichen. There are missing and unattached mortar joints throughout. The top course is loose. We were unable to access the interior to look at the chimney below the roof line.

RECOMMENDATION

The exterior chimney is in fair condition. Recommendations include creating a PM work order to periodically remove lichen, mold growth and excessive soiling from bricks and mortar. Cleaning masonry surfaces should be done by the gentlest means possible. Due to the location of the chimney, it is suggested to clean with a soft bristle brush and water. The cleaning should be done when temperatures are above freezing for a period long enough for the masonry to dry. This should be done as needed and dependent on reoccurring growth.

The interior chimney should be assessed prior to working on the exterior. If the interior is found sound, the loose bricks and missing mortar joints could be filled in with a soft mortar, such as a Natural Hydraulic Lime 3.5 and local sand. Reuse the existing brick. They should be cleaned of all mortar prior to setting. This procedure should be done as needed and dependent on reoccurrence. Missing, deteriorated and loose mortar joints should be raked to twice the depth of the joint and repointed with an appropriate approved mortar that is weaker than the brick. Flashing sealant should be checked for hairline cracks and hardening and replaced with a flexible fresh sealant when needed. In the event of an earthquake the chimney should be inspected as soon as feasibly possible.

Observations

Visual inspection determined there were four different types of bricks used in the construction of the chimneys. There were the sandy finished colored bricks on the Itjen, the common bricks on the Mascot, Railroad Building and the Verbauwhede's and a fired mixed colored brick on the Moore Homestead, Peniel, Lynch and Kennedy, and Pantheon Saloon, finally there was what appears to be original brick on the Brass Pic and Dennis Crib.

The mortar used was consistent throughout. The only other mortars encountered were on the Brass Pic and the Dennis Crib. Samples were taken where available, and the results will be given to the park. In some cases when rubbed with a thumb the aggregate would fall off. It appears that the mortar may have been harder than the bricks due to the efflorescence coming through the bricks. In a few cases where bricks spalled the mortar remained.

The taller chimneys had more spalling and cracking then the smaller chimneys. Several the taller chimneys were grouted. The common bricks were used on the greatest number of tall chimneys except for the Moore Homestead Kitchen Chimney. The failures on that chimney were different than the failures on the ones which had common brick.

Treatment Recommendations

The following treatment recommendations are listed in the order they should be performed, beginning with protection of the visitor, development of specifications for repair, creation of work orders for cleaning, treating, re-pointing and replacement of sealants. Photographs and sketches of the chimneys are attached to this document. All files from this assessment will be uploaded to the park OneDrive location provided in a folder titled 2021 HPTC Chimney Assessment.

The condition of Mascot Chimney and the Railroad Building Chimneys assessed as part of the project are both critical in nature. The spalling and failing mortar and bricks can be a safety hazard. Both chimneys need a work order made that dictates the chimneys should be at least shrouded in plyboard, wrapped in a small mesh or dismantled to prevent falling debris from harming a pedestrian. The plyboard could be painted to look like a chimney or mesh could be transparent. These steps would prevent the mitigation from taking away from the view shed. Steps should be taken to ensure that water infiltration and damage is not occurring on the interior of the structures.

The Moore Homestead Kitchen Chimney is another chimney that should be addressed. The chimney south face has cracks on opposing sides and is having water infiltration in the interior. This chimney has a wood support band around it that will prevent the falling of the face as one unit. The recommendation for the chimney is to cover it in plastic and wrap in plyboard or add more bracing at intervals that surround the chimney to hold the face until which time it can be dismantled and rebuilt.

The eastern chimney the Peniel Exhaust Chimney has spalling brick on the upward side of the chimney. The eastern side of building where the chimney is situated has a pathway that visitors can walk through. This is often used to frequent the rest rooms. Attention should be given to protecting pedestrians. There was no obvious water infiltration in the building. Recommendation is to wrap the chimney in mesh or monitor frequently for more spalling.

Both the Brass Pic and the Dennis Crib have loose brick associated with them and pedestrians/visitors were seen often in the area. It would be recommended to create work orders to clean the biological growth, rake and repoint the chimneys exactly as they are. As recommended a soft mortar such as a NHL 3.5 and local sand or a type N mortar color match to the original should be used. Once they have been repaired they should have yearly work orders to inspect for biological growth, loose, deteriorating or failing mortar joints or caps.

The chimney associated with the Verbauwhede’s should be monitored. It has the elements of the chimneys that are having issues. It is a taller chimney, has the same hard brick and mortar as the others and has a good deal of efflorescence. It is unclear if this chimney is vented, by furnace, plumbing or exhaust. The venting of warmer air may help mitigate the issues some of the taller non vented chimneys are having. It was also unclear if the upper portion of the chimney was grouted. That is one of the other common factors that the failing chimneys have.

The remainder of the chimneys to include the Itjen Chimneys A and B, Moore Homestead Hall Chimney, Peniel Boiler Chimney and Plumbing Vent Chimney, Lynch and Kennedy Chimney, and Pantheon Saloon Chimney are all in good condition. These chimneys would benefit from yearly inspections of mortar joints, biological growth and flashing sealants. Yearly inspection work orders should be made for the chimneys. If cleaning is needed, failures of mortar, mortar cap or sealants is found concurrent work orders should be issued for the immediate repair. This should be done at the beginning of the work season after threat of freezing temperatures has passed.

All chimneys once they have been rebuilt should be put on yearly inspection schedules. In the event of seismic activity, the park should inspect chimneys as soon as reasonably possible.

The final recommendations for the brick chimneys in the park is to suggest and intern or other do research on the chimneys prior to the rehabilitation efforts from 1980 through 2000. They should determine why the original bricks were not used to rebuild the chimneys. How often in history the heights of the chimneys changed and what occurred to precipitate the changes. Was it an earthquake? A city ordinance? Or other?

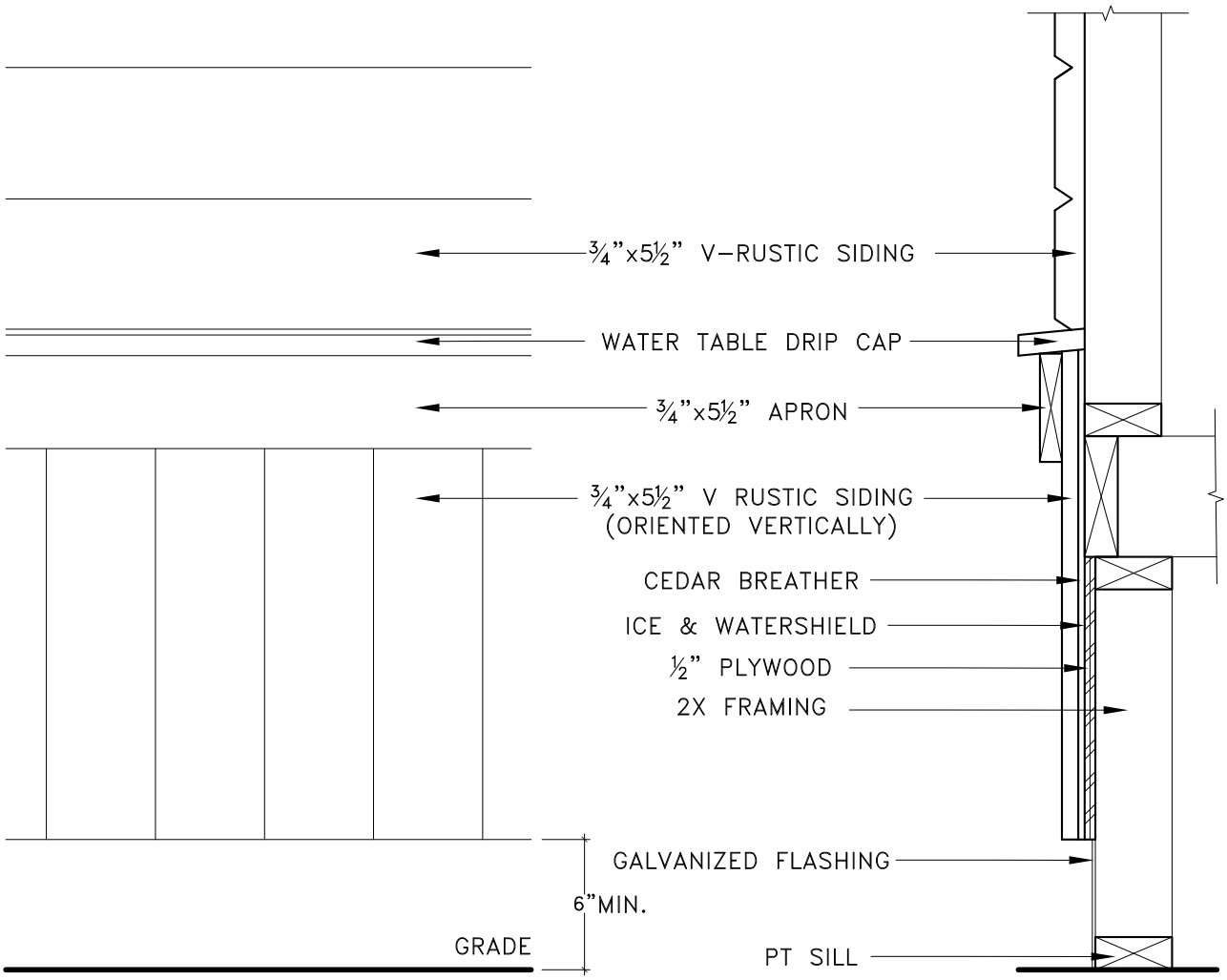
As a final note the rebuilding of the chimneys should be specified by an architect or engineer who is familiar with the extreme climate changes of Skagway, the seismic activity, the wind, and finally if the use of a chimney as a vent affects the recommended specifications. The strength of the grout, mortar and bricks should be considered as driving factors for the materials to be specified.

Brass Pic			
North	East	South	West
			
IMG_0670		thumbnail IMG_0656	thumbnail IMG_0654
			
	thumbnail IMG_0658	thumbnail IMG_0659	thumbnail IMG_0659
			
Brass Pic Sketch Thumbnail IMG_0745	Brass Pic Sketch Thumbnail IMG_0745	Brass Pic Sketch Thumbnail IMG_0745	Brass Pic Sketch Thumbnail IMG_0745

Dennis Crib			
North	East	South	West
			
thumbnail IMG_0664	thumbnail IMG_0661	thumbnail IMG_0663	thumbnail IMG_0665
			
		thumbnail IMG_0667	

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APPENDIX F: SKIRTING DETAIL BY PHEBE DAVIS AND GRANT CROSBY



1 SKIRTING DETAIL

1 1/2"=1'–0"

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