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historic structure reports for ten buildings
administrative, physical history and analysis sections
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KLONDIKE GOLD RUSH

NATIONAL HISTORICAL PARK / ALASKA

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495p

HISTORIC STRUCTURE REPORTS

FOR TEN BUILDINGS

ADMINISTRATIVE, PHYSICAL HISTORY AND ANALYSIS SECTIONS

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

SKAGWAY, ALASKA

Prepared by
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UNITED STATES DEPARTMENT OF INTERIOR
NATIONAL PARK SERVICE
DENVER SERVICE CENTER
ALASKA/PACIFIC NORTHWEST/WESTERN TEAM
BRANCH OF CULTURAL RESOURCES

PREFACE

This document fulfills the requirements of the task directive approved April 10, 1981, which is appended to this report.

Historical data for these buildings was compiled by Robert Spude in 1978-1979 and is included in total, both text and photographs. Archeological data was compiled by Catherine Blee based on data collected from 1978 through 1980. Synopses of test excavations at each building are included.

Architectural data was prepared with the assistance of Denver Service Center Historical Architects Thomas Busch and Randall Copeland. Alaska Regional Historical Architect David Snow also provided extensive aid in this project.

Park Superintendent Richard Sims and Facility Officer Herschel Fowler provided support. Finally, a special note of thanks to the day labor crew which cleaned up the buildings and removed modern finishes, allowing a view beneath the "skin" of these buildings.

Historic photographs used in this text from the Klondike Gold Rush National Historical Park collection are by courtesy of: University of Alaska, Fairbanks; Alaska State Historical Library, Juneau; University of Washington, Seattle; Bancroft Library, University of California; University of California, Berkley; Dedman's Photo, Skagway; Sincic Collection; J.S. MacKinnon; Archives of British Columbia; Seattle Historical Society; University of British Columbia; Public Archives of Canada; Anchorage Historical Fine Arts Museum; E.M. Vail, University of Iowa; National Maritime Museum, San Francisco; Denver Public Library; Oscar Selmer; Jerry Chylander; Mary Kopanski; Washington State Historical Society; Sheldon Museum, Haines; Yukon Archives; National Archives; Minnesota Historical Society; University of Oregon; Indiana Historical Society; Library of Congress; Library, Yale University; Tom

Hickson, Skagway; J.M. Miller, Jr.; Days of '98 Museum; Amon Carter Museum; and Anton Money.

Paul Cloyd
February 1982

CONTENTS

PREFACE i

INTRODUCTION 1

GENERAL RECOMMENDATIONS 7

BOAS TAILOR AND FURRIER 13
- Administrative Section 13
- Physical History and Analysis Section 14
  - History 14
  - Archeological Synopsis 20
  - Treatments and Evaluation of Effect 20
  - Preliminary Cost Estimate 28
- Historic and Record Photographs 30
- Recommended Treatment Drawings 49

VERBAUWHEDES CIGAR STORE AND CONFECTIONERY 55
- Administrative Section 55
- Physical History and Analysis Section 56
  - History 56
  - Archeological Synopsis 62
  - Treatments and Evaluation of Effect 62
  - Preliminary Cost Estimate 71
- Historic and Record Photographs 73
- Recommended Treatment Drawings 98

BOSS BAKERY 103
- Administrative Section 103
- Physical History and Analysis Section 104
  - History 104
  - Archeological Synopsis 111
  - Treatments and Evaluation of Effect 112
  - Preliminary Cost Estimate 120
- Historic and Record Photographs 122
- Recommended Treatment Drawing 144

GOLDBERG CIGAR STORE AND CONFECTIONERY 147
- Administrative Section 147
- Physical History and Analysis Section 148
  - History 148
  - Archeological Synopsis 152
  - Treatments and Evaluation of Effect 152
  - Preliminary Cost Estimate 160
- Historic and Record Photographs 162
- Selected Treatment Drawing 173

MARTIN ITJEN HOUSE 177
- Administrative Section 177
- Physical History and Analysis Section 178
  - History 178
  - Archeological Synopsis 184

Treatments and Evaluation of Effect 185
Preliminary Cost Estimate 190
Historic and Record Photographs 191
Recommended Treatment Drawings 204

LYNCH AND KENNEDY HABERDASHERY AND DRY GOODS 213
Administrative Section 213
Physical History and Analysis Section 214
History 214
Archeological Synopsis 223
Treatments and Evaluation of Effect 223
Preliminary Cost Estimate 230
Historic and Record Photographs 232
Recommended Treatment Drawings 259

J. BERNARD MOORE HOUSE AND CAPTAIN WILLIAM MOORE CABIN 269
Administrative Section 269
Physical History and Analysis Section 271
History 271
J. Bernard Moore House 283
Building History and Description 283
Archeological Synopsis 288
Treatments and Evaluation of Effects 290
Preliminary Cost Estimate 297
Captain William Moore Cabin 298
Building History and Description 298
Archeological Synopsis 302
Treatments and Evaluation of Effect 303
Preliminary Cost Estimate 310
Historic and Record Photographs 313
Recommended Treatment Drawings 358

PANTHEON SALOON 365
Administrative Section 365
Physical History and Analysis Section 366
History 366
Archeological Synopsis 378
Treatments and Evaluation of Effect 378
Preliminary Cost Estimate 387
Historic and Record Photographs 389
Recommended Treatment Drawings 421

PENIEL MISSION 429
Administrative Section 429
Physical History and Analysis Section 430
History 430
Archeological Synopsis 435
Treatments and Evaluation of Effect 435
Preliminary Cost Estimate 440
Historic and Record Photographs 441
Recommended Treatment Drawings 458

BIBLIOGRAPHY 463

APPENDICES
A. Enabling Legislation 467
B. National Survey of Historic Sites and Buildings: Skagway Historic District 471
C. Task Directive 477

INTRODUCTION

The significance of the subject structures is twofold. Primarily, they are contributors to the nationally significant Skagway Historic District--they provide the "setting" of the historic 1880s to World War I Klondike Gold Rush era. The architectural implications of this relate to the exterior forms, textures and colors of these buildings. Secondly, local architectural and historical significance is merited by some post-Gold Rush era facades, and other structures in their entirety, such as the Moore House and Cabin. These key factors provide direction for general exterior restoration and preservation. In some cases, building interiors are of much less significance; therefore modern rehabilitation is the appropriate treatment.

At the beginning of this volume are general recommendations followed by the individual building reports. The administratve sections were compiled by Paul Cloyd and are based upon the Draft Management Plan of March 1981 and the Classified Field Inventory Reports of July 1975. The physical history analysis sections were written by Robert Spude, with the physical history of the Moore House and Cabin additionally detailed by Historical Architect Randall Copeland. The sections also contain summaries of alternative treatments, recommended treatments, evaluation of effect, and cost estimates for the recommended treatment. These portions were written by Paul Cloyd.

Record conditions are illustrated with photographs and drawings with a minimum of text to expedite this project. Recommended treatments are also shown in the drawings.

Cost estimates are organized in catagories used in specifications based on the Construction Specifications Institute format. The estimates were prepared in February 1982 and reflect conditions at that time: since some work had been completed on some buildings, the estimates include only remaining work. Furnishings and special equipment are not included in the estimates.

To determine whether foundation work would impact archeological resources around each of the buildings, archeological test excavations were carried out on all but the Peniel Mission and the Pantheon Saloon. Daniel W. Martin investigated the Boss Bakery, Goldberg Cigar Store and Confectionery, and the Lynch and Kennedy Haberdashery and Dry Goods in the summer of 1978. Catherine H. Blee conducted tests at the future sites of the Boss Bakery and Cigar Store, at the Martin Itjen House, and at the Boas Tailor and Furrier, Verbauwhede's Cigar Store and Confectionery, the Moore House, and the Moore Cabin in 1979 and 1980. Excavation reports are not yet complete. A synopsis of the work completed at each building, and recommendations for clearance or further work were prepared by Ms. Blee and are included in each building report. An archeological report on the excavations done in 1978, 1979 and 1980 will be published in the near future.

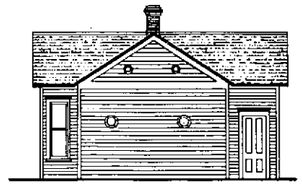
All recommendations for clearance are understood to be with the condition that should any buried features or significant concentrations of artifacts be discovered during construction, work shall be halted while the Alaska Regional Archeologist is notified. At his discretion, these archeological remains may have to be professionally salvaged before construction can continue. This is a normal condition for sites within a National Historic District.

SKAGWAY, ALASKA

National Park Service
Historic Structures
Proposed For
Restoration



GENERAL OFFICES WHITE PASS and YUKON ROUTE BROADWAY DEPOT
1



MARTIN ITJEN HOUSE
2



LYNCH & KENNEDY DRY GOODS
3

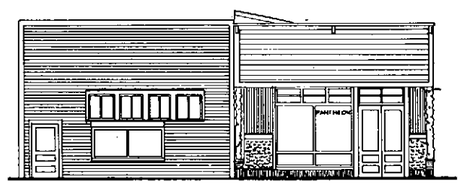


MASCOT SALOON
4

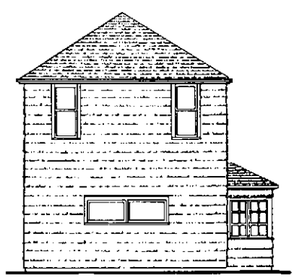
PACIFIC CLIPPER LINE OFFICE
5

BOAS TAILOR & FURRIER SHOP
6

FREDERICK VERBAUWHEDE CONFECTIONARY
7



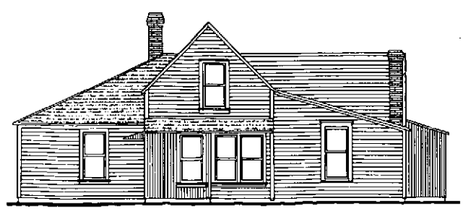
PANTHEON SALOON
8



PENIEL MISSION
9



CAPTAIN WILLIAM MOORE CABIN
10



J. BERNARD MOORE HOME
11

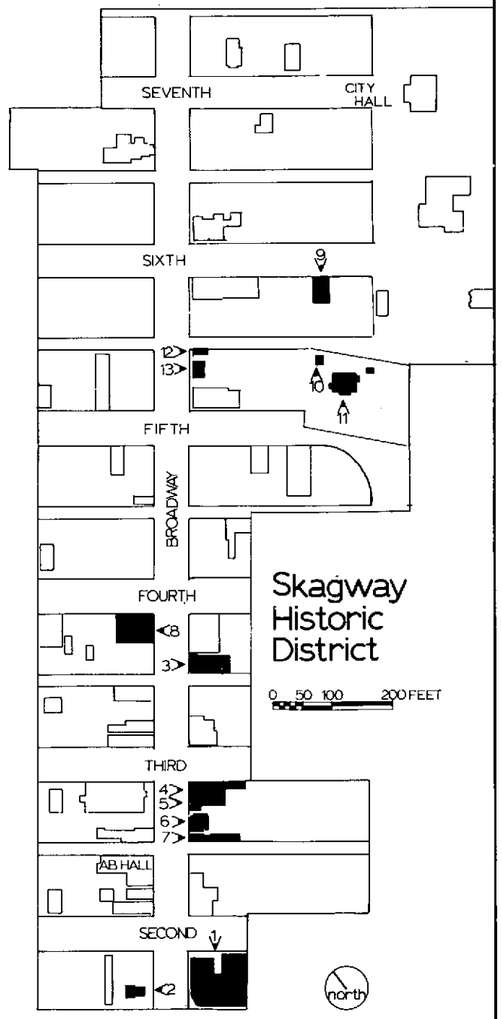


GOLDBERG CIGAR STORE & CONFECTIONARY
12



BOSS BAKERY
13

0 5 10 20 FEET

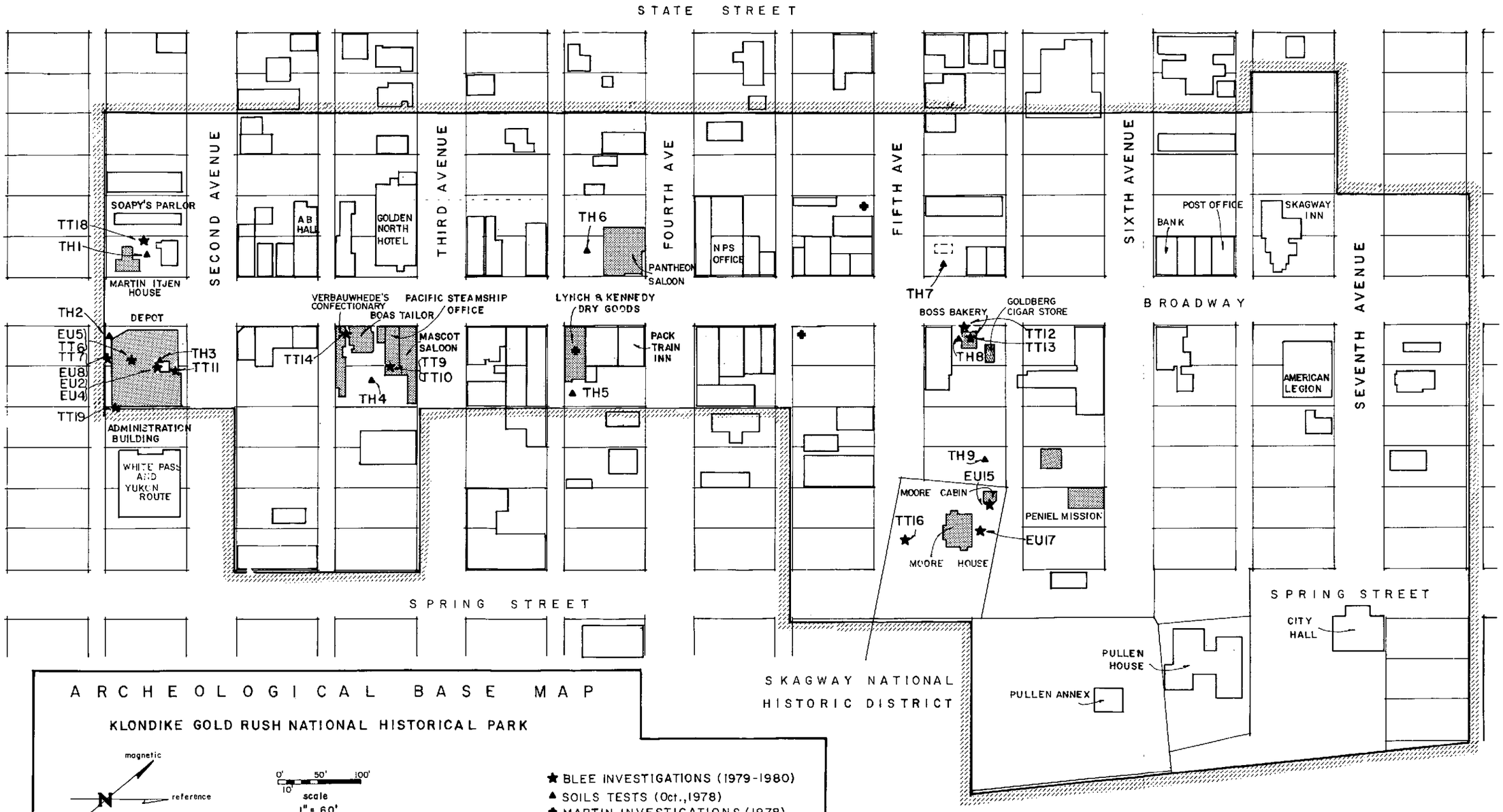


KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

NOTE: SEPARATE HISTORIC STRUCTURE REPORTS FOR THE WHITE PASS AND YUKON ROUTE GENERAL OFFICES/BROADWAY DEPOT, AND FOR THE MASCOT SALOON/PACIFIC CLIPPER LINE OFFICE ARE DATED APRIL, 1981 (DRAFT) AND SEPTEMBER, 1981.

ON MICROFILM

Drwg. No. 461/80005, sht. 1 of 1



ARCHEOLOGICAL BASE MAP

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

magnetic reference

0' 10' 50' 100'
scale
1" = 60'

★ BLEE INVESTIGATIONS (1979-1980)
▲ SOILS TESTS (Oct., 1978)
● MARTIN INVESTIGATIONS (1978)

PREPARED	DRAWING NO.
BLEE (DESIGNED)	461/20028
BLEE (DRAWN)	PCIP PKG.
CHECKED 4/82 (DATE)	SHEET 1 OF 1

ON MICROFILM

GENERAL RECOMMENDATIONS

General recommendations are included here which are typically applicable to all of the buildings. Specifics are discussed in the report sections concerning the individual buildings.

Foundations and Structural Upgrading

With the formulation of the draft management plan, general functions within these buildings were designated. The Uniform Building Code live load design criteria for the adaptive use of these buildings should be followed, and engineering design criteria should relate to the given function of the building.

Buildings within this group have or will have reinforced concrete foundations. It is recommended that the installation of concrete foundations for multi-story structures be continued. Treated all-weather wood foundations on concrete footings were considered for use for single story buildings. Concern has been expressed about the longevity and seismic load capability of this type of wood foundation. Various existing installations within the State of Alaska, and accelerated testing indicate these foundations are suitable, especially in light of design, construction time, cost, and material availability. Such a system is not recommended, however, where high ground water conditions exist.

Doors and Windows

Generally, doors and windows are salvageable and should be repaired, re-finished and maintained. Work required includes frame repair and refinishing, resetting existing glass and some replacement of broken or absent lights. Some windows have been altered in size or covered; these generally will be reopened. In addition to restoration purposes, this will provide additional natural light to the adaptively used interior. As many

structures are intended for lease-back and year-round use, construction of wood frame storm windows (a typical historic feature) is recommended for several buildings. All exterior doors and windows should receive weather stripping.

Door Hardware

Most of the original hardware has been lost or is non-functional. The lack of significance of these items does not warrant restoration or replacement in kind. Modern door hardware is recommended for interior and non-principal exterior doors. At principal facades, the use of modern reproduction or compatible hardware, or restored hardware when feasible, is recommended.

Interior Finishes

Installation of wiring, insulation and low flame-spread fire resistive finishes in these buildings cannot be done without removal or covering of interior finishes. Spray foam insulation has been installed in the Peniel Mission. It has not been totally successful and is not recommended. In the Mascot Saloon group, furring was installed on second floor walls, then rigid insulation, wiring and sheetrock installed. Modifications of door and window trim were made to accommodate the furring. This system appears successful and is the recommended treatment when it is necessary to preserve interior finishes or sheathing. Rigid insulation should be fiberglass.

For a few of the structures, it is recommended that interior sheathing be removed, and batt insulation, moisture barrier and wiring be installed in the wall cavities, then re-finished with sheetrock. This maintains the original window and door trim configuration, which was determined important enough to retain. The historic wallpaper and sheathing will be lost in these cases. Paper samples and a photographic record of features and materials (i.e., sheathing with graffiti or evidence of building

alterations) will mitigate this loss. These items are not considered to be of significance. Final finishes will vary according to adaptive use requirements. Paint, reproduction or compatible wallpaper are all acceptable wall and ceiling finishes. Floors, typically tongue-and-groove boards, should be thoroughly cleaned. Sanding and application of paint or clear finishes or carpeting are acceptable. Tile or linoleum finishes should not be adhered to flooring.

Painting and Signage

Exterior paint colors have been researched, and have been or will be applied. The non-principal elevations were often unpainted. The siding requires a protective treatment on these facades; sealants may need to be pigmented to achieve the appearance of weathered wood. Buildings with non-principal elevations already painted should, at the next periodic painting, receive a neutral color such as gray. This will better represent the historic appearance.

Historic exterior signs are recommended to be restored on some structures. These are the large false-front "billboard" signs which were a major exterior feature. Modern interpretive and commercial signage should not be applied to the building exteriors, but should be placed within the dispaly windows. Exterior interpretive signage should not intrude on historic elevations or scenes.

Architectural Barriers

Access is an especially critical subject within this park, as a great many visitors are elderly, and there are often visitors in wheelchairs. First floor public access to the commercial and interpretive use structures will be the norm. Historic photograhs indicate boardwalks were typically at entry threshold levels. Street intersections are seen with earthen or wood ramps. This historic treatment is the prime recommendation for all these structures. However, it must be noted that the boardwalks are

owned and maintained by the city of Skagway and they must approve of this work.

No second floors are proposed for interpretation and Park Service functions such as seasonal housing are provided partially at first floor levels. Therefore, none of these buildings are recommended to be modified for second floor accessibility by handicapped persons.

Life-Safety

Included in this category are the installation of fire detection and suppression systems. These are urgently needed in all these structures as soon as possible for resource preservation and for life-safety when the buildings become occupied. Emergency lighting will be needed in the larger structures. Panic hardware will not typically be required by occupancy loads proposed. Other typical needs are adequate railings for both interior and exterior stairs. Mechanical rooms should all have metal fire rated doors and two hour fire rated walls, floors and ceilings.

Electrical

Electrical systems design should incorporate energy conservation measures such as task lighting rather than general lighting and future display lighting at windows. Many of these buildings originally had above grade service connections. These were simple glass insulators on small wood brackets at upper walls, with meters on the interior. Modern meters and weather heads will be in conflict with the historic facades. This can be minimized by the use of below grade service (except where high ground water conditions exist), and location of meters at non-principal facades. Below grade service approaches exist on some newer Skagway structures.

Original knob and tube wiring is a typical feature of these buildings. These systems should be disconnected only and left in place; later wiring, such as romex installations, should be completely removed. Early

style switches, plug and bulb receptacles should be retained in place. Some may be reuseable if they can be grounded. Lighting should be provided in attics for the convenience and safety of maintenance personnel.

Design and Construction Personnel

When restoration work is performed by day-labor crews, there will be a critical need for on-site architectural design work. This is necessary for immediate response during construction for fabric analysis and recording construction detail design, and decisions concerning materials and methods. An on-site design architect, during the construction season, is recommended. Construction supervision should be provided by an historical architect or personnel in on-site contact with an historical architect.

Maintenance Personnel

When restoration of these structures is completed, maintaining these light frame, wood structures in the harsh Skagway climate will require permanent personnel. At this stage (with the woodworking shop set up) a carpenter and a carpenter's helper will be of great use year-round. In the future, mechanical, electrical, and paint maintenance personnel may be required.

BOAS TAILOR AND FURRIER

ADMINISTRATIVE SECTION

The Boas Tailor and Furrier Shop, a two-story, false fronted wood frame structure is located in Block 35, Lot 6, on the east side of Broadway between Second and Third Avenues in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building is therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to the gold rush period appearance to support the interpretation of the gold rush era historic scene. The interior is proposed for commercial and office use through a leaseback agreement. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity, and finishes to meet contemporary standards.[2]

The proposed treatment of the exterior--restoration to the Gold Rush era appearance--is recommended to be modified to retain the 1926 glass facade and stair landings.

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Boas Tailor and Furrier Shop is stereotypical of a western boom town, false fronted building. Its use fits the same image--a small shop downstairs and the shopkeeper and his family's residence upstairs. During the first decade after its construction in 1899, the shop was owned by four different merchants: a tailor, a furrier, a furniture maker, and a jeweler. In 1908 jeweler Herman Kirmse acquired the building. His family used or rented the structure until 1978 when the National Park Service acquired the vacant building.

Henry Boas built the structure during the fall of 1899 to serve as a residence and tailor shop.[1] Boas had immigrated from Germany with his wife and three children and established himself in boom town Dyea, Alaska, in November 1897.[2] The collapse of Dyea caused Boas to relocate to nearby Skagway. On September 29, 1899, he purchased a lot on Broadway near Third Avenue from photographer Eric A. Hegg.[3]

During the fall of 1899 Boas moved his tailor shop into the first floor. A doorway in the south facade, now the north as a result of the 1926 relocation, opened to a stairway leading to the upstairs residence of Henry, his wife Martha, and their four children, Alfred, Max, Hilda, and one-year-old Martin. Boas also advertised a room for boarders; a separate stairway on the north end of the building may have been for their access.[4]

The first floor housed the tailor shop. Boas also included the words "cleaning & repairing" on his Broadway Avenue sign; thus, he probably had a laundry service as well. Boas sold furs from the shop front. This necessitated purchasing trips into the interior as well as the establishment of a partnership with Charles R. Winter. The fur trade became the dominant business after Winter purchased the shop in August 1902.[5]

C.R. Winter's advertisements in the Skagway Daily Alaskan indicates the scope of his business. In 1904 he advertised, "C.R. Winter, the Furrier, Highest Price Paid for Raw Fur; New Furs Mens Fur Coats from $7.00 to $100.00. Fur Robes, 7 x 8, 16 lb., Coyote $20.00. Genuine Seal Caps $7.00 . . ."[6] Another advertisement highlighted with a picture of a window display showing ten stuffed bears read: "All Kinds of Fur Goods at Eastern Prices, Coats, Capes, Boas, Muffs, Gloves, Robes, and Rugs of all Kinds. Goods made to order of genuine Alaska furs, natural color. Raw bear skins, etc. made into rugs to order."[7]

The tailor shop and fur shop must have proved unprofitable, or business in other Alaskan towns may have been more appealing, because, during the summer of 1905, Winter rented the shop space and the following July sold the building.[8] Winter then left Skagway.

From 1905 to 1908 the shop was used successively as a restaurant, furniture store, and jewelry store. Charles Peterson, a well known Skagway restauranteur, opened the Bank Restaurant in April 1905. His short order service lasted through the summer and fall.[9] The following season George Wright, a carpenter for the White Pass & Yukon Route Railroad, opened a furniture store.[10] The next purchaser of the building, jeweler Herman Kirmse, and his heirs, owned the structure for the next seventy years.[11]

Kirmse, a veteran of gold rushes in Colorado and South Dakota, arrived in Skagway in 1897. He opened a jewelry store and prospered by shipping goods to the Klondike and by speculating in mines in Dawson and Atlin. The Kirmse jewelry and curio shop at Fifth Avenue and Broadway still operates during the summer tourist season.[12] In May 1908, with business on the increase, Herman Kirmse purchased the old tailor shop for $1,000.[13]

Kirmse's brother, Dick, managed the "lower" Broadway store, first opened in June 1908. Dick Kirmse added local color by keeping a bear cub in front of the store--until it drank too much hooch and died.[14]

In 1926 the widow of Herman Kirmse decided to move the building closer to the railroad depot, improving contact with tourists.[15] Her eldest son, twenty-one-year old Jack, supervised the 1926-1927 relocation. He remembers the work of dragging it to its present location on the east side of Broadway south of Third, and remodeling the shop. Jack, Olaf Dale, and Mavis Soldin gave the building its present configuration. A "new" glass facade--made up of second-hand materials--replaced the narrower facade of 1899. The two interior stairways were removed. New stairways were attached to the exterior, and terminated at enclosed porch landings. The residence on the second floor was divided into two apartments. These apartments became rentals for seasonal workers or tourists.[16]

The first floor shop remained the curio and jewelry store. A bathroom was added to the southeast corner, while a one story rear storage room was removed during the relocation. Jack Kirmse operated the curio shop during the summer months. Occasionally another business rented the shop. During the 1930s the Canadian National Steamship Company office and the Admiral Line office used the space. During World War II, Army draftsmen used the space to prepare plans and specifications for the ALCAN Highway.[17]

After the war Jack installed celotex on the interior walls and ceiling. A concrete block chimney replaced the rear brick chimney. During the 1960s the space was rented for a restaurant, and a flimsy partition wall was erected in the shop space.[18]

The restaurant remained briefly in the shop. Mr. Kirmse reopened the curio shop occasionally during the summer months until 1978 when the National Park Service acquired the structure. Mr. Kirmse retained the use of the building for storage of his father's jeweler's desk, original glass display cases, and other fixtures until the decision of the Park Service not to purchase the items. On September 2, 1979, Mr. Kirmse auctioned the historic furnishings.

Endnotes

1. No exact date of construction can be determined without further evidence. Two photographs, one dated July 24, 1899, and one of March 22, 1900, show the building site before construction and after completion. The construction date is assumed to have occurred after Henry Boas acquired the property September 29, 1899.

   There is a very slight chance that the structure was moved to its location next to the Hegg photography studio from another site and this would give the building an earlier construction date. However, the coincidence of its being built elsewhere and moved into place, just the right fit, seems doubtful. Unfortunately, without the availability of the Skagway Daily Alaskan for September through December 1899, no specific date for construction can be made.

   Tourism promoter Martin Itjen has caused further confusion. In his book The Story of the Tour of the Skagway, Alaska Street Car, he published a photograph of the Boas Tailor Shop with an altered sign which read "Salvation Army." Why Itjen replaced "Boas Tailoring" with "Salvation Army" is unknown. It is doubtful that the Salvation Army used the building. Martin Itjen may have just needed a stop on his tour to tell the significant story of the Salvation Army's work. The tailor shop--or, by the time of Itjen's tour, the curio shop--was a convenient stop along the tour route.

2. Skagway Enumeration, Twelfth U.S. Census, 1900, microcopies at KLGO NHP. In 1900 Boas was 40, his wife 22, and his children 6, 5, 4, and 2 years of age.

3. E.A. and Ella Hegg to H. Boas, south 24 feet of north 1/2 of lot 12, block 27, for $600, Deed Book 3, pp. 208-210, Magistrate's Office, Skagway City Hall.

4. "Room to Let" sign visible in window of building in a contemporary photograph. After Skagway, Boas opened shops in Fairbanks and, in 1910, the gold rush boom town of Iditarod.

5. Daily Alaskan, June 24, 1902, 2:1. H. and Martha Boas to Charles R. Winter, for $600, Deed Book 5, p. 253, Skagway City Hall.

6. Daily Alaskan, April 5, 1904, 2:3. Winter may have rented the shop during the summer of 1904 since no advertisement appears again until September.

7. Daily Alaskan, September 26, 1904, 3:1. This advertisement ran until March 31, 1905. Less than two weeks later Winter had rented the shop to a restaurant. Daily Alaskan, April 12, 1905, 1:1.

8. Charles R. Winter to George B. Wright, for $550, July 1, 1906, Deed Book 7, p. 63, Magistrate's Office, Skagway City Hall.

9. Daily Alaskan, April 12, 1905, 1:1. The last advertisement--"The Bank Restaurant, Chas. Peterson, Prop., Meals 25¢ and Up, Broadway near Third Avenue"--appeared November 4, 1905.

10. Alaska - Yukon Gazeteer and Business Directory (Seattle: R.L. Polk & Co., 1905, 1907, 1909).

11. George B. Wright to Herman D. Kirmse, for $1,000, May 25, 1908, Deed Book 7, pp. 481-483, Magistrate's Office, Skagway City Hall.

12. Jack Kirmse to Robert Spude, June 20, 1979.

13. See note 11.

14. Daily Alaskan, May 25, 1908, 1:4; June 5, 1908, 1:3; September 1, 1908, 4:3.

15. Hazel Kirmse moved the building to the north 37 feet of the south half of lots 5 and 6, block 35. Joseph Ward to Hazel Kirmse Smith for $600, August 28, 1926, Deed Book 11, p. 228, Magistrate's Office, Skagway City Hall.

16. Jack Kirmse to Robert L. Spude, November 1, 1979.

17. Ibid.

18. Ibid.

Archeological Synopsis

One test trench (TT14) was excavated between the Boas Tailor and Furrier building and Verbauwhede's Cigar Store and Confectionery. The trench was 9'-9 1/2" from the Boas building on the north to the Verbauwhede's on the south. It measured two feet wide. It was excavated in arbitrary six inch levels.

An eight inch ceramic sewer line ran east to west through the unit about 3'-8" below the surface. It was 5'-3" from Verbauwhede's. Stratigraphy in the unit indicates that the sewer line was added after the Boas Tailor building was moved to the lot in 1927 by the Kirmses.

A builders trench was also present next to Verbauwhede's. It apparently was dug when the corrugated metal siding was added to the lower portion of the north side.

The original surface appears to have been about two feet below the current grade. No evidence of earlier structures on the lot was found. The area was largely disturbed by the presence of the sewer line.

Recommendations

No further archeological testing needs to be done at the Boas Tailor and Furrier. It is probable that no evidence of earlier buildings lies under the structure. It is possible that some information regarding the earlier lumber yard could be found in the back yard. If any disturbance of that area is proposed, it will have to be preceeded by archeological testing.

Treatments and Evaluation of Effect

The Boas Tailor and Furrier Shop is included as part of the historic district listing on the National Register of Historic Places for its association with the Klondike gold rush. The exterior appearance and

architectural character contribute to the historic scene represented in the nationally significant district. Treatments should maintain the historic exterior appearance of the structure. The interior of the building is not considered significant. The interior treatment should be directed toward adaptive use and the leaseback of the structure for commercial purposes.

Alternative Treatments

A. No Treatment

Routine maintenance would be assumed to be provided as part of this alternative. However, building integrity and public safety would be jeopardized because of structural deficiences and fire hazards. Additionally, commercial leaseback potential would be negatively affected. This alternative is not recommended.

B. Exterior Restoration to 1899 Appearance with Adaptive Use of Interior

This alternative would provide the appearance appropriate for the prime period of its significance. However, lack of explicit photographic documentation and physical evidence would require too great a degree of conjecture to the restoration process. Additionally, the cost of this level of restoration is not warranted by the significance of the structure alone, i.e., not in relationship to the district. Another consideration is the effect on the interior space as this treatment would require removal of the exterior stairways and introduction of an interior stairway, taking up interior square footage. In turn, this would reduce the leaseback potential of the structure. Historic fabric would also be lost. This alternative is not recommended.

C. Recommended Treatment: Restoration to 1926 Exterior Appearance with Adaptive Use of Interior

This treatment includes restoration of the existing 1926 elevations, which is the original appearance of this building upon this site. The north and

south stairways provide a degree of continuity to the streetscape which is compatible with the historic district. Additionally, the 1926 glass facade is also compatible with the streetscape. Economics, both for restoration and leaseback potential, greatly favor this alternative. This treatment is recommended.

Specific Recommended Treatments

Site

1. Modify west entry to provide wheel chair access. Raising the boardwalk is preferable, which will require city approval. The appearance of an optional ramp is acceptable, but historic photographs indicate the boardwalks typically were at building entry level.

2. Backfill areas at north and south of building as needed and grade to provide proper drainage.

3. Backfill area at east side of building for future use as service area for commercial adaptive use.

4. Install steps and porch at east door.

Foundations

1. Replace existing column footings for stair landings with concrete footings and steel anchors.

2. The existing concrete stem walls, piers and footings installed in 1979 are in acceptable condition. However, the west wall of the offset at the southeast corner of the building requires completion.

3. Install screens at all foundation vents.

4. Anchor building to foundation.

Exterior Walls

1. Restore and repair siding as shown on drawings. Continue cyclic painting of west elevations only. Allow other elevations to weather but apply preservative when required. This will provide a more historic appearance, as is shown in historic photographs.

2. Remove all exterior plumbing, conduit and electrical meters. Provide all services below grade. Retain meter at rear elevation.

Windows and Exterior Doors

1. Restore glazing, sash and trim at locations shown on drawings.

2. Caulk and weatherstrip all doors and windows. Restore door frames and trim at north and south landings.

3. Install new security hardware at all exterior doors.

4. Provide first floor windows with interior insulation panels for use during winter seasons.

5. Provide second floor storm windows for use during winter seasons.

Exterior Stairs

1. Rebuild north stairs as drawn, with a landing to meet life-safety code requirements.

2. Strengthen floor and roof framing at enclosed landings.

3. Repair detailing at fascia and base of landings.

Roof

1. Extant built-up roofing is in acceptable condition, but flashing details are not properly installed. These locations show the greatest deterioration. Future roofing installation should provide proper flashing details and four-ply roofing.

2. Remove chimney and stack vent.

3. Replace gutter at southeast elevation.

Interior

First Floor

1. Retain existing flooring. Infill holes as required. Install convenience outlets at floor as appropriate for commercial use. Install carpeting.

2. Remove existing fiberboard from walls and ceilings. Install 1 1/2" furring at 24" o.c., rigid insulation, and wiring as required. Install fire detection and suppression systems. Install 5/8" sheetrock on all walls. Paint walls as appropriate. The cost and difficulty of removing interior shiplap siding for installation of wiring and insulation is not reasonable with respect to the building's interior architectural significance. Installation of sheetrock increases the fire resistance of the building.

3. Provide new mechanical room and system as appropriate for commercial use. Conceal distribution system within crawl space, floor and attic spaces. Enclose mechanical room with 2" X 4" stud walls and 5/8" sheetrock for fire hazard reduction. Install fire rated tile flooring.

4. Remove columns and beams supporting second floor. These intrude on first floor space, a negative factor in regard to leaseback potential, and are architecturally awkward. The second floor joists should clear span from exterior wall to exterior wall. This will require additional structural members or reinforcement of existing second floor joists. These should not exceed the present depth of the existing joist system.

6. Rehabilitate bathroom fixtures and install appropriate finishes.

7. General lighting of the first floor should be kept to a minimum number of incandescent ceiling fixtures, with task lighting used for the majority of the lighting need. Incandescent lighting will be more compatible to the building than fluorescent.

Second Floor

1. All interior walls may be removed. For commercial use, the more open the space the more desirable. Existing interior walls probably date from 1926 or later.

2. Restore floor to a uniform surface. Repair and restore flooring throughout and carpet.

3. Remove all fiberboard finishes from walls. Retain shiplap interior siding. Fur out 1 1/2", install rigid insulation, wiring, and apply 5/8" sheetrock finish. Paint as appropriate.

4. Remove all finishes from ceiling. Install fire detection and suppression systems and wiring appropriate for flexible lighting. Finish with 5/8" sheetrock. Paint as appropriate.

5. Ceiling joists should be structurally upgraded for clear span from exterior wall to exterior wall. If this is found economically and structurally unfeasible, provide east-west centerline support (the building probably had a bearing wall in the east-west direction originally, as indicated by physical evidence and historical information.)

Attic

1. Install fire detection and suppression systems, and lighting.

2. Install insulation between second floor ceiling joists; minimum of R30 to be achieved.

3. Remove chimney.

Evaluation of Effects of the Recommended Treatment

The purpose of the recommended treatments to the structure is to attain the exterior appearance and characteristics displayed in the ca. 1926 period and to provide safe, adaptively useful interior space. The 1926 exterior appearance is compatible with the gold rush era, containing many of the 1899 features and characteristics--the false front and the scale and rhythm. The results will increase the life of the building and its historic and architectural values, and will safely provide access to a historic resource. The adaptively restored building will be a compatible contribution to the historic scene of the Skagway Historic District.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CRF Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of non-significant historic fabric dating from throughout the life of the building will be required but this material is unsafe or has so deteriorated that it would have to be replaced regardless of the proposed action. The building has been recorded to standards prescribed by the Historic American Buildings Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The primary architectural significance of the building is the exterior appearance. Therefore, adaptive reuse of the interior of the building as leased commercial space will not affect the qualities which make it architecturally and historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. Rather, it will be compatible with the 1898-1915 historic district scene through utilizing the elements of the building as found.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	North stair removal	$600/stair	1 stair	$ 600
	Wall removal	$ 20/lin ft	40 lin ft	800
	Remove chimney vent	(Lump sum)		500
	Remove existing built-up roofing	(Lump sum)		1,300
	Remove chimney vent stack and surface conduit	(Lump sum)		600
	Site utilities			
	Telephone	$ 7.50/lin ft	40 ft	300
	Water	$15/lin ft	40 ft	600
	Sanitary sewer	$22.50/lin ft	40 ft	900
	Oil storage	$1000/tank	1 tank	1,000
	Construct steps	(Lump sum)		500
	Boardwalk	$20/sq ft	135 sq ft	2,700
3.	Concrete			
	Complete foundation	$1000/cu yd	.3 cu yd	300
	Replace column footings	$ 300/footing	8 footings	2,400
4.	Masonry	None		
5.	Metals			
	Structural joists	$ 50/joist	20 joists	1,000
6.	Wood and Plastics			
	Construct new north stairs and railing	$3000/stair	1 stair	3,000
	Construct new interior walls	$ 30/lin ft	40 lin ft	1,200
	Repair detailing and framing at second floor porches	(Lump sum)		4,000
	Repair siding	$5/sq ft	100 sq ft	500
	Furring	$0.50/sq ft	3,800 sq ft	1,700
	Repair flooring	$3/sq ft	320 sq ft	1,000
7.	Thermal and Moisture Protection			
	4 ply built-up roofing	$300/square	8.6 squares	2,600
	Vapor barrier	$1/sq ft	1,530 sq ft	1,600
	Insulation			
	1 1/2" rigid	$1.50/sq ft	3,280 sq ft	5,000
	12" batt	$2/sq ft	3,500 sq ft	7,000
	flashing	$4/lin ft	120 lin ft	500

	Gutter and downspout	$5/lin ft	60 lin ft	300
	Weather stripping	$5/lin ft	235 lin ft	1,200
8.	Doors and Windows			
	Restore windows	$200/window	5 windows	1,000
	Restore door	$300/door	2 doors	600
	Fire rated door for mechanical room	$800/door	1 door	800
	First floor window insulation panels of 2" rigid insulation	$5/sq ft	280 sq ft	1,200
	Second floor storm windows	$300/window	11 windows	3,300
9.	Finishes			
	Paint sheetrock	$1/sq ft	3,800 sq ft	3,800
	Carpet	$3/sq ft	1,750 sq ft	5,300
	Tile	$10/sq ft	180 sq ft	1,800
	Exterior painting	(Lump sum)		1,000
10.	Specialities	None		
11.	Equipment	None		
12.	Furnishings	None		
13.	Special Construction	None		
14.	Conveying System	None		
15.	Mechanical System			
	Oil furnace, forced air; fire suppression		Total Systems	27,300
	Plumbing, 3 bathrooms		Total Systems	16,000
16.	Electrical, fire detection, and intrusion detection systems		Total Systems	19,000
				$124,200

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 1 through 5 are from the Klondike Gold Rush National Historical Park collection. The sources of photographs 6 through 9 are as indicated.

Photographs 10 through 34 by Paul C. Cloyd, National Park Service, Denver Service Center, April, 1981.



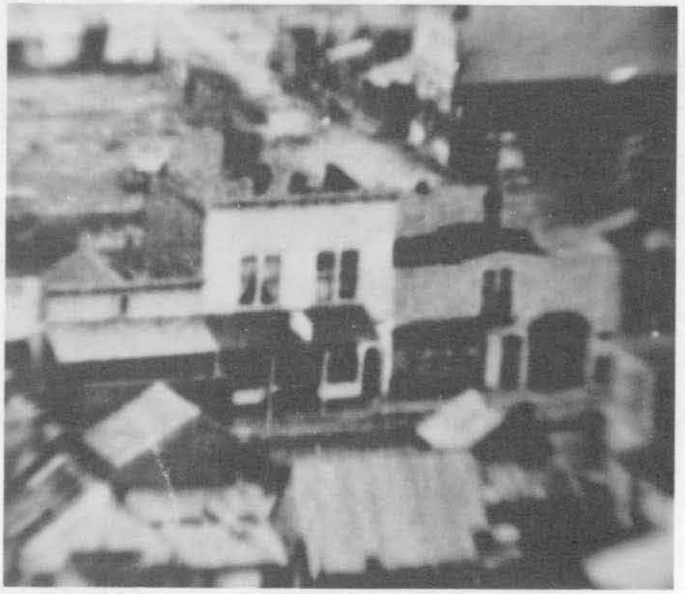
Photograph 1. Boas Tailor and Furrier Shop. View from northeast of building on original site. From a ca. 1900 photo.



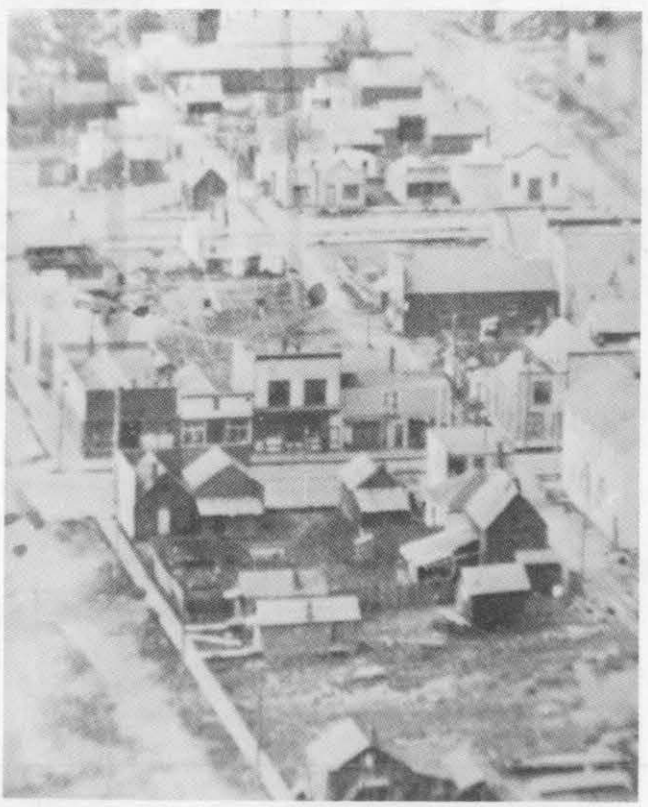
Photograph 2. Boas Tailor and Furrier Shop, ca. 1900.



Photograph 3. Detail from March 22, 1900 photograph. Original northeast corner of building. No evidence is visible of stairway at this side, although the opening may have led to a stairway further to the west.



Photograph 4. Detail from a ca. 1903 photograph. Note addition of wooden porch and doorway at northeast corner.



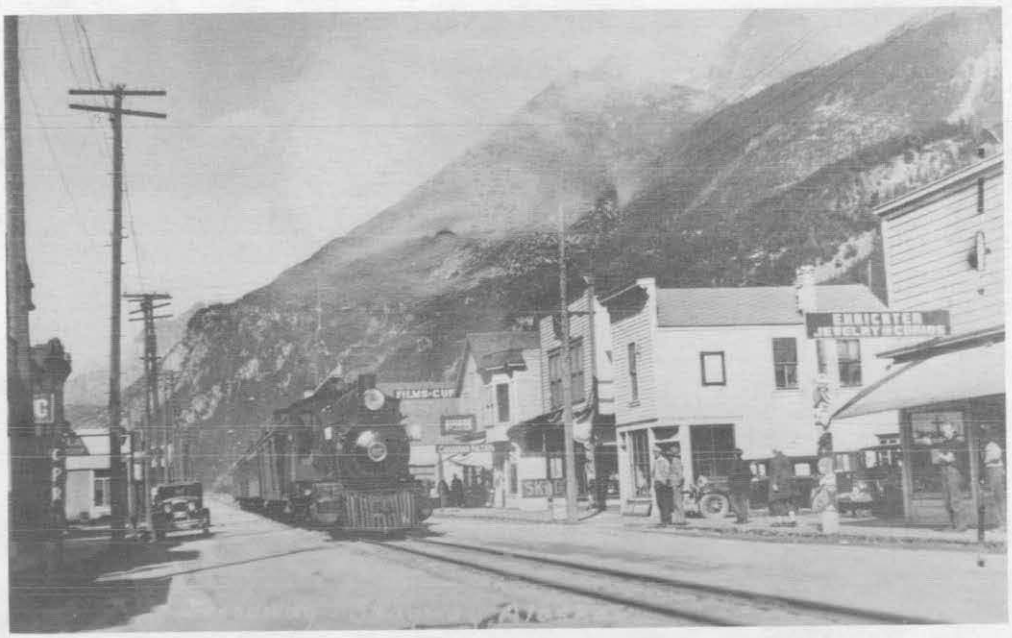
Photograph 5. Detail from a ca. 1908 photograph. Note paint scheme.



Photograph 6. From a ca. 1908 photograph. Note ramping of grade and boardwalk. North elevation of building was unpainted. Yukon Archives, Barley Collection.



Photograph 7. From a ca. 1915-20 photograph. South elevation of building was also unpainted. Alaska Historical Library, Juneau.



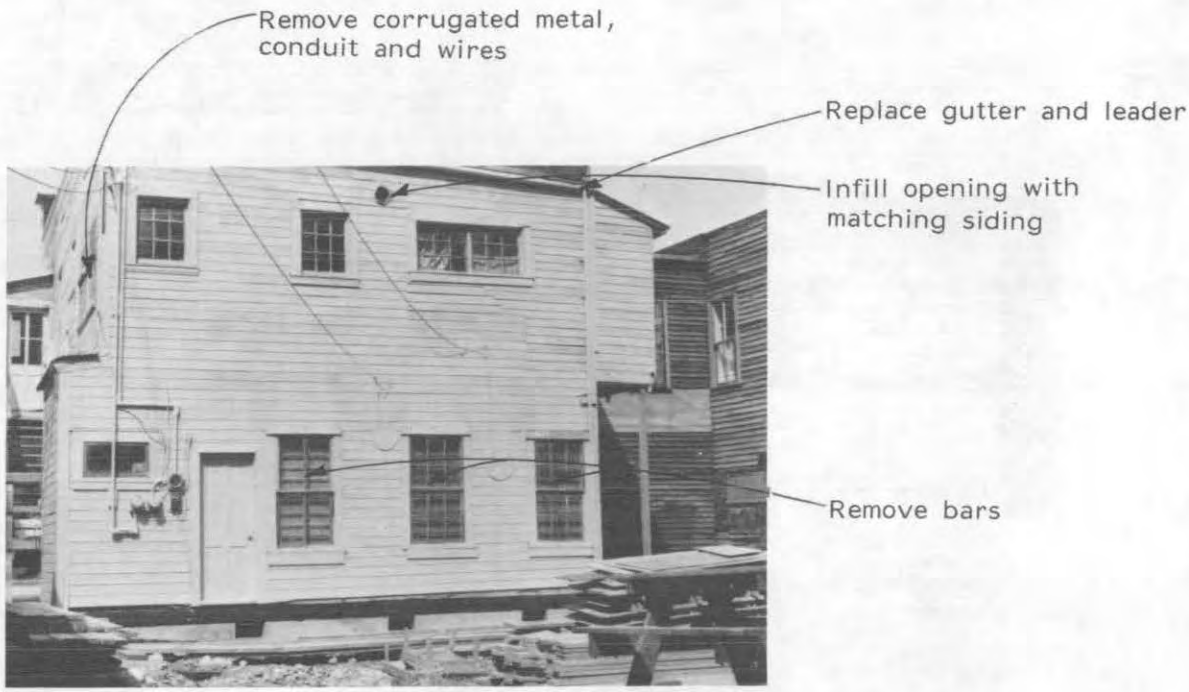
Photograph 8. From a ca. 1926-30 photograph; after 1926 relocation of building. Dedman's Photo, Skagway.



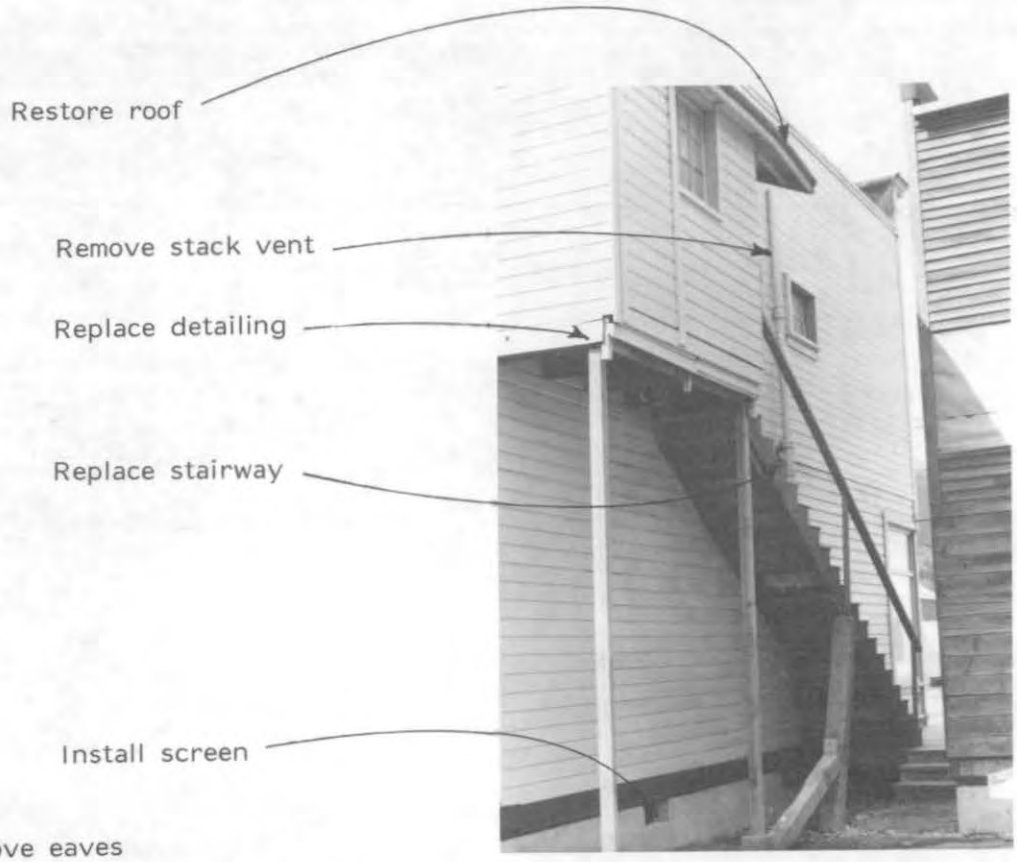
Photograph 9. Detail from ca. 1926-30 photograph 8.



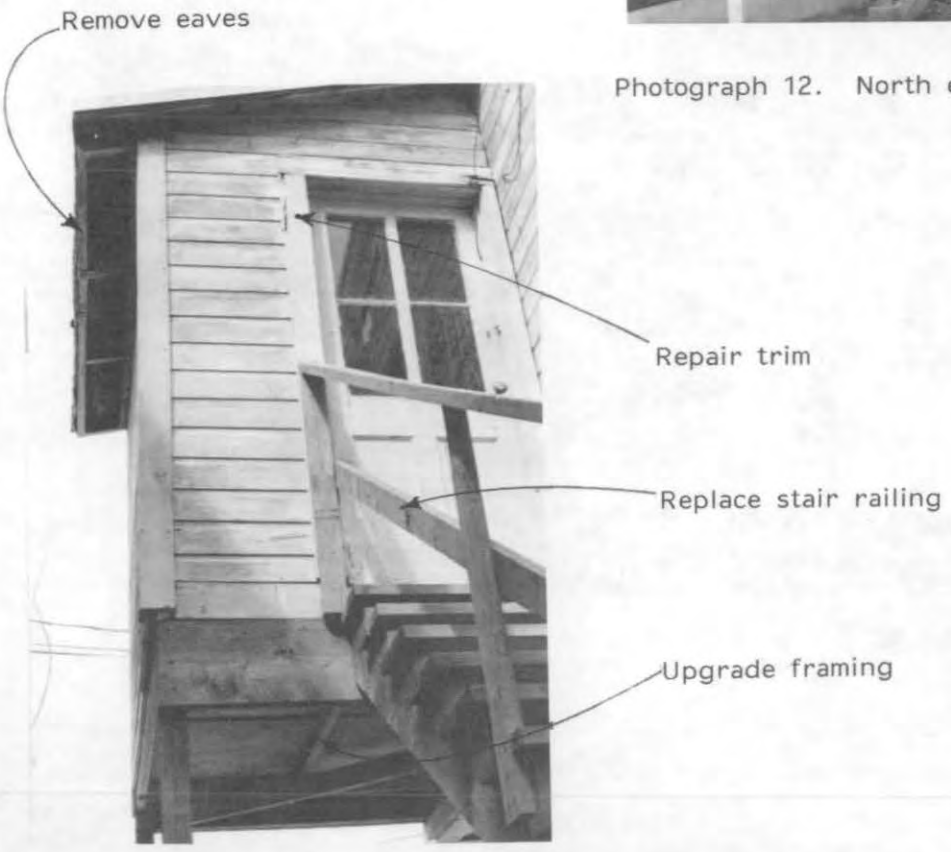
Photograph 10. April 1981. West elevation.



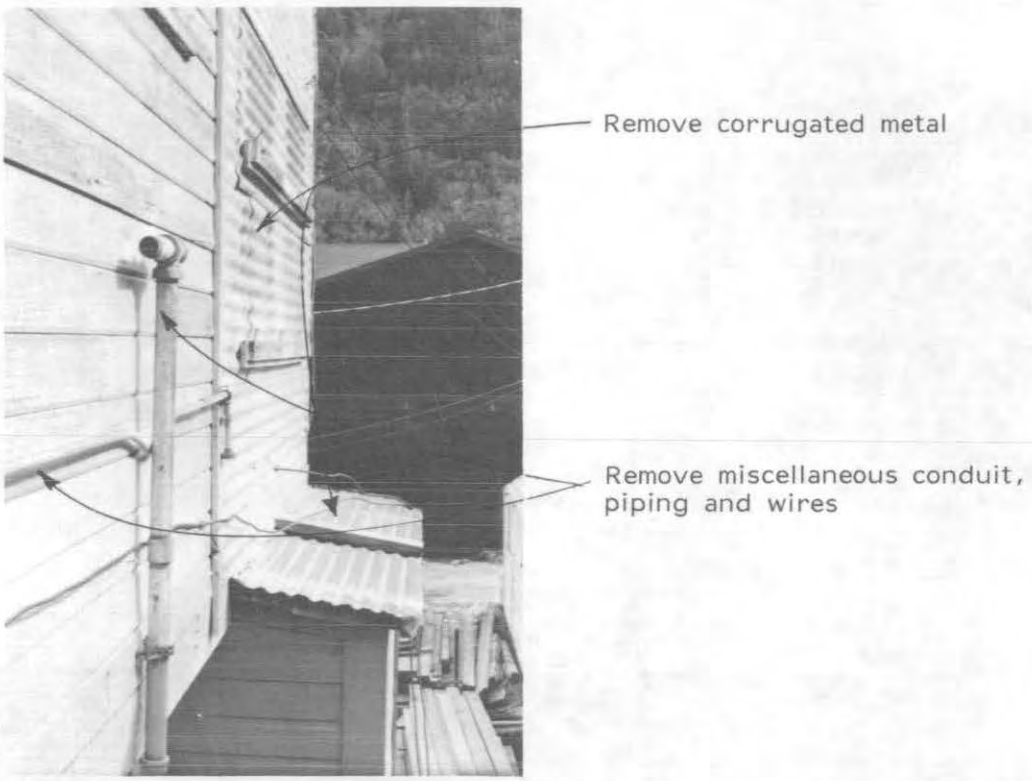
Photograph 11. April 1981. East elevation.



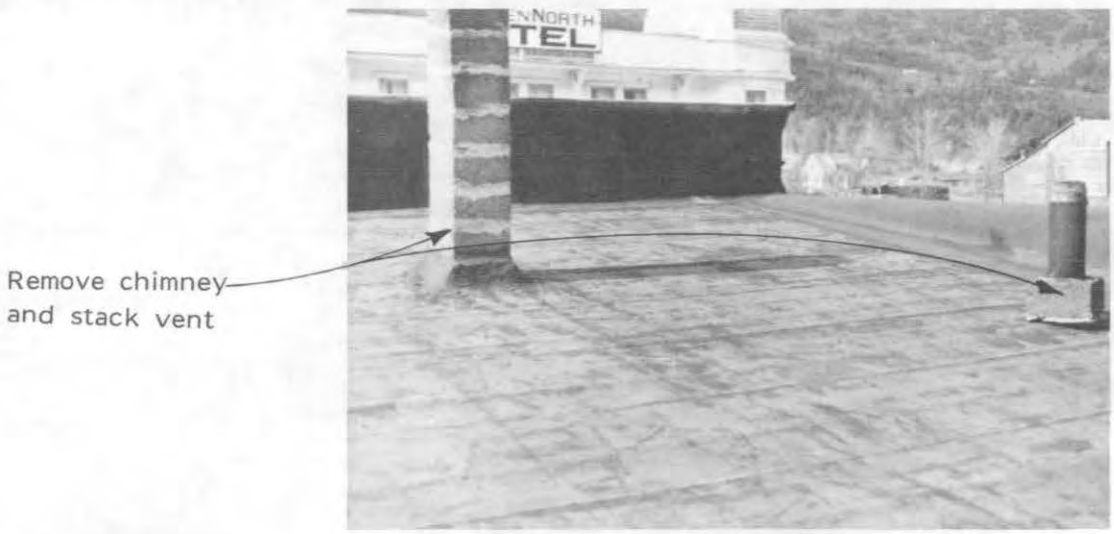
Photograph 12. North elevation.



Photograph 13. South vestibule, east door.



Photograph 14. South elevation detail.



Photograph 15. Northwest roof area.



Photograph 16. North vestibule roof.



Photograph 17. South foundation wall.



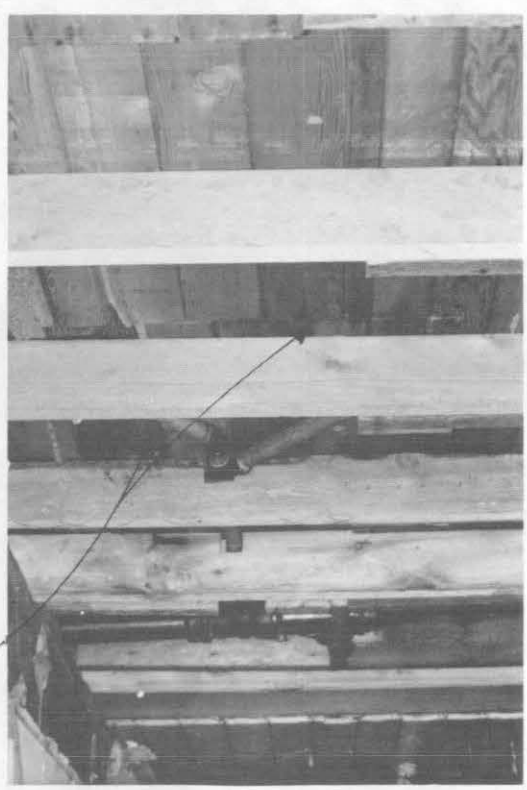
Photograph 18. Foundation and first floor framing.



Photograph 19. Main room, first floor.

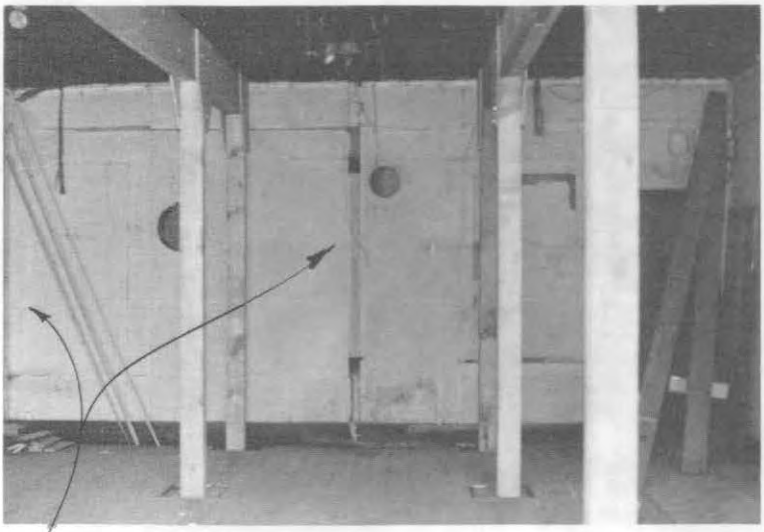


Photograph 20. Ghost of original glass facade configuraton.



Infill of historic interior stairway

Photograph 21. Main room ceiling.

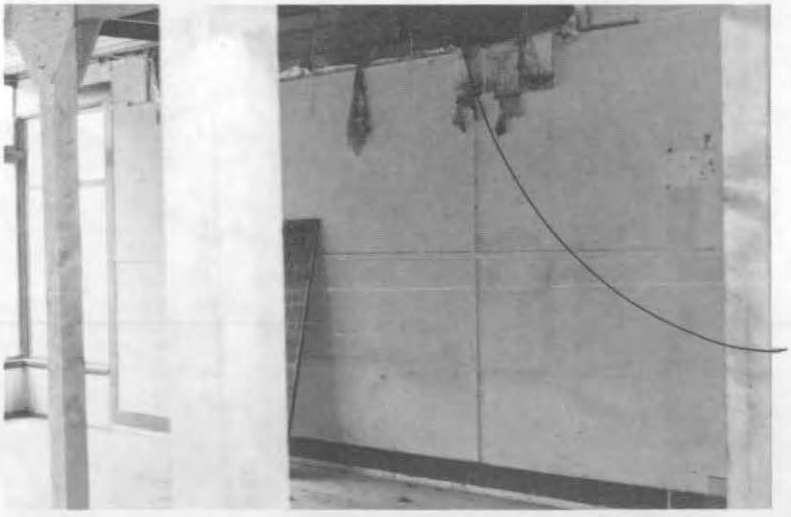


Photograph 22. Main room, east wall.

Remove celotex, columns and beams



Photograph 23. Main room, view toward southeast corner.



Retain interior sheathing in place

Photograph 24. Main room, northwest corner.



Photograph 25. North vestibule, view toward east.



Photograph 26. South vestibule, view toward west.



Photograph 27. East bathroom, northeast corner.



Photograph 28. West bathroom northeast corner.



Photograph 29. West kitchen, southeast corner.



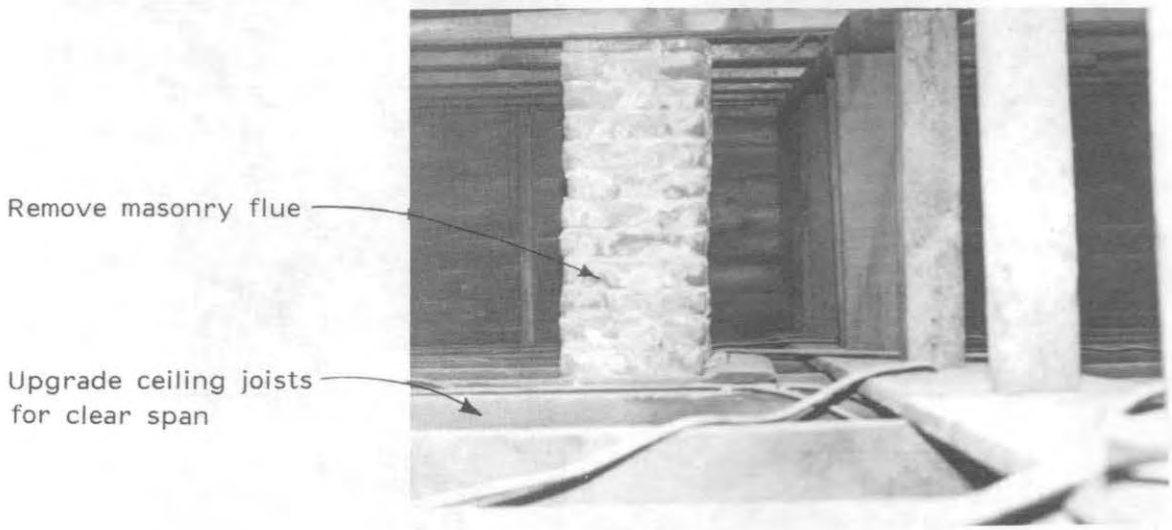
Photograph 30. East kitchen, east wall.



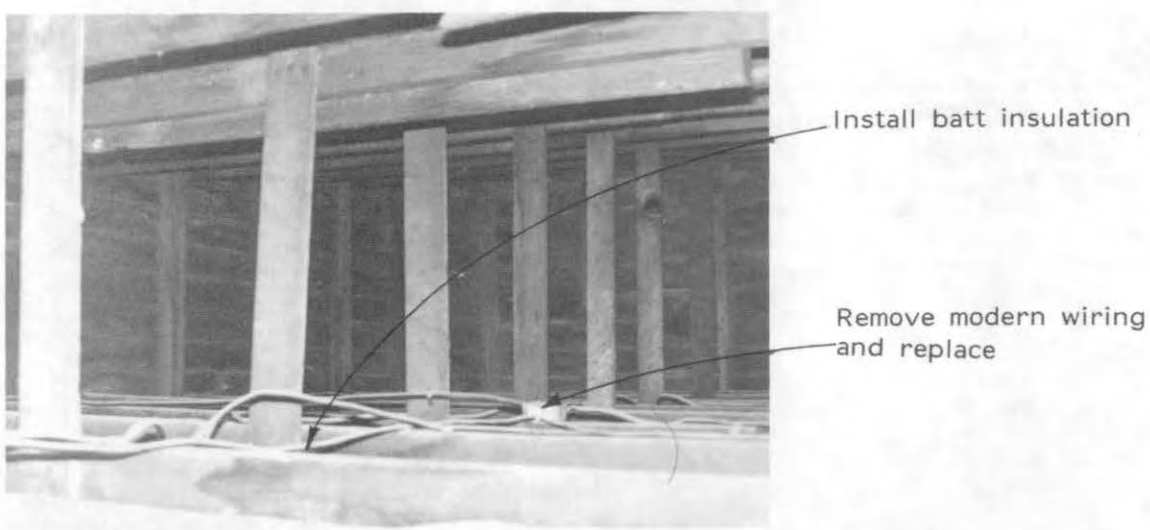
Photograph 31. East kitchen, north wall.



Photograph 32. East kitchen, south wall.



Photograph 33. Attic, west.

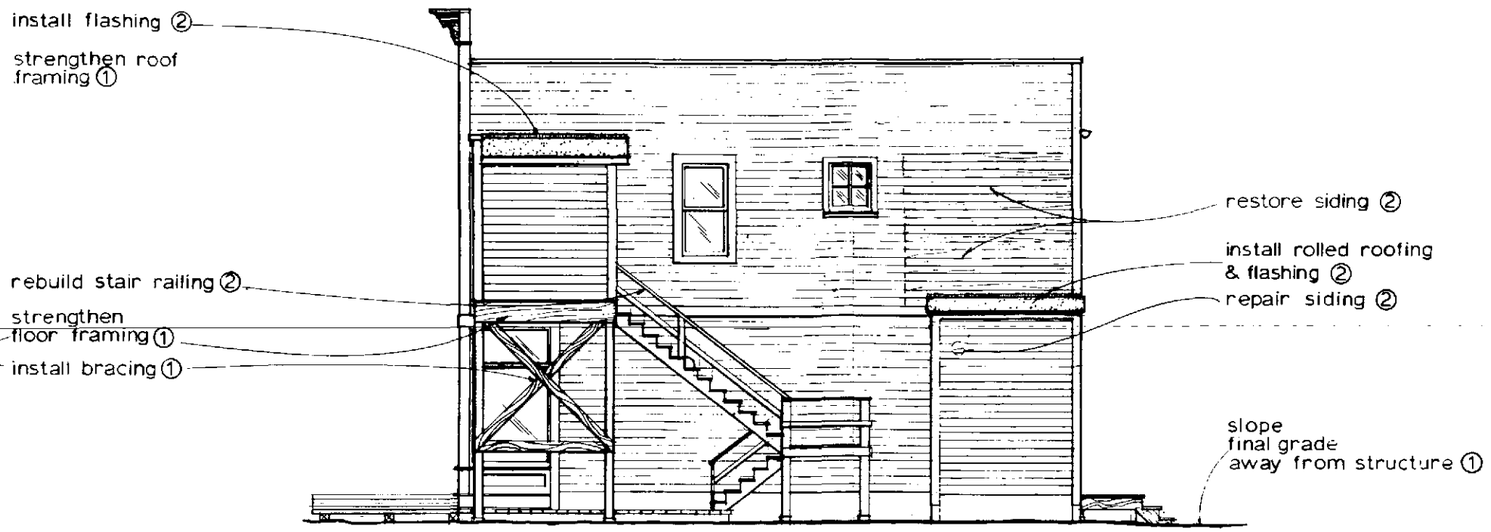


Photograph 34. Attic, southwest.

RECOMMENDED TREATMENT DRAWINGS

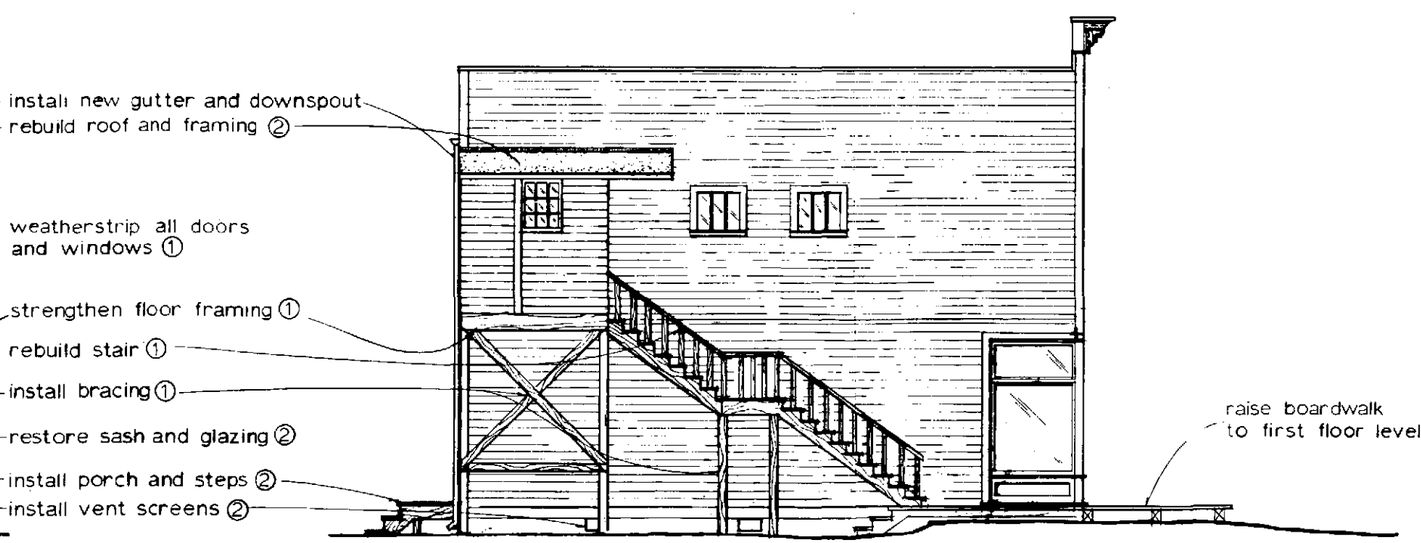


WEST ELEVATION



SOUTH ELEVATION





EAST ELEVATION

NORTH ELEVATION

BOAS TAILOR AND FURRIER

HISTORIC STRUCTURE REPORT

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

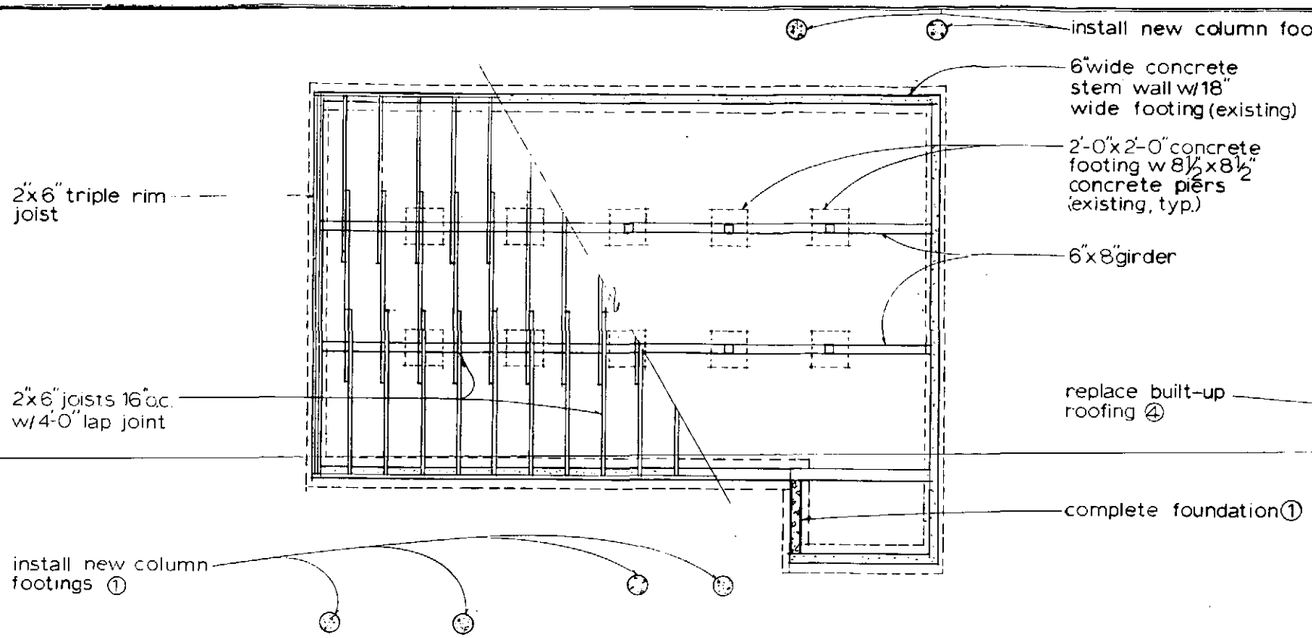
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new
priority ①

scale 1/4"-1'-0" 0 2 4 6 8 10 FEET

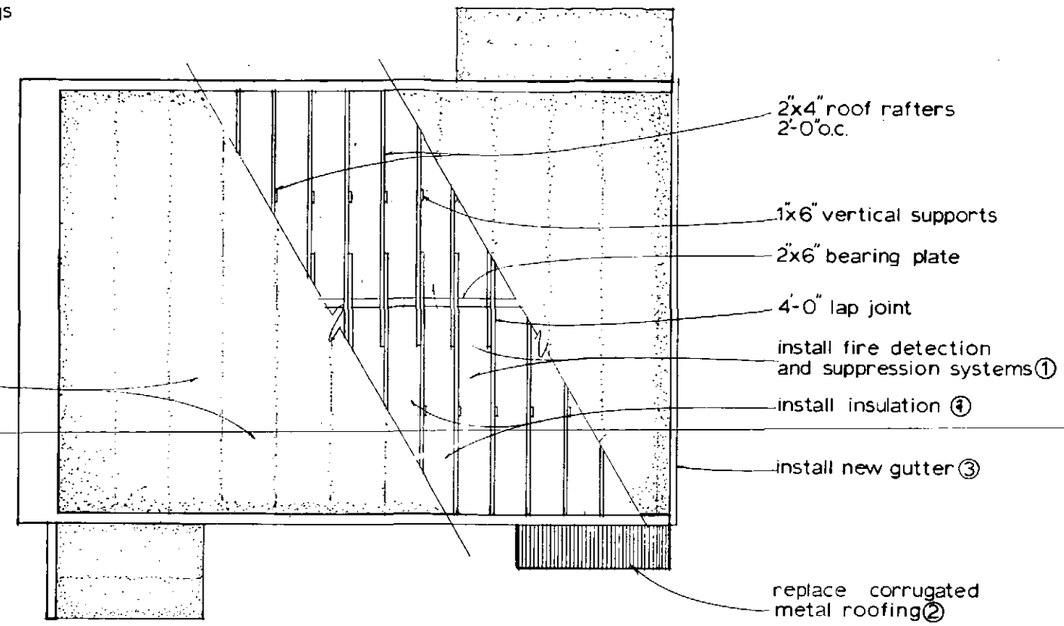
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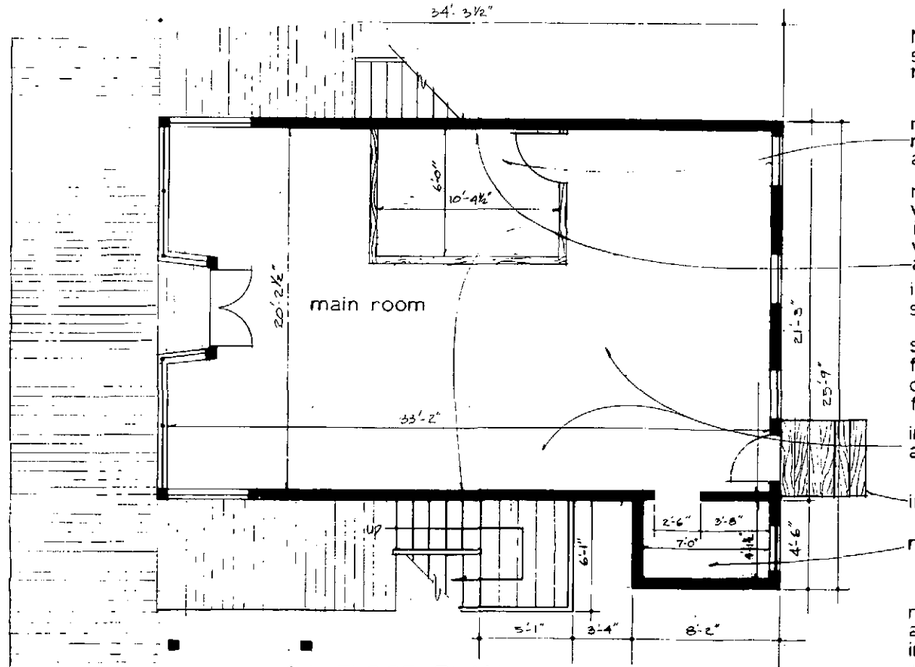
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FOUNDATION AND 1st FLOOR FRAMING

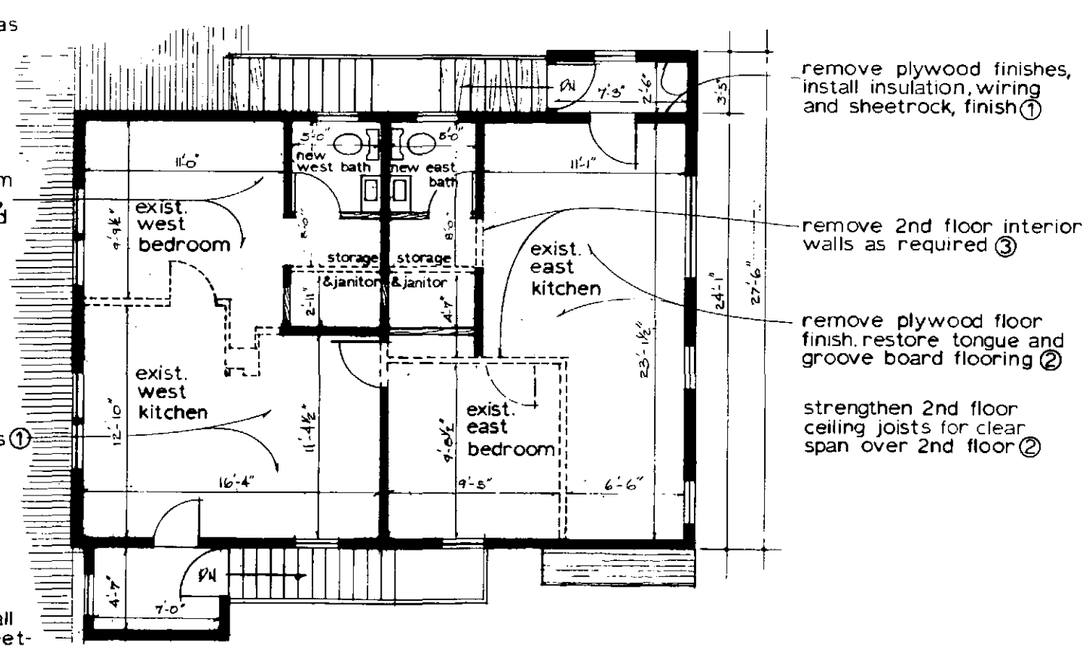


ROOF AND ROOF FRAMING PLAN



1st FLOOR PLAN

NOTE: all items existing as shown unless otherwise noted



2nd FLOOR PLAN

BOAS TAILOR AND FURRIER

HISTORIC STRUCTURE REPORT

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

priority ①
legend: exist, new, remove

scale 1/4"= 1'-0"

north

Rev. 5/1983

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ON MICROFILM

VERBAUWHEDES CIGAR STORE AND CONFECTIONERY

ADMINISTRATIVE SECTION

The Frederick Verbauwhede Cigar Store and Confectionery, a two-story, false fronted building with assorted rear additions, is located at the south portion of Lots 5 and 6, Block 35, on the east side of Broadway between Second and Third Avenues in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building is therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to the gold rush period appearance to support the interpretation of the gold rush era historic scene. The interior is proposed for commercial and office use through a leaseback agreement. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity, and finishes to meet contemporary standards.[2]

The proposed exterior treatment is recommended to be modified to include removal of the post-1925 additions.

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

This small shop has had a variety of uses, all linked to the proximity of the railroad depot and wharves. Cigar store, confectionery, curio shop, taxi service, and liquor store were among the functions and related services and goods offered here between 1899 and 1977. The changes in ownership and use are also reflected in the amorphous shape of the buildings' 78 foot length and 13 foot width. The street front appearance, however, has changed little since the shop opened as a cigar store during the gold rush era.

Frederick Verbauwhede, a Belgian tobacco merchant who had immigrated to Portland, Oregon by way of Pennsylvania and California, joined in the Klondike gold rush, arriving in Skagway in February 1898.[1] During those hectic days of the stampede, he set up a cigar store in "French Alley," an area noted for earthly delights and its demimonde.[2]

As the stampede waned and businesses shifted toward the railroad depot, Frederick Verbauwhede purchased a 13 foot wide lot at the foot of Broadway on September 11, 1899.[3] That fall he erected the two-story, wood frame shop.[4] A false front with ornate brackets and cornice, and a plate glass display window at the first floor's front and south, or alley side, caught the attention of passersby.[5] A single door at the front led into Verbauwhede's shop, an area filled with tobaccos, cigars, the newly respectable cigarettes, and snoose. Fifty-year-old Frederick Verbauwhede handled the wholesale and retail cigar trade while his younger wife sold confectioneries--candies, nuts, and fruits. The rear of the first floor was probably separated from the shop by a partition and was used for storage.

Upstairs were furnished rooms rented to transient lodgers.[6] The 1900 census lists six lodgers; a traveling salesman, two brokers, a miner, a sailor, and a cook.[7] An indoor stairway from the alley provided access to the rooms. Access was also available from inside the shop.

The Verbauwhedes were inconspicuous residents of Skagway. Their names are absent from the daily newspapers, except for two robberies. In the summer of 1901 a thief stole $800 from the till. A second robbery on January 6, 1902, was executed by an old neighbor of "French Alley," procurer John Bonner. The thief entered through a broken back window and left by the rear door.[8]

In 1902 the structure was enlarged. Verbauwhede moved his two one-story buildings on French Alley to the rear of the Broadway store. One was attached directly to the building to provide living space for the Verbauwhedes and their three children. The second was rented to roomers.[9] During these additions and remodelings a corner entry was added to the building's southwest corner, making it easier for patrons rushing up the street from the depot to see and step into the cigar store and confectionery.[10]

With the decline of business in Skagway, Frederick and Nathalie Verbauwhede sold their store for $800 to barber James D. Stinebaugh. They recorded the sale September 14, 1904.[11] Stinebaugh, owner of the Principle Barber Shop near Fifth and Broadway, purchased the building for summer rental space. Who he rented to between 1904 and 1910, or if he opened a branch barber shop here, is unknown. In May 1911 Stinebaugh rented the shop to Emil Richter for a jewelry and curio shop. Within two years the Richters moved to a larger building to the south; their curio shop continues in business today (1979).[12]

By the mid-1910s James Stinebaugh had moved to Grants Pass, Oregon, leaving his businesses vacant. On July 1, 1916 he sold the old Verbauwhede shop to gunsmith James F. Green.[13] Green had gone north during the Klondike gold rush and had operated a gunsmith shop in Skagway as early as 1903.[14] In 1916 he transferred his business to Broadway, advertising himself as an outfitter, guide, handyman, and second hand dealer, besides the gunsmith business.

Virginia Burfield recalled visiting "old man" Green with her mother. The building was stuffed with old pieces of machinery and junk. Mr. Green

was a bachelor and had never learned the advantages of being clean or tidy. The building scared young Virginia and disgusted her mother; she attempted to remove the piles of dirty clothes, garbage, and debris while nursing Mr. Green through his last days. The building fell into disrepair.[15]

In 1925 the heirs of James Green sold the shop to Frank Suffecool, another long-time Skagway resident. Suffecool had worked as a teamster during the height of the Klondike stampede in 1898. By 1925 he operated the Alaska Transfer Company, an express business which also operated a taxi service for tourists. He moved into the building and remained for twenty years.[16]

Suffecool made slight changes to the building. The ornate brackets were removed from the facade cornice and replaced with plain board supports. The building was repainted and an iron gate was placed on the south rear, second floor window--a move required to make the second floor rear room secure for bonded express.[17]

The two small back buildings were attached more securely to the store. Shed additions were placed on the east and south side of the furthest east building. During World War II the military used these rooms and the store for housing.[18]

In 1944 the Alaska Transfer Company and offices were sold to Kenneth and Christine Lamoreux and William and Dorothy Dewer. During the next ten years, the Dewers and Lamoreuxs changed the building further. They installed a gasoline pump in front of the building and added that service. A U.S. weather station was placed to the northeast of the building.[19]

The two couples shared the building's living space and installed cold weather conveniences. Covered porches were added to the entries on the south walls. Oil stoves replaced coal stoves; metal chimneys replaced or took the place of brick chimneys.

The half dozen owners since the Lamoreuxes have emphasized gas sales. Malcolm Moe purchased the building in 1965, redid the store interior, and operated a liquor store in addition to the gas station. In July 1973 he moved the Alaska Liquor Store to the corner of Second and Broadway. That fall a fire blackened the rear residence portion.[20] The Atlas Travel Service rented the store space from 1973 to 1977, while the west half of the rear residence section was being repaired and used as a rental. In 1977 the National Park Service acquired the building.

Endnotes

1. Skagway Enumeration, twelfth U.S. Census, 1900, microcopies at Klondike Gold Rush National Historical Park. In 1900 Verbauwhede was 50, his wife 42, and his children 9, 8, and 6.

2. Daily Alaskan, March 1, 1902, 4:5.

3. C. W. Johnson to Federick Verbauwhede for $650, Book 1 of Deeds, pp. 783-784, Magistrate's Ofice, Skagway City Hall.

4. No exact date of construction can be determined without further evidence. A photograph dated July 24, 1899, shows the building site vacant. A note in the Daily Alaskan of April 13, 1900, 4:1, mentions Verbauwhede having his Broadway store painted. Unfortunately, no issues of the Skagway newspaper have been found for the months of September-December 1899--that period directly after Verbauwhede's purchase of the lot and the probable construction date.

5. See photographs.

6. Ibid. A sign "Furnished Rooms" appears on the telephone pole in front of the store in 1900.

7. Skagway Enumeration, Twelfth U.S. Census, 1900, microcopies at Klondike Gold Rush National Historical Park.

8. Daily Alaskan, January 7, 1902, 1:5.

9. Daily Alaskan, March 1, 1902, 4:5. The exact history of these buildings cannot be determined at this time. Their association with Verbauwhede's operation in the red light district of French Alley is mentioned in the cited newspapers. Their use as "cribs" for prostitutes is possible. In 1898, when Verbauwhede operated on French Alley, Skagway had three red-light districts--French Alley,

Paradise Alley, and Jap Alley--plus prostitutes scattered along Broadway. Civic pressure in 1899 forced the prostitutes out of the alleys and into one controlled district along Seventh Avenue between Broadway and State. Verbauwhede built his store on lower Broadway at this time and, after well established, moved his French Alley structures.

10. See photographs.

11. Book 6 of Deeds, pp. 294-295, Magistrate's Office, Skagway City Hall.

12. Taped Reminiscence of Mrs. Francine Richter to Joan Beierly, April 15, 1975. Copy at City Library, Skagway, Alaska.

13. Book 9 of Deeds, p. 388, Magistrate's Office, Skagway City Hall.

14. Alaska-Yukon Gazatteer and Business Directory (Seattle: R.L. Polk & Co., 1903).

15. Virginia Burfield to Robert L. Spude, May 15, 1979.

16. Book 11 of Deeds, p. 197, and Book 13, p. 141, Magistrate's Office, Skagway City Hall. Alaska-Yukon Gazeteer and Business Directory (Seattle: R.L. Polk & Co., 1903, 1923).

17. See photographs. Bill Feero to Robert L. Spude, October 24, 1979.

18. Ibid.

19. Ibid. Book 13 of Deeds, p. 142, Magistrate's Office, Skagway City Hall.

20. Bob and Chris Vaughn to Robert L. Spude, October 15, 1979. Book 16 of Deeds, p. 47, Magistrate's Office, Skagway City Hall.

Archeological Synopsis

One test trench (TT14) was excavated between Verbauwhede's Cigar Store and the Boas Tailor and Furrier. A synopsis of that excavation is given in the section on the Boas building. A builders trench next to Verbauwhede's indicates that the corrugated metal siding on the north wall of the building was added only recently.

Recommendations

No further archeological testing is necessary along the north side of the structure. Furthermore, it is not felt that testing to the east will yield important information since it is very likely badly disturbed by the 1925 additions on that end. However, it is recommended that, prior to any further excavation around or under the structure, additional testing be conducted along the west and south sides. If possible, it would also be useful to place a test trench under the structure.

Treatments and Evaluation of Effect

The significance of this structure is typical of the other structures in this group; that is, the presence of the structure in the city streetscape during the gold rush era. Treatment should maintain the exterior appearance of the structure. At present, management policy directs that the builidng be leased for commercial use. Since the interior of the building is not considered significant, interior treatments should be appropriate to such use.

Alternative Treatments

A. No Treatment.

It is assumed that routine maintenance of the structure would be provided as part of this alternative.

Structural problems within the foundation have caused the evident tilt in the west structure. This alternative would not provide for adequate stability for the resource and would not prevent its eventual collapse. No treatment would also negatively affect overall building integrity, public safety, and leaseback potential. This alternative is not recommended.

B. Exterior and Interior Stabilization and Rehabilitation of the Structure with Present Appearance.

This alternative would provide for adequate structural and interior work suitable to its leaseback functions and retain all additions and modifications. However, the structure has elements which post-date the 1899-1910 restoration period stated in the draft management plan. These additions are architecturally incompatible with the original components of the complex. This alternative is not recommended.

C. Exterior Restoration to Pre-1902 Appearance with Interior Adaptive Use.

This alternative treatment would reverse all modifications and remove all additions made to the original structure. Some alterations and additions should be retained since they are of the historic period. Physical evidence and historical data indicates that at least one component's construction pre-dates 1900 and was subsequently moved to this site. This alternative is not recommended.

D. Exterior Restoration to 1904 Appearance with Interior Adaptive Use.

This alternative would include restoration of the structure to its finalized appearance under the original owner. However, some early modifications have not been dated, since documentary, photographic and physical evidence was inconclusive for dating purposes. A 1904 restoration would be excessively conjectural. This alternative is not recommended.

E. Recommended Treatment: Exterior Restoration to Pre-1925 Appearance with Interior Adaptive Use.

This treatment would include retention and restoration of the original and early components and removal of 1925 and later additions. Along with reduction of conjecture, this alternative treatment would result in an exterior appearance appropriate to the historic district and interior treatments suitable for adaptive use. This alternative is recommended.

Specific Recommended Treatments

Site

1. Remove concrete platform for former gasoline pump.

2. Restore 4'-0" boardwalk at east and south sides of buildings. In addition to contributing to restoration of the historic scene, it will provide a buffer between the building and vehicular traffic. Raise boardwalk to meet finished first floor level. Provide ramp at east end of south boardwalk. Raise west boardwalk as required to meet finished first floor level. These actions will provide access for the disabled and restore the typical historic boardwalk-to-building relationship.

Foundations

1. Remove timber piers and 6" x 12" girders from beneath the two-story portion. Level the building and install treated sill plates and rim joists. Install concrete stem walls at perimeter and concrete piers at center line with a 4" x 6" girder.

2. Single-story structures: remove existing sill beams, retaining girders, particularly log beams. Install perimeter stem wall foundations and interior piers.

Floor Framing

1. Determine the loading capability of the existing floor framing of the two story structure. The existing first floor joist system may be adequate for retail use and the second floor system for office use.

2. Supplement existing 2" x 6" floor joists in the center one-story structure with new joists.

3. Supplement existing 2" x 4" joists with new joists.

4. Install rigid insulation at all first floor framing.

Exterior Walls

1. Two-story Building

   a) North Wall

   Remove wires and miscellaneous pipe and conduit. Apply preservative finish to weathered wood.

   b) East Wall

   Restore first floor portion of wall with siding material to match historic material on upper part of wall. Apply preservative finish to provide appearance of weathered wood. Restore attic access door at gable. Install leaders at corners.

   c) South Wall

   Remove extraneous pipes and wires. Restore four light, first floor display window. Restore east door and transom, widen door to three feet. Restore two-over-two light windows at second floor. Provide wood-frame winter storm windows. Remove circa 1950 winter entry. Paint historic color.

d) West Wall

Remove all extraneous wires. Restore southwest corner door and transom, widen to 3'-0". Restore north corner door and transom. Restore three-over-three light first floor display window. Provide wood-frame storm sash for second floor windows. Repair and restore molding at decorative panel. Restore north corner board to nominal 1" x 4" piece. Paint historic color.

2. One-Story Structures

a) North Walls

Restore and repair trim boards. Install siding as required; siding at east building to match that found at its gables; center building siding to be restored or repaired as needed to match existing siding. Provide wood-frame storm windows. Repaint wall typical exterior color. Remove miscellaneous wires and pipe line. Provide all services below grade. Remove post-1943 connection to two-story structure. Restore all windows to three-over-three light with typical 1" x 4" nominal trim with 2" thick sill piece.

b) East Wall

Remove 1925 shed addition. Restore and widen east doorway to three feet. Install appropriate exterior door since exact style of original door cannot be determined from available evidence. Restore and repair trim boards; 1" x 4" nominal pieces will provide appropriate appearance. Restore three-over-three light window as was typical of this type of building. Restore exterior siding to match that found at east gable.

c) South Walls

Remove circa 1950 entry and 1925 south shed addition. Restore display window to four-over-four light window. Restore three-over-three light window with 1" x 4" nominal board trim and 2" thick sill piece. Install siding at east buildng to match that found at its gables. Restore siding at middle building.

d) West Wall

This treatment entails reconstruction of this entire wall. As no evidence of its original appearance has been found, it is recommended that a solid wall with exterior siding matching the south wall of the center building be constructed. Trim wall with nominal 1" x 4" material and paint typical exterior color.

Roof Framing

1. Supplement charred rafters at east end of two-story structure with additional rafters, with similar treatment at single-story east structure.

Roof

1. Remove roll roofing from two-story building. Install wood shingles treated with fire retardant. Install gutters at north and south eaves of two-story structure.

2. Restore masonry chimney as shown on drawings. Furnace exhaust should be set into restored chimney. Remove existing metal flue from middle structure.

3. Remove asphalt shingles and install wood shingles at center structure.

Interior

1. Remove all post-1925 additions as shown.

2. Remove all interior finishes to interior wallpaper or shiplap sheathing. Fur out 1 1/2 inches from wall. Install rigid insulation, vapor retarder, wiring and sheetrock and finish. This method is a

most cost-effective method of making the interior suitable for adaptive use while preserving original construction materials in place. Because of the lack of significance of the interior of this structure, reproduction finishes are not justifiable.

3. Remove stud and plywood partitons in the first floor of the two-story structure (after analysis to determine that they are non-bearing partitions).

4. Construct stud and sheetrock walls for new mechanical room and new second floor bathroom.

5. Remove shower fixture from existing bathroom. Rehabilitate other existing bathroom fixtures. Install appropriate bathroom finishes at ceilings, walls and floors. Install new fixtures at second floor, as shown.

6. Remove plywood and extraneous modern finish materials from floors. Clean, sand and finish the original tongue-and-groove flooring. Simple cleaning of floors and installing modern, low maintenance finishes is an acceptable option.

7. Intall fire detection and suppression systems throughout.

8. Install fire blocking in walls of two-story, balloon-framed structure.

Attic

1. Install R-30 fiberglass batt insulation at ceiling joists.

2. Install fire detection and suppression systems throughout.

3. Install attic lighting and access doors as required.

Evaluation of Effect of the Recommended Treatments

The purpose of the recommended treatments to the structure is to retain the original two-story component and return the rear one-story additions to an appearance more compatible with the historic district and to provide safely usable interior space. The results will increase the life and architectural values of the building and will safely provide access to a historic resource. The adaptively restored two-story building will be a contribution to the historic scene as it existed during the ca. 1900 period, while the other components will be less intrusive.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally signifcant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required. This material is deteriorated or intrudes on the historic scene. The buildings have been recorded to standards prescribed by the Historic American Building Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The portions of primary architectural significance as an original element of the historic scene are the south and west facades of the two-story structure. Therefore, adaptive reuse of the interior of the buildings as commercial space will not effect the qualities which make it architecturally and historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Removal of additions	$5/sq ft	205 sq ft	$ 1,100
	Lift buildings	(Lump sum)		5,000
	Foundation excavation	$12/cu yd	24.5 cu yd	300
	Boardwalk	$20/sq ft	300 sq ft	6,000
3.	Concrete	$500/cu yd	15 cu yd	7,500
4.	Masonry	$2000/chimney	2 chimneys	4,000
5.	Metals		None	
6.	Wood & Plastics			
	Remove interior partitions	(Lump sum)		500
	New wall construction	$30/lin ft	40 lin ft	1,200
	Roof frame upgrade	(Lump sum)		1,200
	Restore siding	$5/sq ft	16 sq ft	100
7.	Thermal & Moisture Protection			
	Vapor barrier	$1/sq ft	1,870 sq ft	1,900
	Insulation			
	1½" thick rigid	$1.50/sq ft	2,800 sq ft	4,200
	12" batt	$2/sq ft	910 sq ft	1,900
	Wood shingles	$400/square	5 squares	2,000
	Flashing	$4/ft	36 ft	200
	Gutter & downspouts	$5/ft	90 ft	500
8.	Doors & Windows			
	Mech. room door	$800/door	1 door	800
	Restore panel doors	$300/door	2 doors	600
	New doors	$300/door	4 doors	1,200
	Transoms	$50/transom	2 transoms	100
	Reglaze south display windows	$400/window	1 window	400
	Restore windows	$200/window	6 windows	1,200
	New wood sash storm windows	$300/window	3 windows	900
9.	Finishes			
	Sheetrock, painted	$1/sq ft	4,700 sq ft	4,700

	Carpet	$3/sq ft	210 sq ft	700
	Tile	$10/sq ft	126 sq ft	1,300
	Refinish wood floor	$5/sq ft	910 sq ft	4,600
	Exterior painting	$10/sq ft	252 sq ft	2,600

Divisions 10 through 14 - Not applicable

15.	Mechanical and fire suppression systems	Total Systems	31,000
16.	Electrical, fire detection and intrusion detection systems	Total Systems	14,800
			$102,500

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 2 through 4, 7 and 9 are from the Klondike Gold Rush National Historical Park collection. The sources of other photographs and figures are as indicated.

Photographs 13 through 52 by Paul C. Cloyd, National Park Service, Denver Service Center, May, 1981.



Photograph 1. 1901. Alaska Historical Library, Juneau.



Photograph 2. Detail from a ca. 1901 photograph. View from east, building at left.



Photograph 3. Detail from a 1901 photograph. View from southeast.



Photograph 4. Detail from a May 31, 1905 photograph. View from southeast.



Photograph 5. Detail from a 1913 photograph. View from southwest. Helen Van Campen Collection, University of Alaska, Fairbanks.

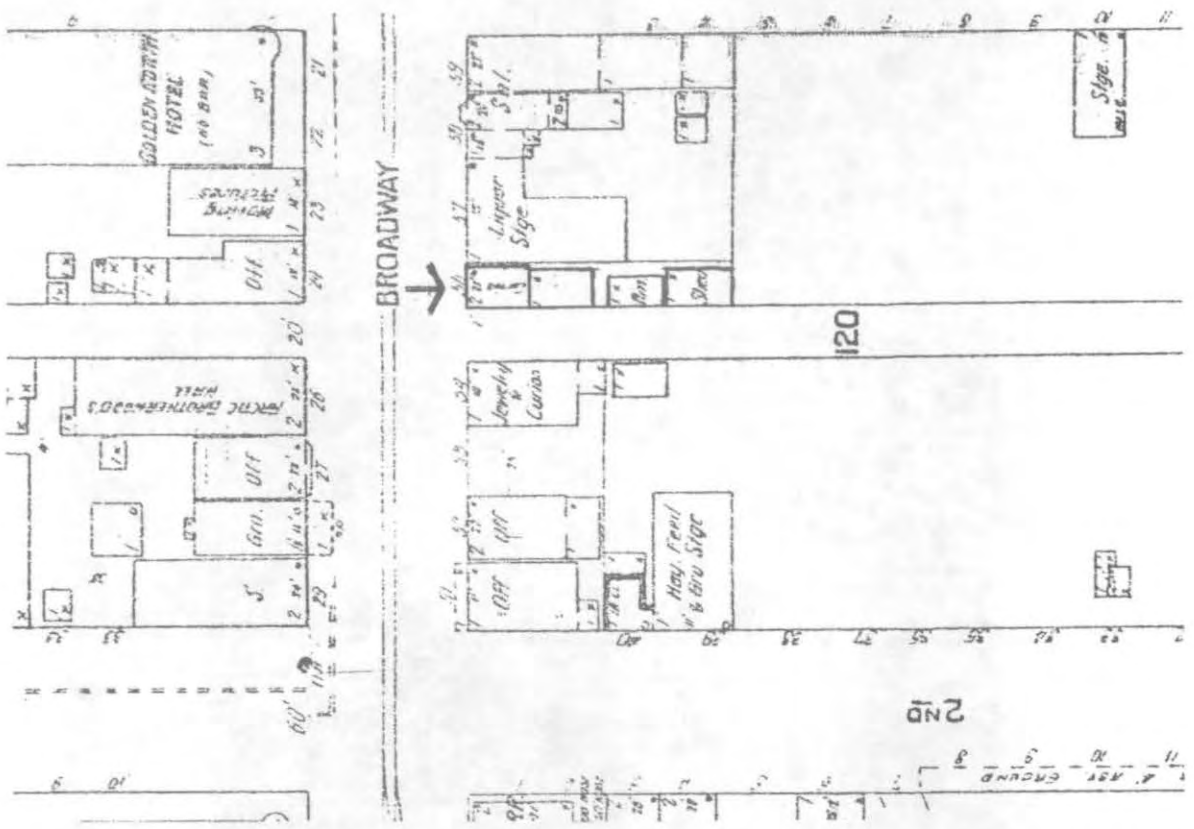


Figure 1. Portion of 1914 Sanborn Insurance map. Klondike Gold Rush N.H.P. collection.



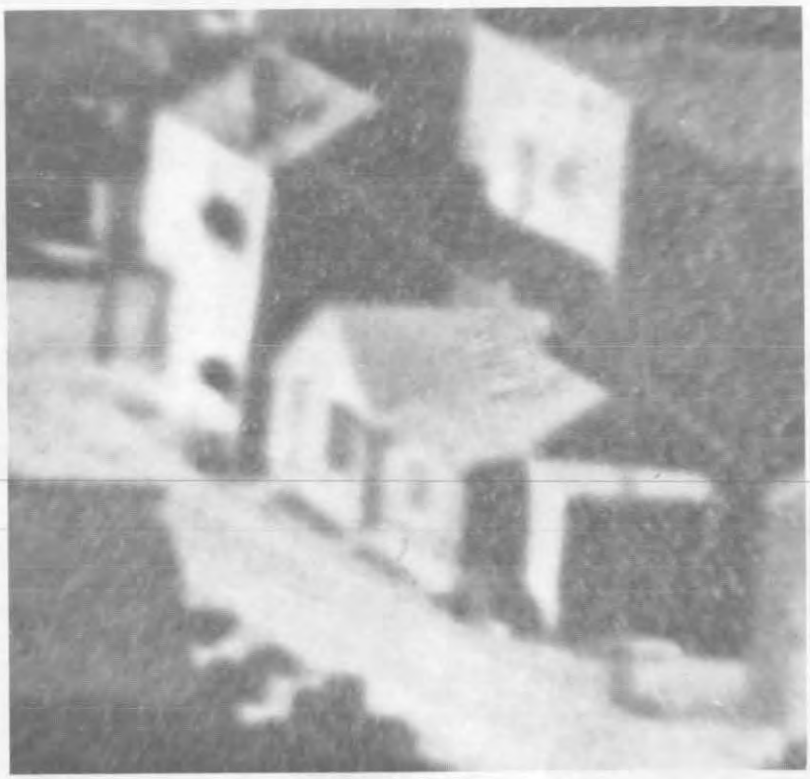
Photograph 6. Detail from a ca. 1920 photograph. View from southwest. Dedman's Photo, Skagway.



Photograph 7. From a ca. 1930 photograph. View from southwest.



Photograph 8. Detail from a ca. 1935 photograph. View from southwest. Dedman's Photo, Skagway.



Photograph 9. Detail from 1943 photograph. View from southeast; rear structures modified with shed additions.



Photograph 10. 1977. West elevation. N.P.S. photograph by T. Busch.



Photograph 11. View from southwest.

1972 N.P.S. photographs
by Russell Jones



Photograph 12. View from southeast.

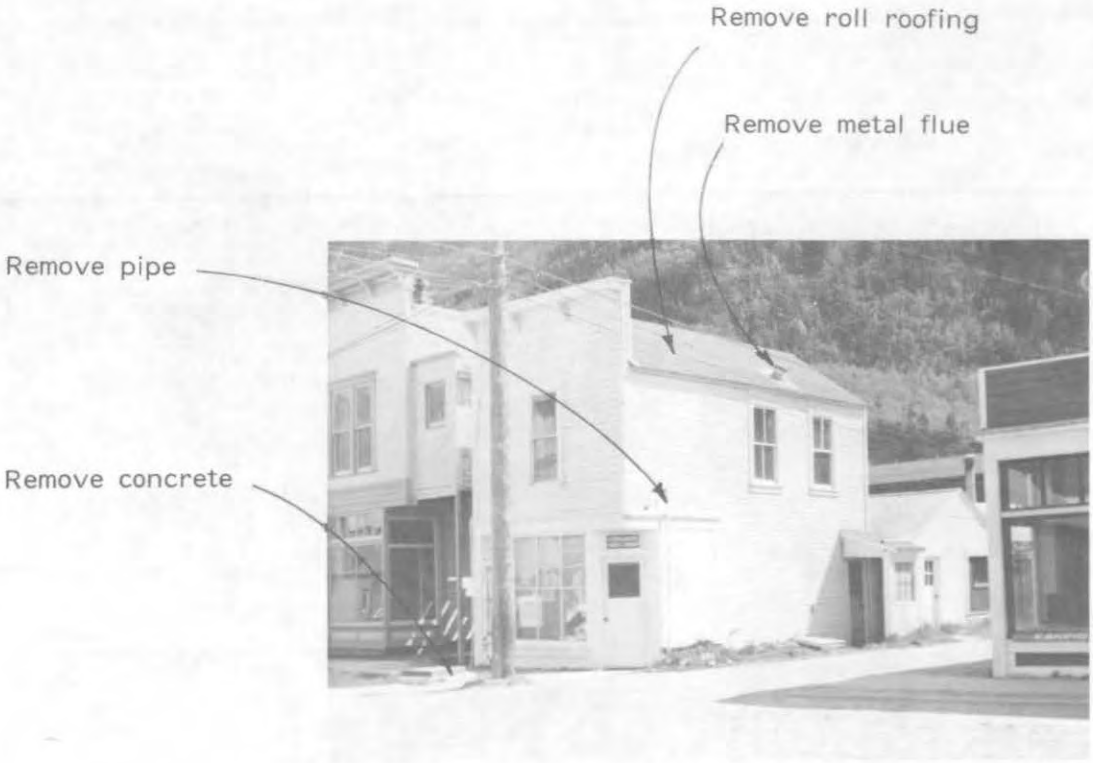
Remove miscellaneous wires and pipes



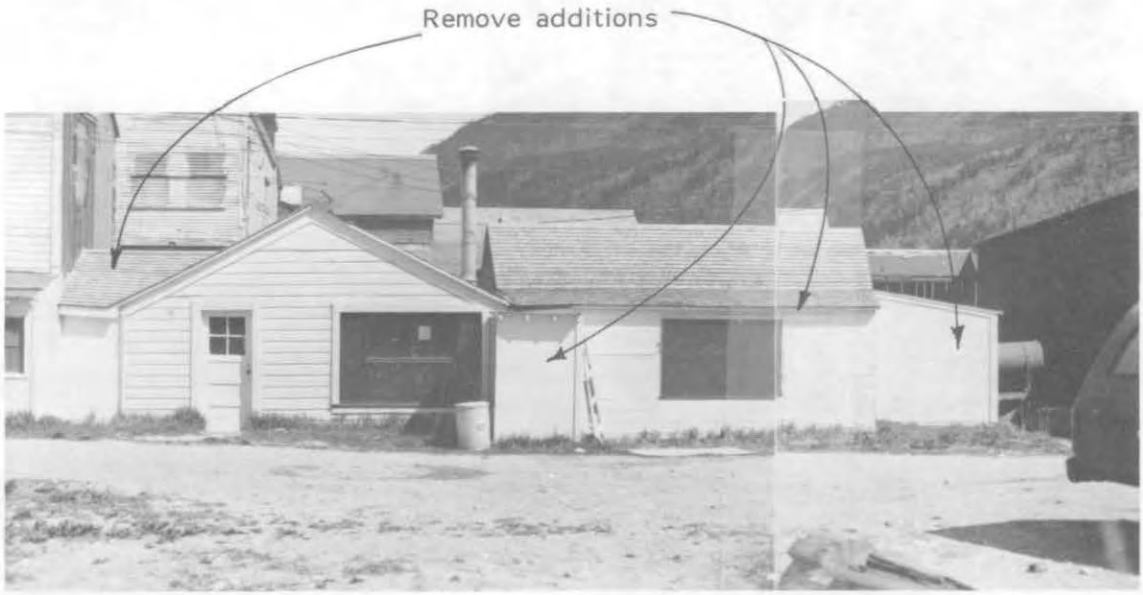
Photograph 13. West elevation.



Photograph 14. Panel detail.



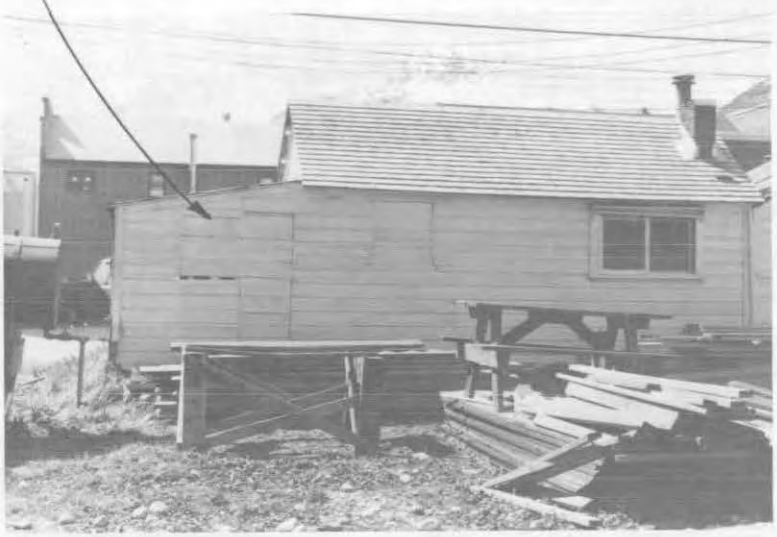
Photograph 15. View from southwest.



Photograph 16. South elevation.



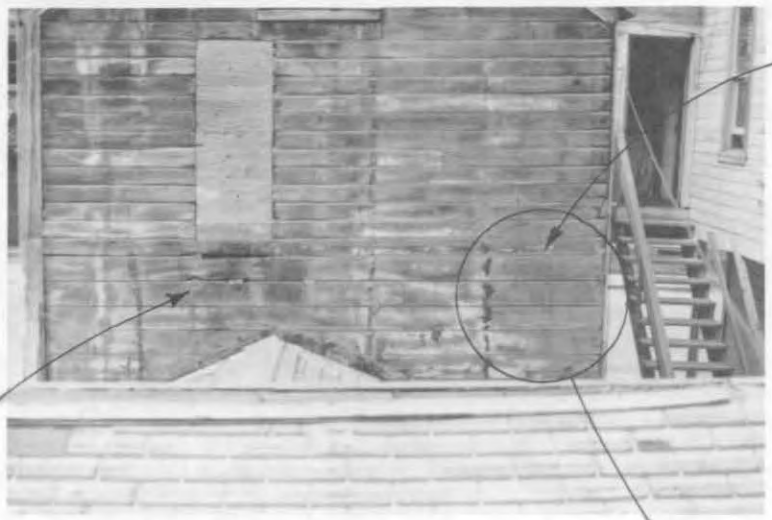
Photograph 17. View from southeast.



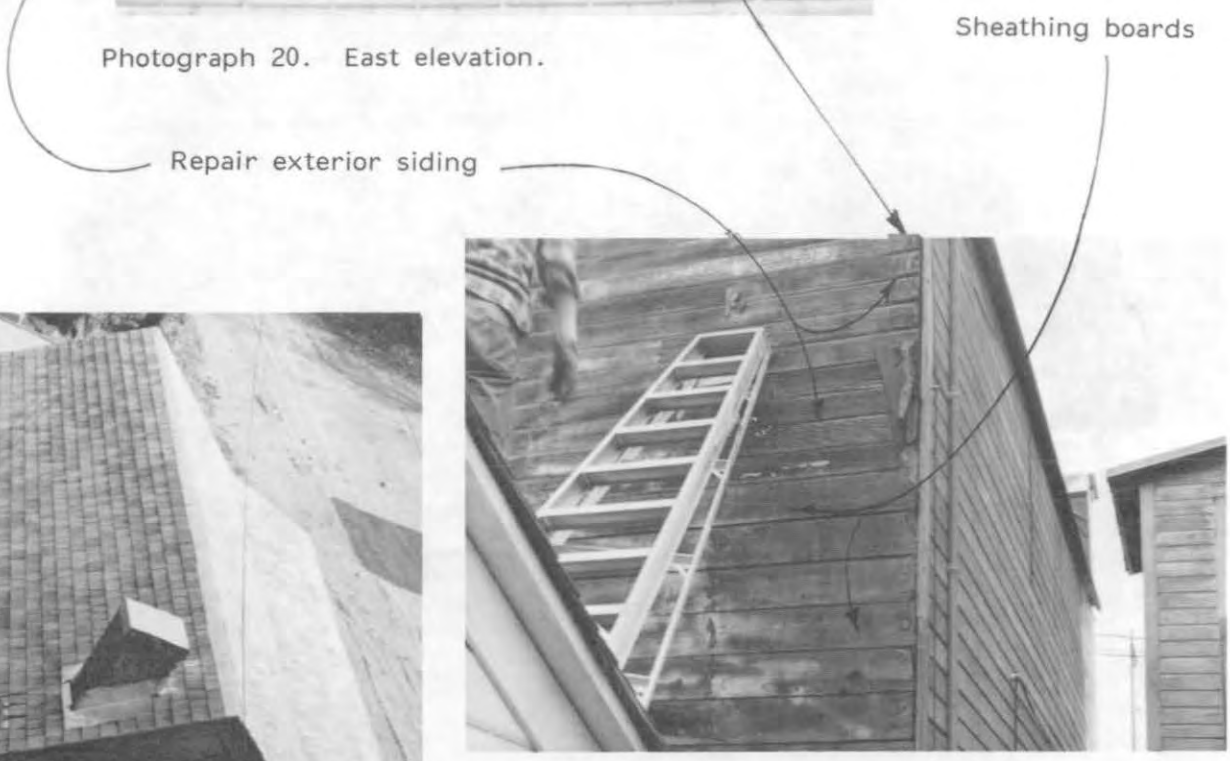
Photograph 18. Partial north elevation.



Photograph 19. Partial north elevation.



Photograph 20. East elevation.



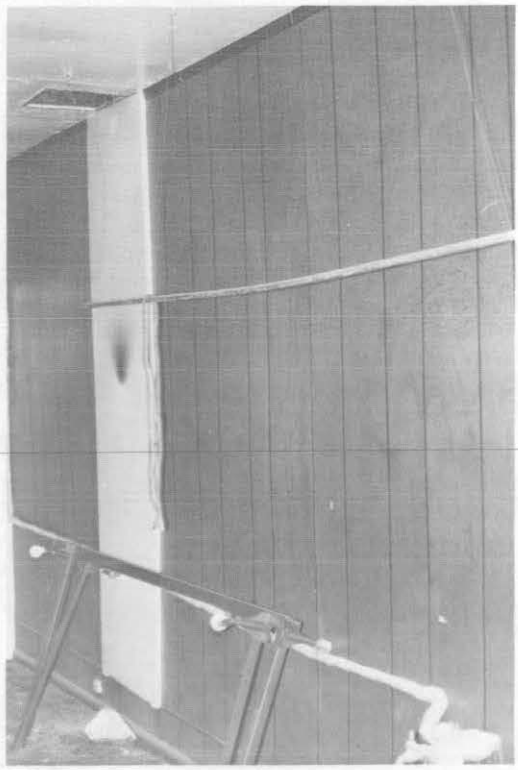
Photograph 21. Siding detail.



Photograph 22. Roof detail.



Photograph 23. West wall.



Photograph 24. South wall.

Remove plywood and paneling

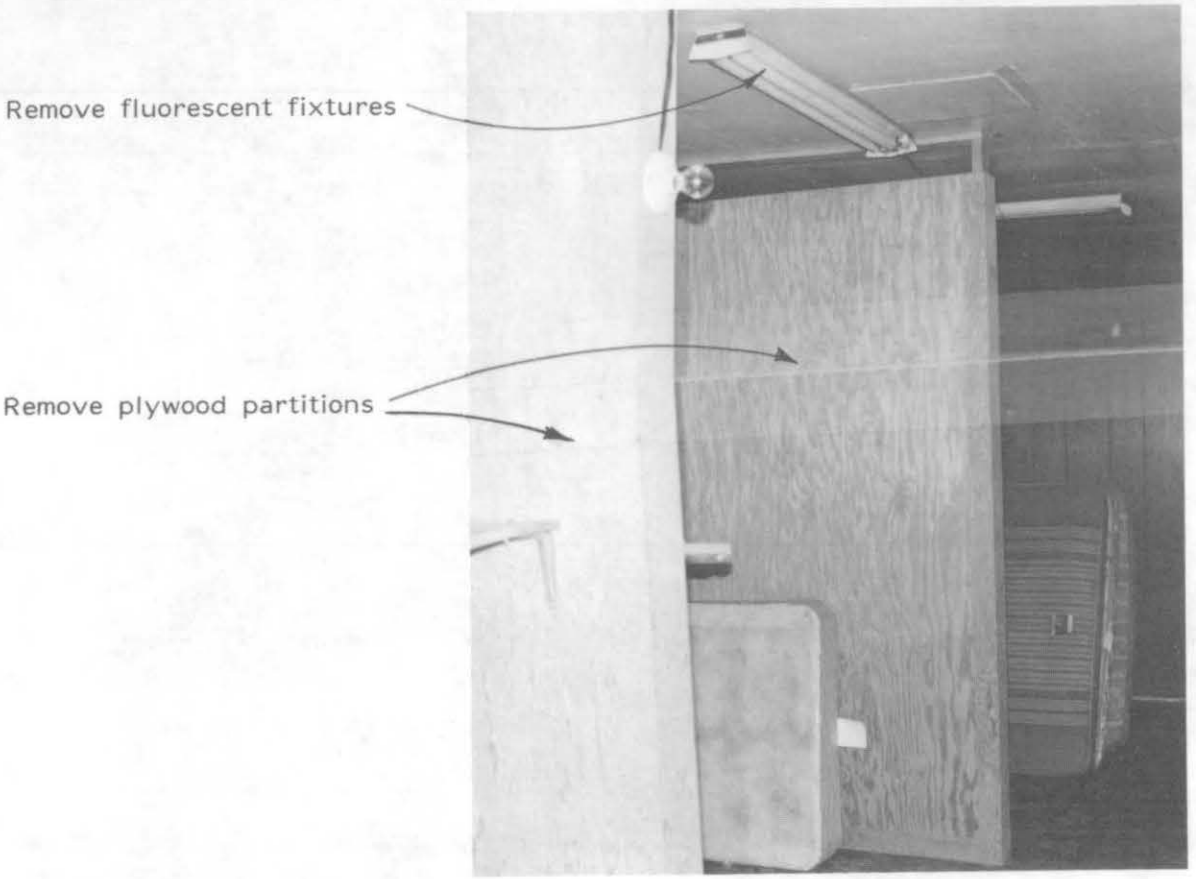
Femove fixture

First floor, west room

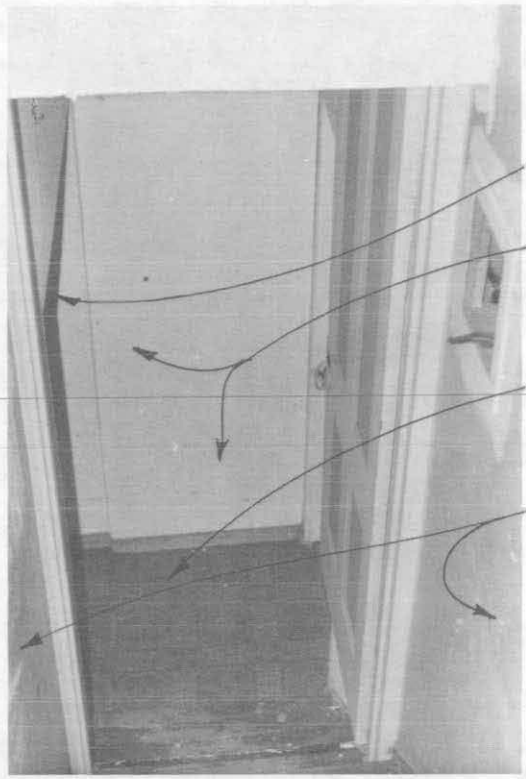
Remove carpet



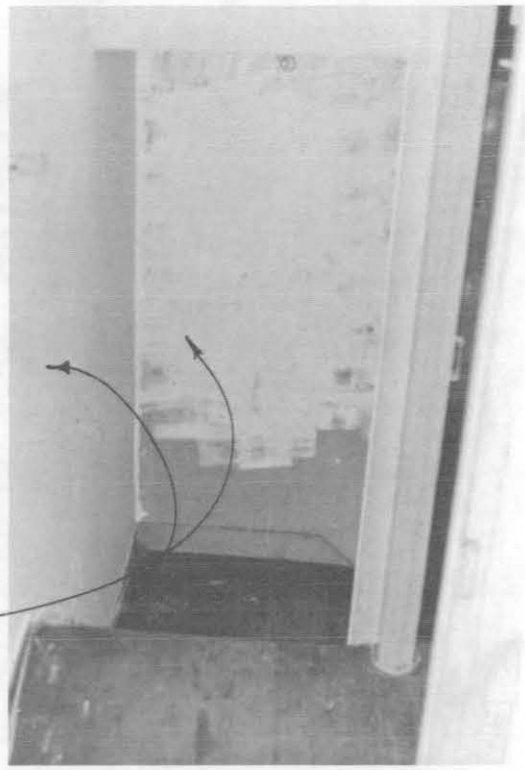
Photograph 25. East wall.



Photograph 26. Northeast corner, first floor, west room.



Photograph 27. First floor stair landing.



Photograph 28. Upper stair landing.

Second Floor, West Room



Photograph 29. Northeast corner.

Retain wall papers in place
Apply new finishes over wallpapers



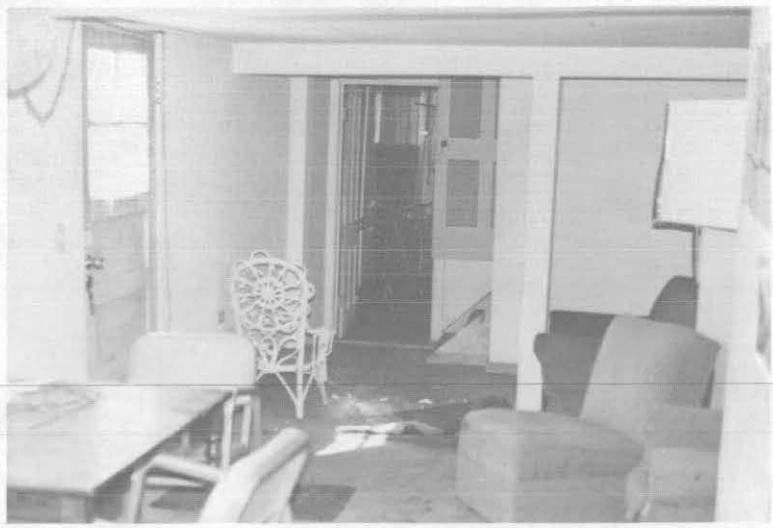
Photograph 30. Northwest corner.

Install door to new bathroom

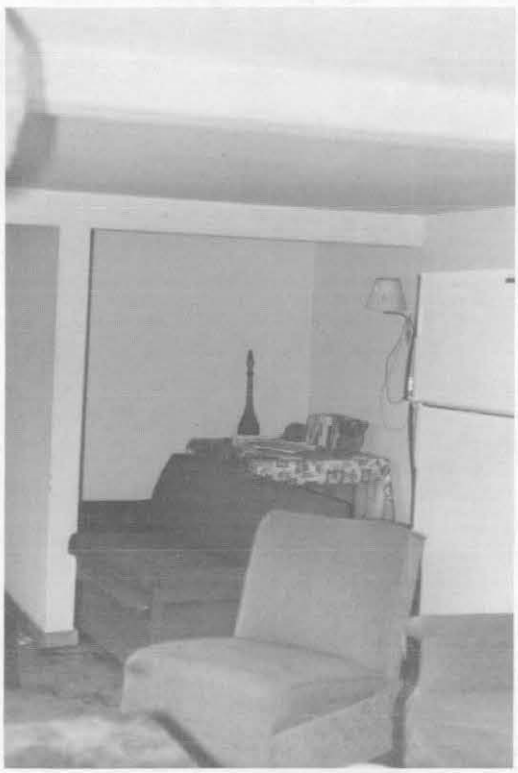
Repair floor as required



Photograph 31. Southeast corner.



Photograph 32. Southwest corner.



Photograph 34. Northwest corner.



Photograph 33. Northeast corner.

Central first floor room



Photograph 35. Southwest corner.



Photograph 36. Northwest corner.

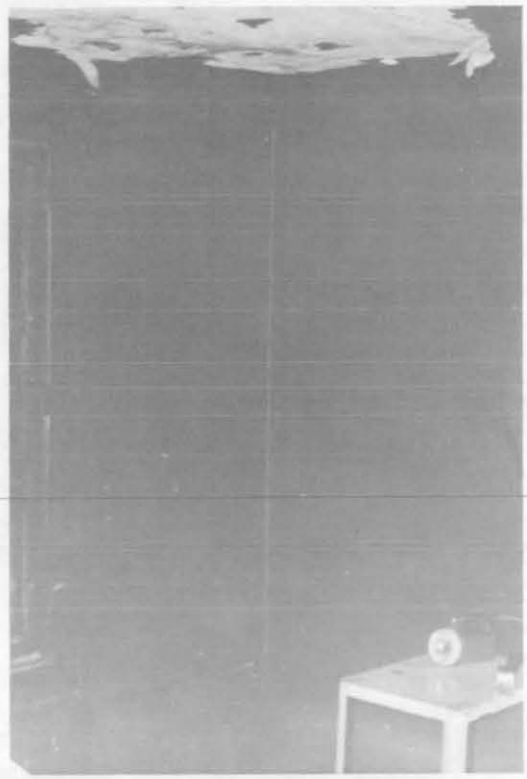


Photograph 37. Northeast corner.

East Building, west room



Photograph 38. Southeast corner.

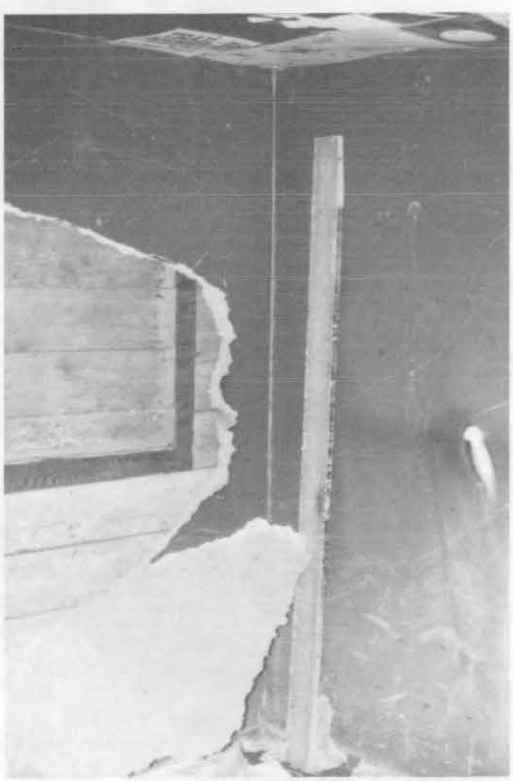


Photograph 39. Southwest corner.

Remove fiberboard, typical.



Photograph 40. Northwest corner.



Photograph 41. Southeast corner.



Photograph 42. South wall.

First floor, east building, east room



Photograph 43. Offset detail, north end.



Center building attic

Photograph 44. Northwest corner.



Photograph 45. Northeast corner.



Install 12" batt insulation

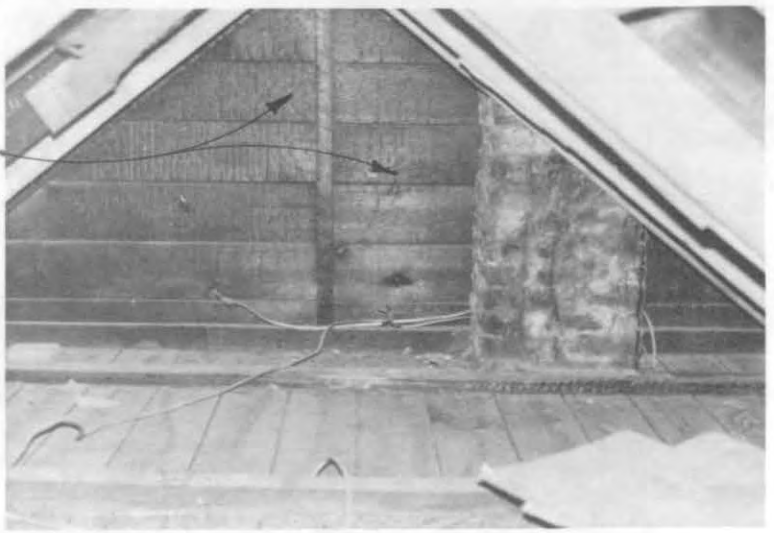
Photograph 46. West end.



Photograph 47. East end.

West building attic

Damage from 1973 fire



Photograph 48. West end.

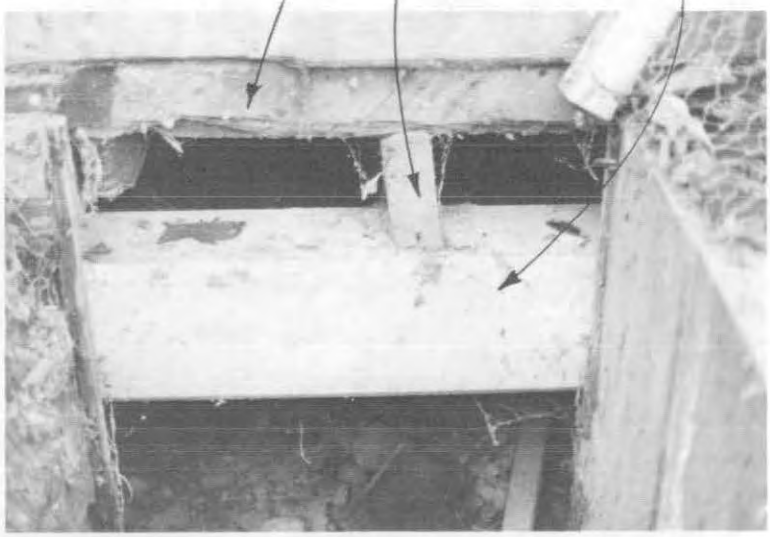


East building attic

Photograph 49. East end.



Photograph 50. West building, southwest foundation.

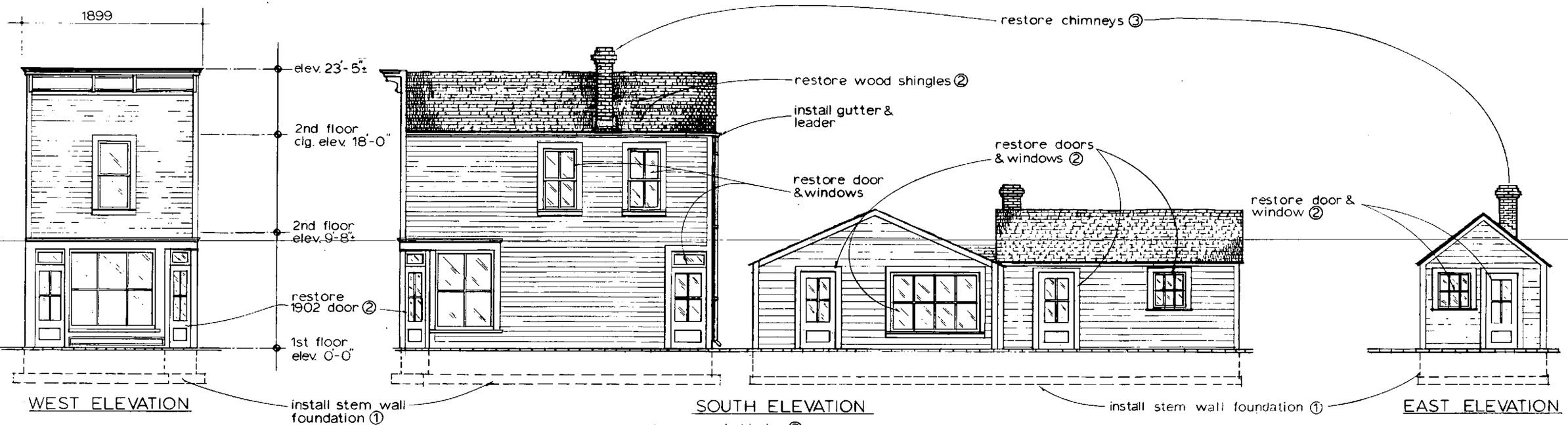


Photograph 51. West building, sill detail.



Photograph 52. Center building, west floor framing.

RECOMMENDED TREATMENT DRAWINGS



VERBAUWHEDE CIGAR STORE and CONFECTIONERY

HISTORIC STRUCTURE REPORT

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

REV: 5/1983

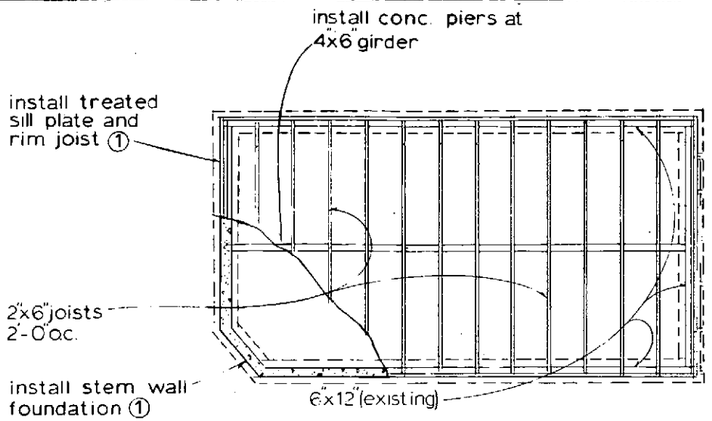
LEGEND: priority ①

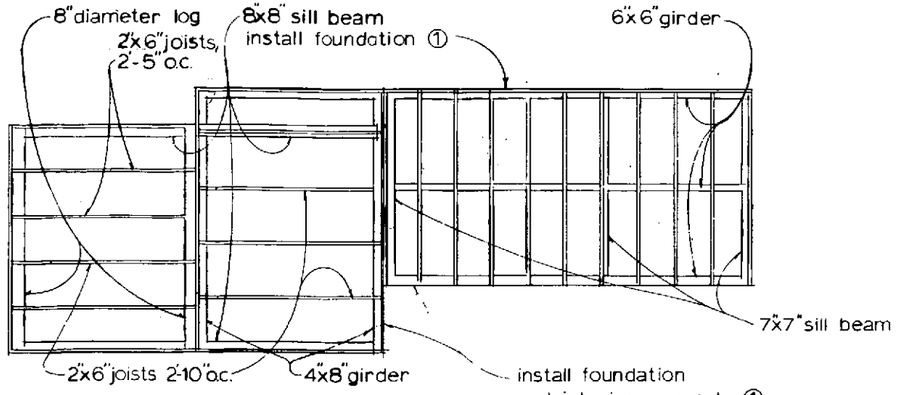
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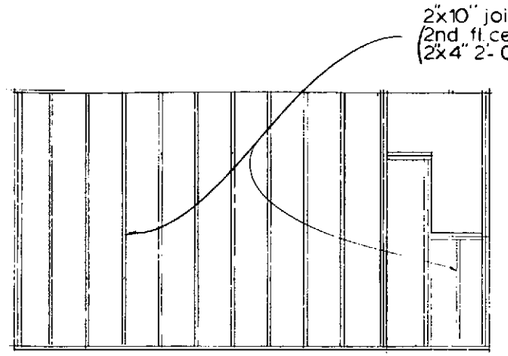
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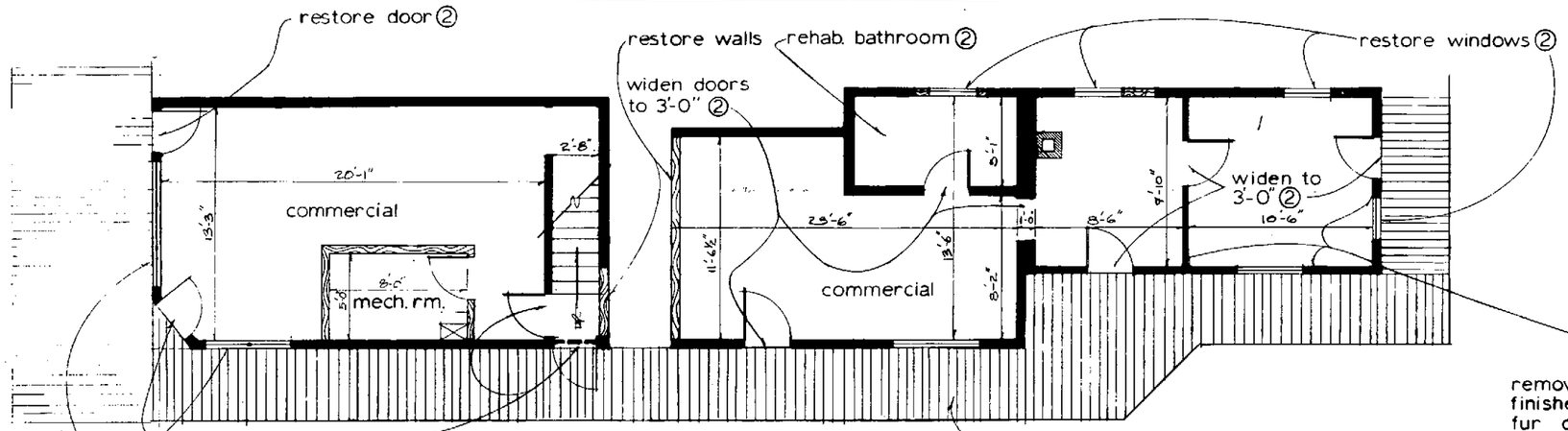




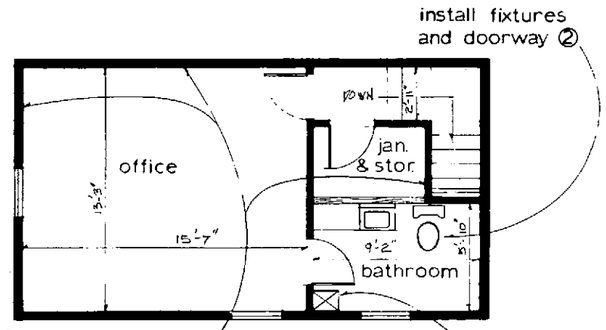
FIRST FLOOR FRAMING PLAN



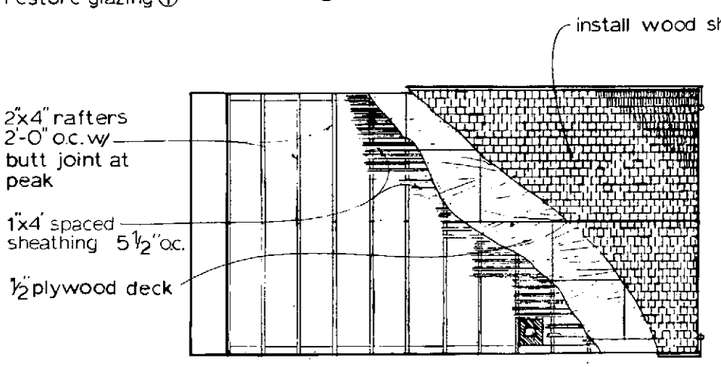
SECOND FLOOR FRAMING PLAN



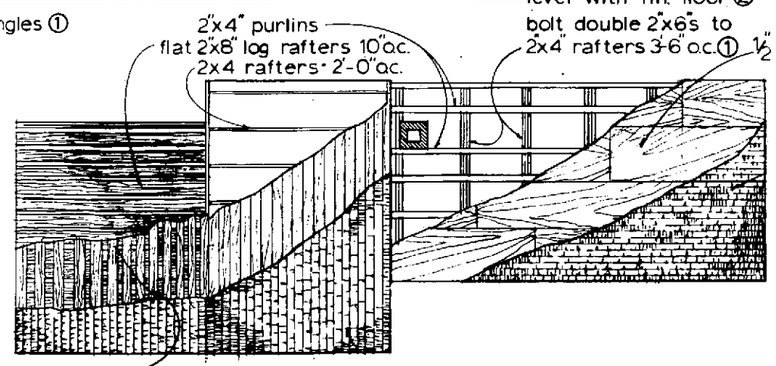
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF and ROOF FRAMING PLAN



VERBAUWHEDE CIGAR STORE and CONFECTIONERY
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

NOTE all items existing except as noted

priority ①

scale ¼" = 1'-0"

north

Rev.: 5/1983

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ON MICROFILM

BOSS BAKERY

ADMINISTRATIVE SECTION

The Boss Bakery, a one-story false fronted, wood frame structure, is located in the middle of Lot 7, Block 24, on Broadway Avenue north of Fifth Avenue in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building has additional significance because of its construction in 1897 as the store of J. D. Brackett, son of Alaska wagon road builder George Brackett. The building is therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to its (1898-1910) gold rush period appearance to support the interpretation of the gold rush era historic scene. The interior is proposed for commercial use through a leaseback agreement. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity, and finishes to meet contemporary standards.[2]

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The structure on Broadway north of Fifth Avenue has had five major periods of usage: the 1897-early 1898 J.D. Brackett store, the 1898-1906 Boss Bakery, the 1906-1930s Ganty & Frandson (later Ganty) store, the late 1930s to around 1945 restaurant, and finally the 1945-1975 period, after its near destruction by fire and its use as storage and display. Although all these different businesses occupied the building, it has retained the ornate facade built for the Boss Bakery in 1902 during the Klondike gold rush era. The structure itself dates from an earlier period.

James D. Brackett built the building in 1897. Twenty-one-year-old James had been sent north by his father, George Brackett, to survey the business opportunities caused by the Klondike gold stampede. The young man was supplied with "sheep, beef cattle, hardware, poultry, milk cows, and other supplies which it is expected will be in demand there at good prices during the winter."[1] Brackett arrived in Skagway in August and began selling directly off the barge Shirley. By the end of October he had moved his "Trading Post" into a wood frame, gable roofed structure approximately 25 feet wide and 50 feet long. A sign, "Skagway Market," extended over the boardwalk in front of the building. On November 5, 1897, he placed an advertisement in the Skagway News, "Skagway Meat Market, Choice Meats, Retail and Wholesale, Stall-fed on the Shirley, J.D. Brackett proprietor. Broadway, near Bond (Fourth), Skagway."[2]

The store had a partial false front, the final one-third of the gable roof peaked above the cornice. A December 1897 photograph shows a porch added to the store front and a sign, "Brackett Trading Post," nailed under its eaves.[3] The business prospered as supplier to the increasing number of stampeders and to the work force building George Brackett's wagon road toward White Pass.[4]

A December 31, 1897, advertisement reveals the expansion of Brackett's business. He boasted, "You can buy of us everything needed for a trip to the Klondike; We make a specialty of Outfitting Yukoners," and "Dealer in Outfitting Supplies . . . Woolen Goods, Blankets, MacKinaws, Moose Hide, Moccasins, Rubber Goods, Boots, Shoes, Caps, Socks, Tinware, Cooking Utensils, Heating and Cooking Stoves . . ." and more. Mr. Brackett's lengthy and costly advertisements pleased the editor of the Skagway News, E.J. "Stroller" White, and he responded with complimentary newspaper notices. For example, "One of the best places in Skagway to get value for your money and to find just what you want is at J.D. Brackett's. The proprietor of this house is one of the most enterprising and best known young men among the many pushers of this booming young city."[5]

Brakett's store, little more than an unpainted shack on Broadway, soon became too small. In January 1898 a two-story structure was built on the northwest corner of Fourth and Main to house the expanding business. In the February 18, 1898, issue of the Skagway News, Brackett advertised at his new location.[6]

Baker Stephen Baur bought Brackett's old store and moved his shop from a canvas covered building on the east side of Broadway to the store across the street. Baur, "The Boss Baker," opened a restaurant specializing in fresh baked goods--just in time to catch the trade of the peak months of the Klondike stampede. An 1898 newspaper advertisement read, "For everything first class in the line of Bread, Cakes, Pastry, Call on the Boss Baker, Broadway between Fourth and Fifth Avenue."[7]

Baur made few changes to the board and batten building. He added a square top, roughly three feet by three feet, to the false front, covering over the roof peak. Three signs, one of canvas, were attached to the building and all read "Boss Bakery" or "The Boss Bakery." He gave the facade its first painting.[8]

For three and a half years Baur and his brother-in-law kept the bakery open. The shop was a necessary adjunct to Skagway's business

community and Stephen Baur was a popular and active participant in the community's life. He gave to fund drives, was a supporter of social clubs, and an officer in the Deutscher Verein (Skagway's German Club), and was available for comment upon city issues.[9] For example, when asked his reaction to the construction of the White Pass railroad down Broadway, Baur responded, "I am glad the road is being built on Broadway, because I will not have far to go to put my famous bread on the cars and ship it to Dawson."[10] Gold rush editors and their readers enjoyed residents whose eyes were kept on business.

As the gold rush waned, Skagway's business declined. In 1901 Steve Baur and family left for Seattle. On October 12, 1901, he sold the Boss Bakery to Fred Ronkendorf.[11]

Fred Ronkendorf had operated the German Bakery on Sixth Avenue in Skagway since 1897.[12] As Skagway's business district contracted and shifted to Broadway, he decided to follow the change. He bought the Boss Bakery and initiated a remodeling. The front porch was removed and the facade renovated. Large display windows replaced the sixteen small pane windows on each side of the doorway. A double door entryway with doric columns as borders replaced the simple single door entry. An ornate bracketed cornice divided the store front with the new false front, a rectagular space with "Boss Bakery and Confectionery" painted on it and topped by another cornice. A canvas awning spread out across the sidewalk.[13]

The building was extended to a length of 125 feet. Approximately 100 feet of the building became the bakery, confectionery, restaurant and kitchen, while the remaining 25 feet became an apartment. Along the south wall a false front was extended for 50 feet. This acted as a billboard. On the southeast corner a glass display window gave additional display space. When these improvements were completed, the Daily Alaskan of February 26, 1902, announced, "Fred Ronkendorf is now doing business in his remodeled Boss Bakery. The new handsome glass front and the bright and clean appearance of the room sets off his lavish display of bakery goods very imposingly. It is one of the handsomest business houses in the city."[14]

Ronkendorf and his staff sold a mixture of sweets and baked goods. An advertisement for the period proclaimed, "The Boss Bakery makes a specialty of three things: ice cream, fresh bakery goods, and Plow's candies, all guaranteed to be perfect. The ice cream and bakery products of the Boss Bakery are unexcelled anywhere, and Plow's candies speak for themselves wherever found."[15]

Ronkendorf also owned the German Bakery and the Senate saloon, but he left his businesses in charge of managers while he became increasingly involved in the mines near Carcross. He became a director of the Engineer Mining Company and an investor in the Venus mine. In the summer of 1906 he decided to move to Conrad, the recently platted townsite on Windy Arm near the Venus mine. On June 13 he closed the Boss Bakery. Prosper H. Ganty and Andrew Frandson rented the store space from him that month. A year later, the national panic of 1907 crippled the area's mining activity and Ronkendorf left Alaska for good.[16]

Ganty and Frandson, two young clerks, organized themselves into a partnership, bought the stock of a defunct Skagway commission house, and opened their own grocery store.[17] They left the exterior of the store unchanged except for replacing the Boss Bakery signs with Ganty and Frandson Grocery signs.[18] Clyde Talbot, who worked as delivery boy for the grocery, recalled the interior. White shelves lined the walls and counters stood in front of them. "The Cash Register," he recalled, "was on the counter along the South side. By the door to the Alley on the South side to the right was an upright desk of the type used by draftsmen. A high chair matched the desk. To the right of that a rack that held sales books for each customer. Mr. Ganty had a large book that he entered all items and transactions in. . . . The rear of the store contained grain, feed and storage stock. Each Grocer carried a certain brand of canned goods. I believe Mr. Ganty carried Preferred Stock brand . . . a Portland, Oregon product. . . . The store floor was fir flooring and we oiled it periodically."[19]

The grocery store served the residents of Skagway long and well. After Andrew Frandson quit the partnership and returned to the family farm in

Nebraska in 1910, Prosper Ganty continued the business as P.H. Ganty Grocery.[20] In 1917 Ganty purchased the property from Fred Ronkendorf, but left the building unchanged. Ten years later he brought Sophie Griesback into the business and by the end of the 1930s the store had become a restaurant again. P.H. Ganty had retired from the business.[21]

In 1942 Malcolm Moe arrived in Skagway and opened his Royal Cafe in the building. Shortly thereafter the Army arrived to build the Alaska-Canadian (ALCAN) highway and to operate the White Pass Railroad. Moe's cafe became an impromptu mess hall to serve the overflow from the military mess. He and his help, occasionally soldiers, prepared meals in shifts to serve the standing-room-only crowds. When the Royal Cafe ran short of supplies, such as meat, Malcom Moe recalls the military sent over provisions so he could finish feeding the troops. Virginia Burfield recalls that the cafe also became a social center and a place to dance after hours.[22]

The Royal Cafe nearly burned to the ground during World War II. A fire destroyed the kitchen and all but the front twenty feet of the building. Malcom Moe moved his business across the alley to where he still (1979) operates the Frontier Bar. The Royal Cafe (Boss Bakery building) became, briefly, a liquor store then storage space.[23]

As tourism increased after the war and into the 1950s, the Skagway Emblem Club suggested turning the old Boss Bakery into a museum. Malcom Moe agreed and the building became the "Sourdough Harness Shop," with displays of harnesses, pack saddles, horse bones, a forge, and blacksmith tools. The doors were locked, but tourists passing by on the street could look in the window and see the items. By the late 1960s the building was vacant again.[24] In 1976 Malcolm Moe let Bill Slettevoldt open his Spirit of 98 curio shop, which he operated until the spring of 1978. In 1978 the National Park Service acquired the structure without the lot. On October 10, 1979, the old Boss Bakery was moved from the site between Fourth and Fifth Avenue to a new location north of Fifth Avenue on Broadway.

Endnotes

1. Edwin C. Bearss and Bruce M. White, "George Bracket's Wagon Road: Minnesota Enterprise on a New Frontier," Minnesota History (Summer 1976), pp. 43-57.

2. Skagway News, October 15, 1897, 3:3; November 5, 1897, 2:3. See photographs.

3. See photographs.

4. Receipts from J.D. Brackett store in George Brackett Papers, Minnesota Historical Society, St. Paul. Copies at Klondike Gold Rush National Historical Park.

5. Skagway News, December 31, 1897, 4:1.

6. Ibid, Page 4, column 3.

7. Skagway News, November 1, 1898, 1:2.

8. See photographs.

9. Skagway News, June 17, 1898, 2:3.

10. Skagway News, June 17, 1898, 2:3.

11. Daily Alaskan, October 12, 1901, 4:3; Otober 20, 1901, 3:4. Steve Baur to Fred Ronkendorf for $2,750, recorded October 12, 1901, Deed Book 5, pp. 13-15, Magistrate's Office, Skagway City Hall.

12. An example of the bill of fare at the German bakery is in Skagway News, February 11, 1898, 2:4.

13. See photographs.

14. Daily Alaskan, February 26, 1902, 3:2.

15. Daily Alaskan, July 29, 1904, 1:7.

16. Daily Alaskan, April 27, 1904, 2:2; June 9, 1906, 4:1; February 21, 1907, 4:3; February 22, 1907, 4:3; May 11, 1907, 2:2. Ronkendorf went to the new mining boom town of Tonopah, Nevada.

17. Daily Alaskan, January 1, 1918, contains a brief biography of P.H. Ganty. Biographical information about Andrew Frandson is from his daughter, Mrs. Lloyd E. Sovern, to Robert L. Spude, June 30, 1979, and August 7, 1979. Letters on file at Klondike Gold Rush National Historical Park. Andrew Frandson earlier and later spelled his name Frandsen.

18. See photographs.

19. Clyde E. Talbot to Robert L. Spude, February 26, 1979, letter on file at Klondike Gold Rush National Historical Park.

20. See note 17.

21. Deed Book 10, p. 102 and Deed Book 13, p. 370, Magistrate's Office, Skagway City Hall. Virginia Burfield reminiscence to Robert L. Spude, May 11, 1979.

22. Ibid. Malcom Moe reminiscence to Robert L. Spude, November 20, 1979.

23. Ibid.

24. Ibid.

Archeological Synopsis

Two test trenches were excavated on the proposed new site of the Boss Bakery. Test Trench 12 (TT12) was 25 feet long, north to south and two feet wide. Its south end was 39 feet north of the Kirmse's Curios shop, and 2 feet 6 inches east of the wooden boardwalk. Test Trench 13 (TT13) was oriented perpendicular to TT12, at its north end. It was twenty feet long and two feet wide. Both trenches were subdivided into five foot long sections for better control of artifacts. All dirt was screened through one quarter inch mesh.

Neither trench yielded any early material. Most artifacts related to Ask's grocery store that was on the lot until the mid-1960s. That structure was built around 1904 on the site of the earlier Occidental Hotel, which was apparently built around 1898. Paul Cyr, a bulldozer operator, remembers digging a deep hole and filling it with the pipe and trash from the demolished grocery store. The excavations yielded only this recent trash. No earlier deposits remain.

Blee monitored the excavation of a soils test located eleven feet north of Kirmse's and about twelve feet east of the boardwalk. Mixed humus and sand was found to about eighteen inches below the surface. Ground water was encountered five inches below that. The humus probably relates to Ask's Grocery.

At the original location of the Boss Bakery, Dan Martin conducted investigations in 1978. He placed three test pits along the north side of the building, about equally spaced along the wall. One pit extended about four feet under the building. He also monitored day labor excavation of a trench along the south side of the structure, and recorded the location of selected artifacts.

Recommendations

No additional archeological work needs to be done in connection with the rehabilitation of the Boss Bakery. It is no longer on its original site, which is not owned by the National Park Service. The new site has been extensively disturbed by the destruction of Ask's Grocery in the mid-1960s.

Treatments and Evaluation of Effect

The structure occupied its original site until 1979, when the building was moved to the north approximately 100 feet. The building is a one story, frame structure with a gable roof. The west facade is a typical commercial store front which includes a false front, large display windows and a recessed center entry. In its present condition the remaining structure appears much as it did when operated as a grocery store by Ganty and Frandson, and as the Boss Bakery owned by Ronkendorf, ca. 1901. Most all of the exterior detail from the original Brackett Trading Post and 1898 Boss Bakery was removed during its remodeling in 1901.

Although, overall, the structure is currently in acceptable condition, various portions of the building range from fair to deteriorated. The foundation of the structure needs to be replaced, as many of the timbers serving this function have rotted away. Stabilization procedures resulted in supporting the structure upon cribbing, which thereby prevented further deterioration of the remaining floor and foundation timbers.

The roof also will require special attention. The roof system has suffered extensive fire damage and is "pieced-together" in a temporary manner.

The reason for the moving of this structure was due to the fact that the property on which the building was located is not owned by the Park Service nor can it be purchased, and the owner wanted the structure removed from his property, for it interfered with his development plans. The drawings and photographs provide the basic record.

This structure was relocated to Block 24, Lot 7, approximately three-quarters of a block north of its previous location. This location is near the original site, provides the same orientation as the original, and is compatible with park development plans.

Since the space is to be leased for private use, the possiblity of year-round operation must be considered. However, even if the building is not used during the winter, heating should be provided for preservation of extant historic building fabric. To conserve energy, insulation of floors, ceilings and exterior walls, and the double-glazing of the large display windows would be required.

Alternative Treatments

The significance of this structure is its association with the Klondike Gold Rush and its original owner, George Brackett. The exterior appearance and architectural character of the building are considered to contribute to the historic scene represented in the nationally significant district. The interior of the building is not considered significant. The draft management plan proposes exterior restoration of the main facade and the interior adpated for commercial use.

Alternative Treatments

A. No Treatment

The general lack of structural stability and the existing fire hazards within the building are such that no treatment would be a threat to the existence of the structure and to life safety. The requirements for basic preservation of this structure are not met by no treatment. This alternative is not recommended.

B. Preservation of the Structure in its Present Form

The treatment emphasis of this alternative would be restoration of structural integrity and providing fire protection. However, the interior would not be available for commercial use and the exterior would not be restored. This alternative is not recommended.

C. Exterior Restoration to 1898-1900 Appearance with Interior Commercial Use

This alternative would require relatively major demolition and reconstruction of the Broadway facade. Although the existing facade is not of itself architecturally significant, its preservation is of greater value than a reconstructed facade. This alternative is not recommended.

D. Recommended Treatment: Exterior Restoration to 1901-1906 Appearance with Interior Commercial Use

This alternative would require restoration of the west and south facades. Because the east portion of the building burned in World War II and the north elevation adjoined another structure, authentic restoration of these elevations is neither recommended nor possible. These walls can be finished with rough vertical siding to achieve a compatible and typical historic appearance. Interior finishes would be suitable for modern commercial use. This alternative is recommended.

Specific Recommended Treatments

Site

1. Add earth fill around the structure as needed to accommodate the existing west boardwalk level and to provide proper drainage.

2. Construct boardwalk at south side of building.

3. Extend boardwalk to east doorway. Set all boardwalks to finish floor level to provide wheel chair access.

Foundation, Floor Framing and Flooring

1. Install foundation system at perimeter and at interior centerline. The existing floor framing of 2 x 6s at 2 feet on center may be adequate for commercial use loading with the new interior support. Headers and double rim joists are required at perimeter walls.

2. Anchor floor framing to foundation walls; no bridging will be required.

3. Where existing joist ends are deteriorated, install new 2 x 6 material with adequate lap over sound wood.

4. The existing tongue-and-groove finish flooring appears to be in acceptable condition. Portions of the sub-flooring near the perimeter have badly deteriorated and should be repaired with suitable material of appropriate thickness and strength.

Exterior Walls

1. North, south and east exterior wall finishes are inadequate for weather protection or are non-existent. Remove exterior wall finishes: remove only deteriorated lower portions of the vertical siding on the north wall. Only the north wall appears to be of original exterior material, thus original fabric loss would not be excessive. Replace sole plate and repair lower portion of 2 x 4 studs, with new sole plate bearing on sub-flooring.

2. Install batt insulation and wiring from exterior. Install plywood sheathing. Finish north and east walls with vertical rough sawn 1 x 12 shiplap siding. The north and east walls should not be painted

but simply treated with a preservative finish. This will provide a historically compatible and weather-tight finish.

3. Restore south wall with horizontal siding to match that found at the west false front. Paint false front and south wall siding light green. Paint trim and cornices dark green. At west and south walls, restore window and decorative panels; remove paint and apply varnish finish.

4. Strip paint from false front only as needed to determine location of painted sign. Restore sign using black paint. To complete the appearance of the building during the 1901-1906 period, the above exterior finishes were derived from evidence provided by historic photographs, existing fabric, and paint sample analysis.

Roof Framing

1. The existing roof framing was extensively damaged during a World War II fire which entirely destroyed nearly 80 percent of the building. The charred 2 x 4 rafters currently support not only the roof but also the ceiling joists. Lack of fire damage on the ceiling joists indicates they were installed after the fire. As the rafters are inadequate to support these loads, the following steps should be taken: bolt 1 x 8 boards on each side of the rafters within the attic; install gusset plates at the butt joints of the 1 x 8s at the ridge; install collar beams and purlins as shown. Provide support for the ceiling joists from the purlins. Provide support for the purlins at the east and west walls. This system will provide adequate strength at the rafters in the attic, retain the visible ceiling rake, and relieve a portion of the ceiling load from the rafters.

   An option would be the entire reconstruction of the roof. This could possibly entail easier fabrication and only slight increase in material cost. However, removal of the roof structure material would

mean the unnecessary loss of a great deal of original fabric. Preservation, not reconstruction, is the main purpose here. This option is not recommended.

2. Install fire detection and suppression systems within the attic space.

Roofing

1. The existing roll roofing and corrugated metal should be removed as they are not of the restoration period. The historic wood shingling and 1 x 3 spaced sheathing beneath the existing roofing materials are deteriorated from both weathering and fire and will not provide an acceptable base for a new weather tight roof. Therefore these materials should be removed. Install a new roof deck and fire rated wood shingling system. Seismic loads can be better handled with a plywood roof deck.

Interior Wall Finishes

1. Strip and varnish west wall doors, window frame and sash elements. Remove existing plywood and batts from other walls. Retain shiplap interior sheathing. Apply 5/8 inch sheetrock over the shiplap sheathing boards for fire protection. Apply paint finish.

Ceiling

1. Presently the ceiling adjoins the north and south walls with a portion of the historic raked ceiling exposed. This architectural feature should be retained; thus, the furring out of walls for insulation and wiring installations is not a recommended procedure in this building. The historic raked ceiling and 1950s main ceiling should have existing plywood and batts removed, with the shiplap sheathing at the raked ceiling retained. Apply 5/8 inch sheetrock to the

sheathing. Install batt insulation, fire detection and suppression systems at the ceiling. Existing 2 x 8 ceiling joists are in acceptable condition.

Evaluation of Effects of the Recommended Treatment

The purpose of the recommended treatments to the structure is to attain the exterior appearance and characteristics as displayed in the 1901-1906 period and to provide safely usable interior space for commercial use on a leaseback basis. The results will increase the life of the building and its architectural values, and will safely provide use and preservation of an historic resource. The adaptively restored building will be a beneficial contribution to the interpretation of the historic scene as it existed during the first decade of the 20th century.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required, but this non-significant material has so deteriorated or is so unsafe that it would have to be replaced regardless of any active use alternative. The building has been recorded to standards prescribed by the Historic American Building Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The primary architectural significance of the building is the west facade. Therefore, adaptive reuse of the interior of the building will not effect the qualities which make it architecturally and historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. The 1979 moving of the building from its original site has been justified and mitigated with record photographs. This action is not considered a portion of the present recommended treatment. Rather the treatment will approximate the 1901-1906 historic scene through utilizing the remaining elements of the complex representative of that period.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structure Preservation Guide for the building.

Preliminary Cost Estimate

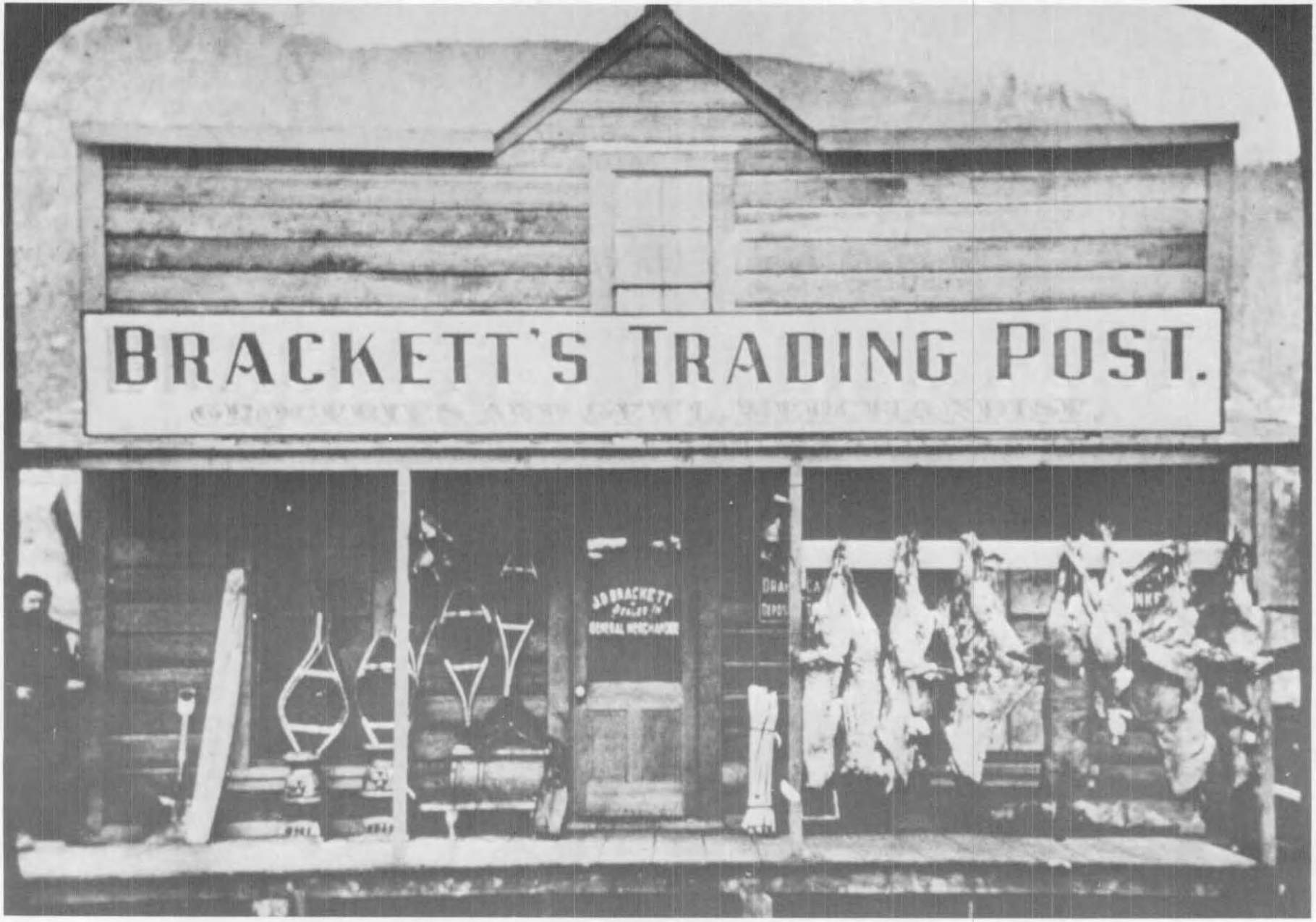
Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Fill and grading	$15/cu yd	26 cu yds	$ 400
	Utility trenching	$20/lin ft	40 lin ft	800
	Boardwalk	$20/sq ft	175 sq ft	3,500
3.	Concrete	$500/cu yd	10 cu yd	5,000
4.	Masonry	None		
5.	Metals	None		
6.	Wood & Plastics			
	Floor framing upgrade	$2/sq ft	250 sq ft	500
	New stud walls	$3/sq ft	300 sq ft	900
	Roof framing upgrade	(Lump sum)		500
	Exterior siding	$4/sq ft	765 sq ft	3,100
7.	Thermal & Moisture Protection			
	Shingles	$400/square	3.5 squares	1,400
	Vapor barrier	$1/sq ft	1,000 sq ft	1,000
	Batt insulation 4"	$1.75/sq ft	540 sq ft	1,000
	Batt insulation 12"	$2/sq ft	460 sq ft	1,000
	Flashing	$4/lin ft	60 lin ft	300
	Widow insulation panels	$3/sq ft	111 sq ft	400
8.	Doors & Windows			
	Restore west doors	$300/door	2 doors	600
	New doors	$300/door	3 doors	900
	Fire rated door	$600/door	1 door	600
	Restore display windows (111 sq ft of glazing)			
	1'-9" x 2'-6"	$200/window	4 windows	800
	1'-4" x 2'-6"	$200/window	4 windows	800
	6'-0" x 2'-4"	$400/window	2 windows	800
	6'-0" x 2'-6"	$400/window	2 windows	800
	1'-4" x 2'-0"	$200/window	2 windows	400
	1'-4" x 2'-4"	$200/window	2 windows	400
9.	Finishes			
	Restore flooring	$5/sq ft	480 sq ft	2,400
	Sheetrock & painting	$1/sq ft	1,600 sq ft	1,600
	Exterior painting	$3/sq ft	290 sq ft	900

	Strip paint & varnish store front	(Lump sum)		3,000
	Clear exterior siding finish	$6/sq ft	630 sq ft	3,800
10.	Specialities		None	
11.	Equipment		None	
12.	Furnishing		None	
13.	Special Construction		None	
14.	Conveying Systems		None	
15.	Mechanical and fire suppression systems		Total Systems	13,000
16.	Electrical, fire detection and intrusion detection systems		Total Systems	6,000
				$ 56,600

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 2, 5 through 10, 11, Figure 1, and photographs 14, 17 and 18 are from the Klondike Gold Rush National Historical Park collection. The sources of other photographs are as indicated.

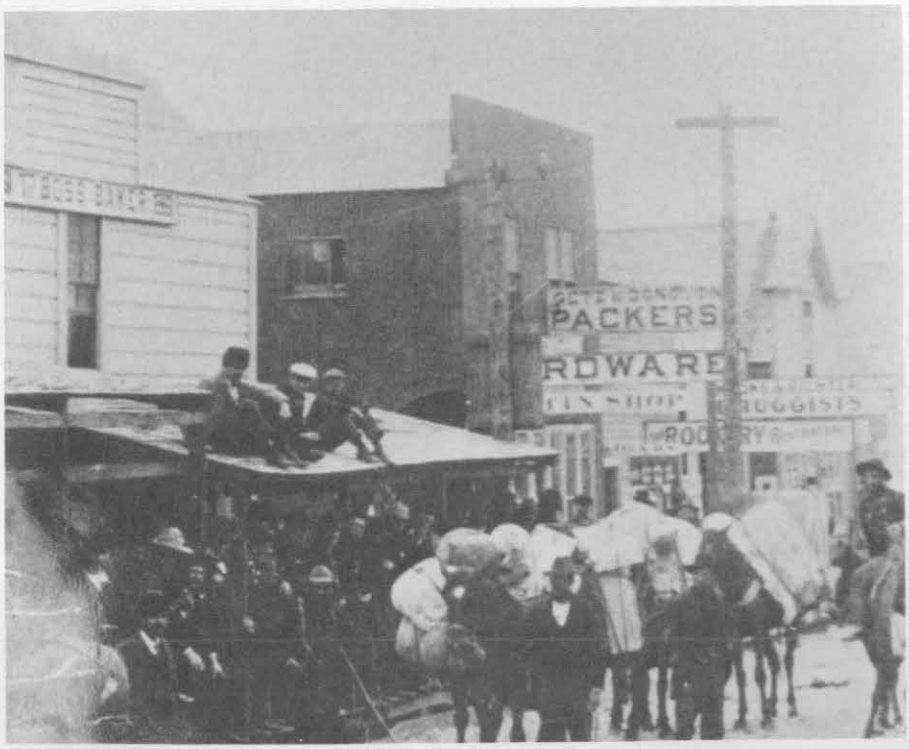
Photographs 21 through 34 by Paul C. Cloyd, National Park Service, Denver Service Center, June, 1981.



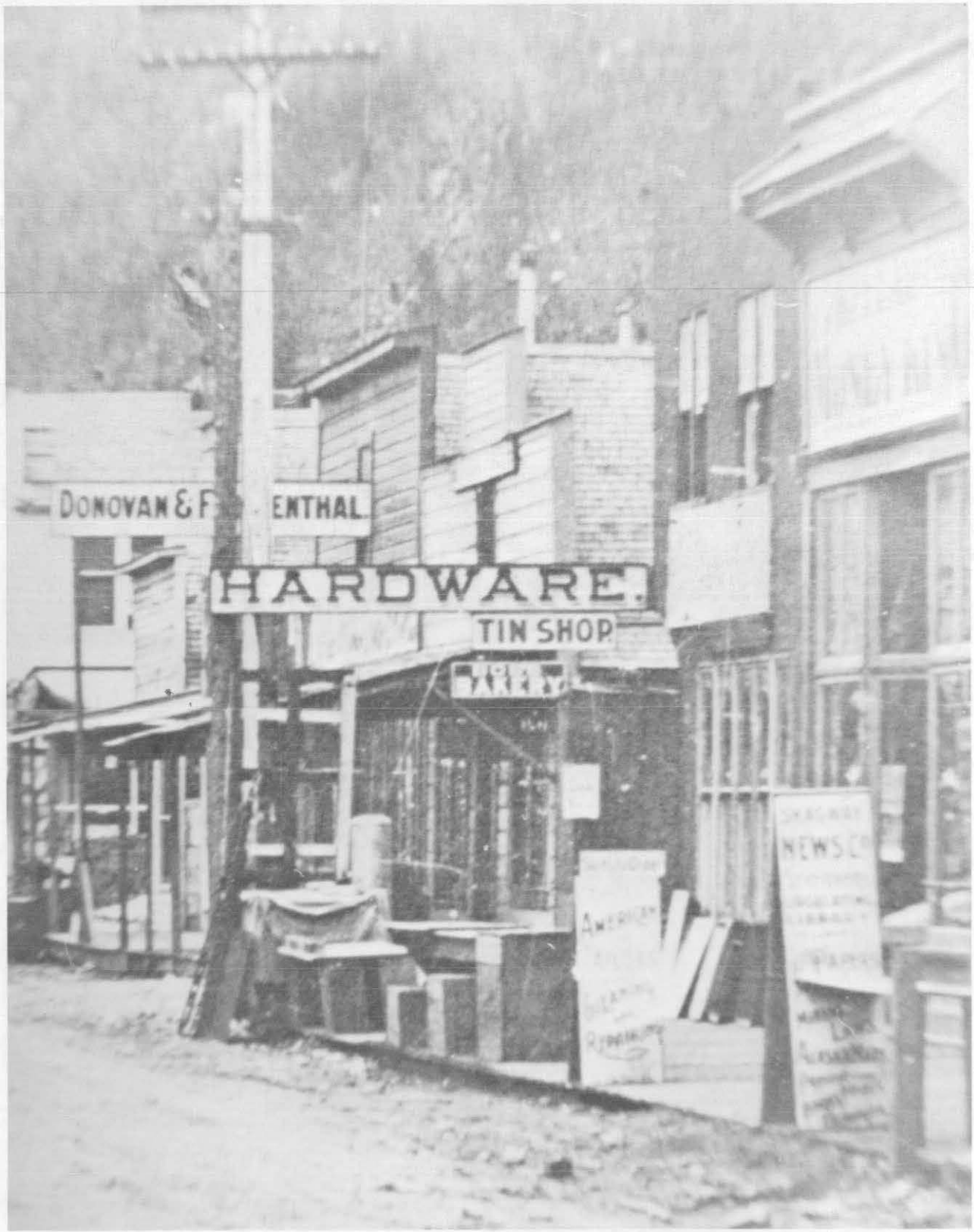
Photograph 1. Brackett's Trading Post/Boss Bakery, Fall 1897
Courtesy Cynthia Driscol, Copy at Klondike Gold Rush National Historical Park



Photograph 2. Detail from a January 1898 photograph. View from east; rear of building at right.



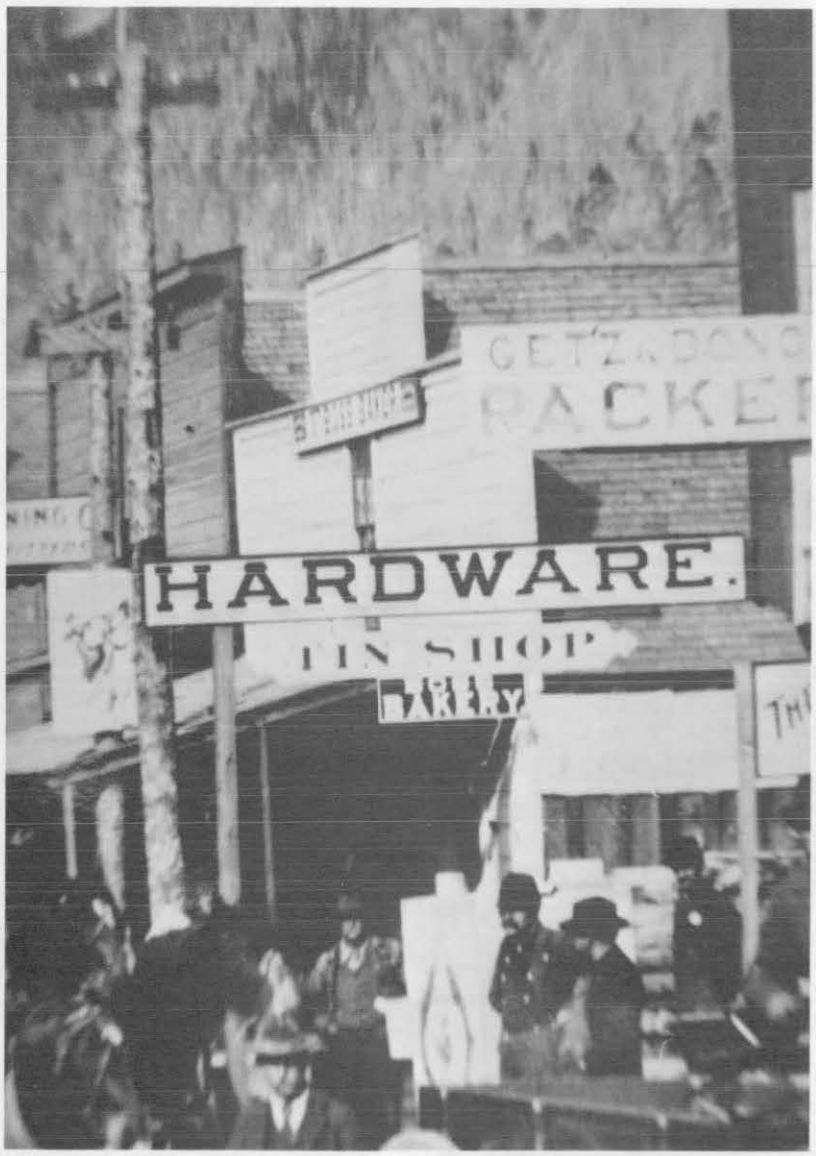
Photograph 3. Detail from a spring 1898 photograph. University of Washington, Seattle.



Photograph 4. Detail from a ca. 1898 photograph. University of Alaska, Fairbanks.



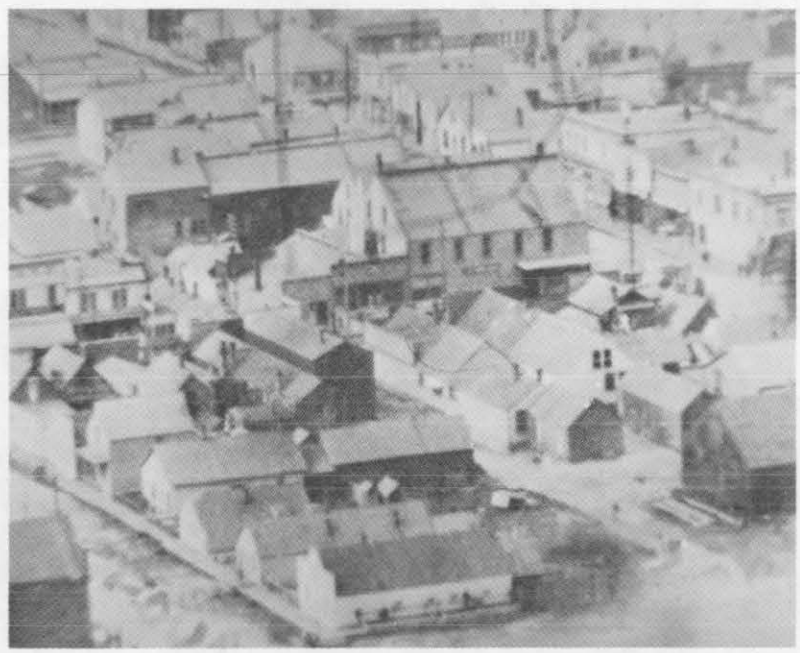
Photograph 5. Detail from a June 1898 photograph. View of rear of building at center.



Photograph 6. Detail from a May 20, 1898 photograph. Note board and batt siding on side wall.



Photograph 7. Detail from a ca. 1900 photograph.



Photograph 8. Detail from a ca. 1900 photograph. Note extended length of the building as compared to the earlier configuration shown in photographs 2 and 5.



Photograph 9. Detail from a July 4, 1903 photograph.



Photograph 10. Detail from a ca. 1910 photograph. National Archives

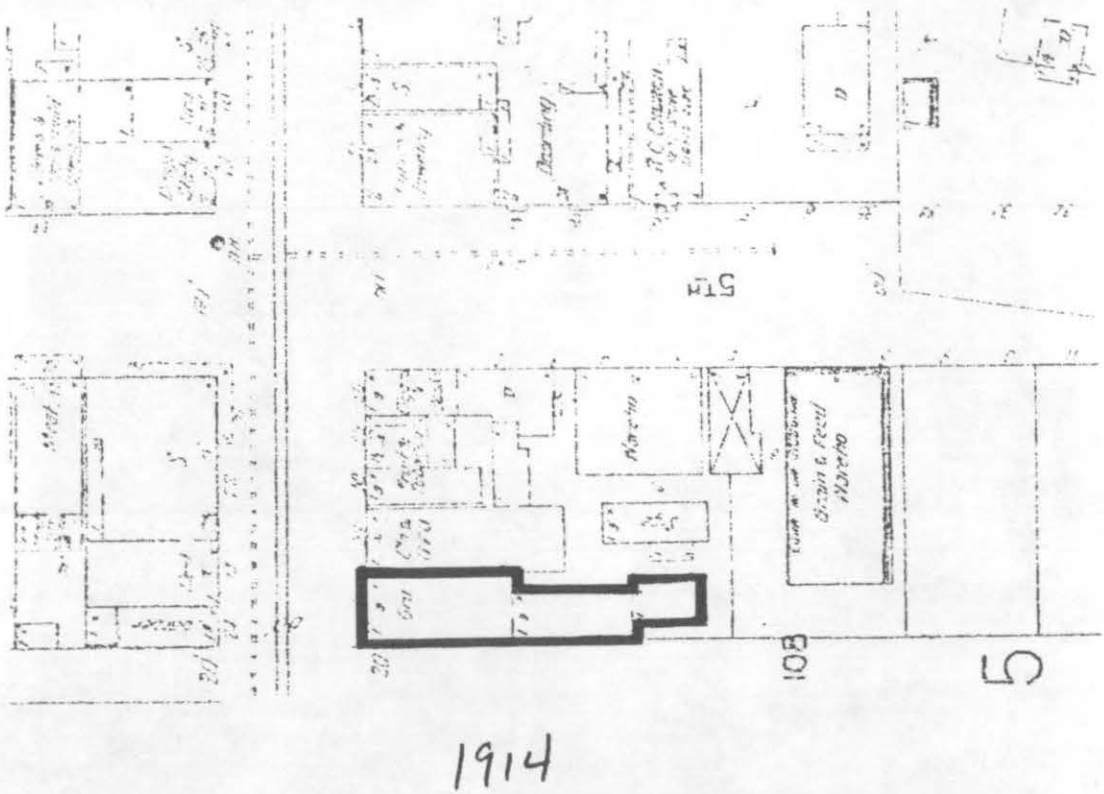


Figure 1. Portion of 1914 Sanborn Insurance map.



Photograph 11. Detail from a ca. 1943 photograph.



Photograph 12. 1972. View from southwest.



Photograph 13. 1972. View from northeast.

N.P.S. photographs
by Russell Jones



Photograph 14. Ca. 1975. West elevation; building on original site.



Note dampness retained by asphaltic cover

Photograph 15. 1977. View from northeast; building on original site.

N.P.S. photographs by T. Busch



Photograph 16. 1977. West elevation on original site.



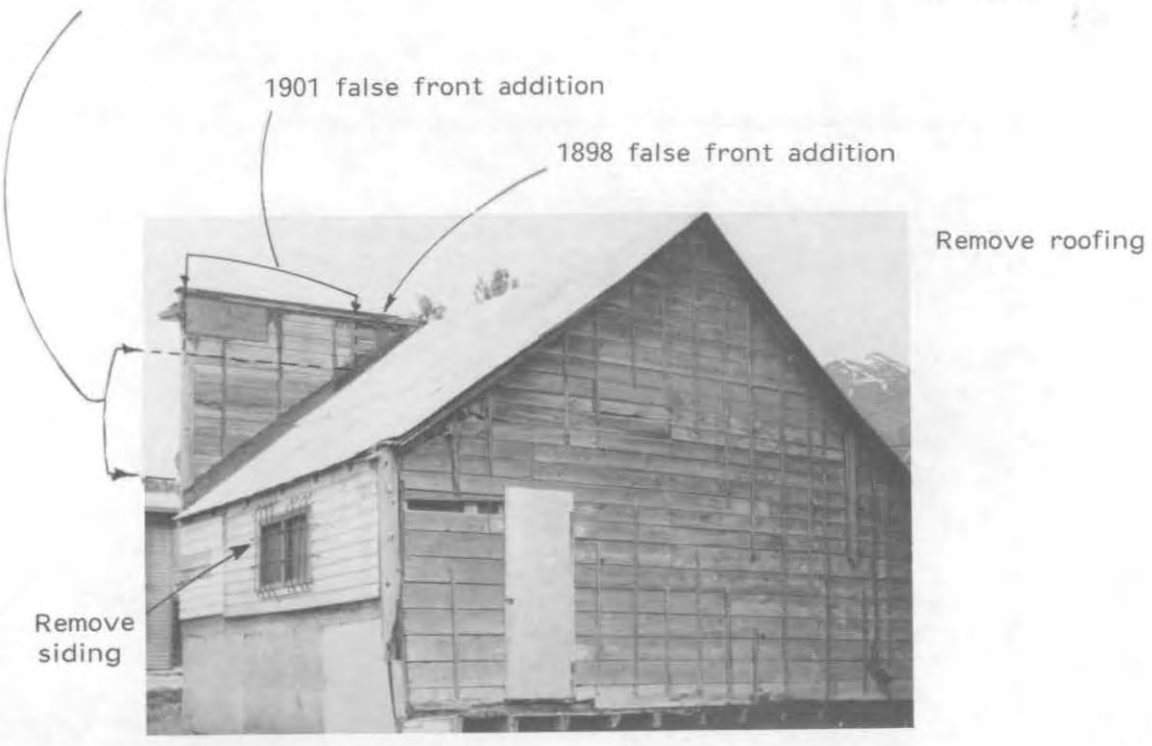
Photograph 17. 1978. View from northwest on original site.



Photograph 18. 1978. View from southwest on original site.



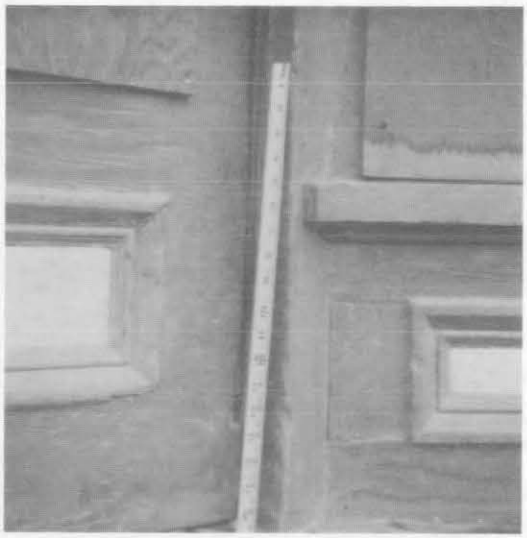
Photograph 19. 1979. South elevation. N.P.S. photograph by T. Busch.



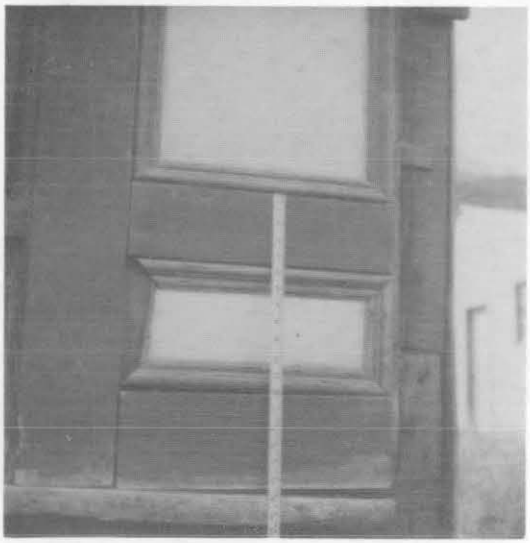
Photograph 20. 1981. View from southeast. N.P.S. photograph by T. Busch.



Photograph 21. View from northwest.



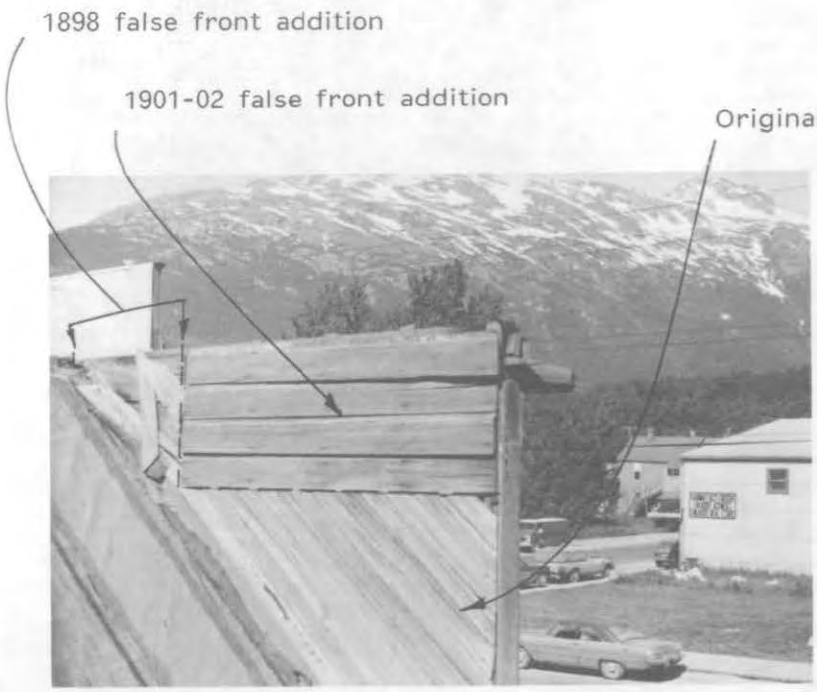
Photograph 22. Door and facade detail.



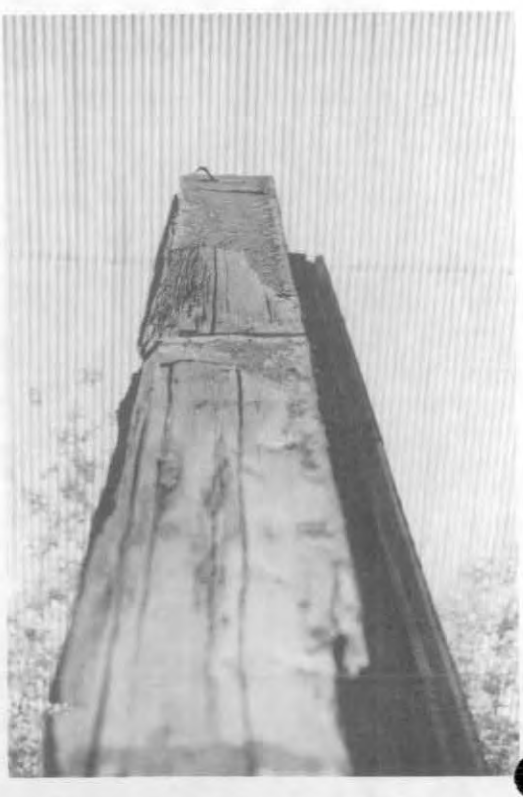
Photograph 23. Southwest panel detail.



Photograph 24. Cribbing and floor framing detail.

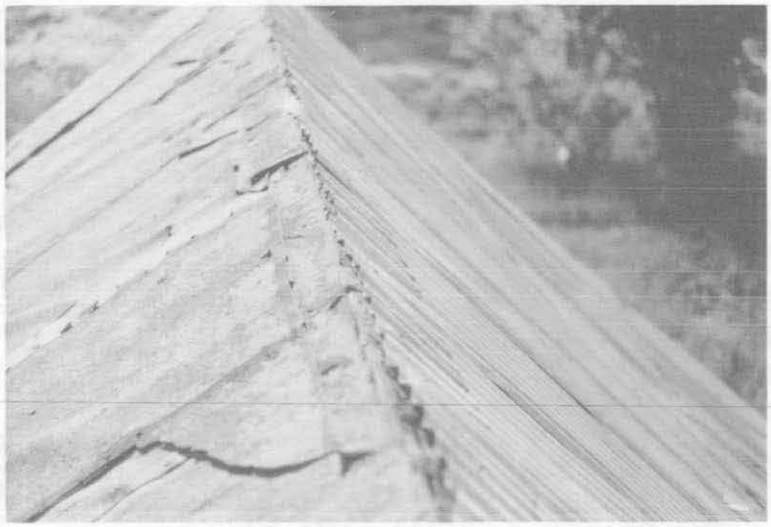


Photograph 25. East elevation of false front.

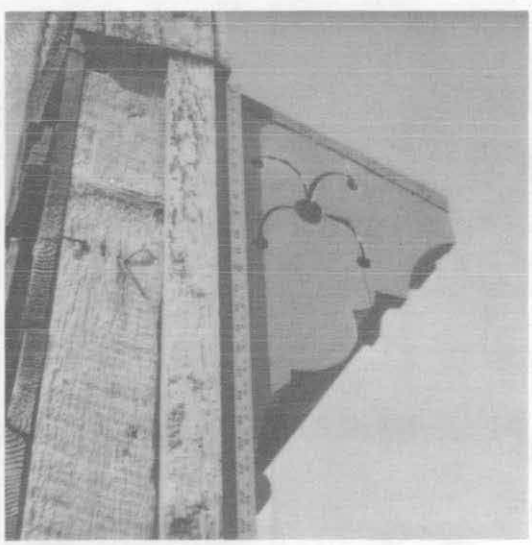


Photograph 26. Top of false front.

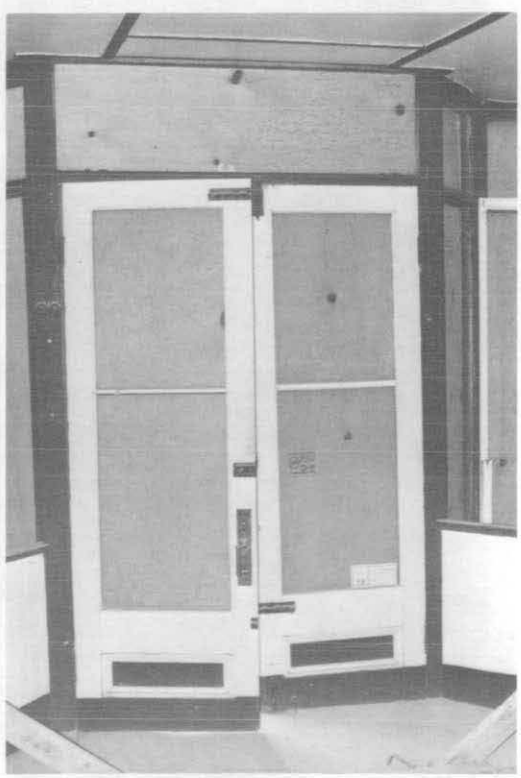
Remove roofing throughout



Photograph 27. Roof detail.



Photograph 28. Bracket detail.



Photograph 29. Interior, west entry.

Disconnect and retain knob and tube wiring in place



Photograph 30. Interior, south wall.

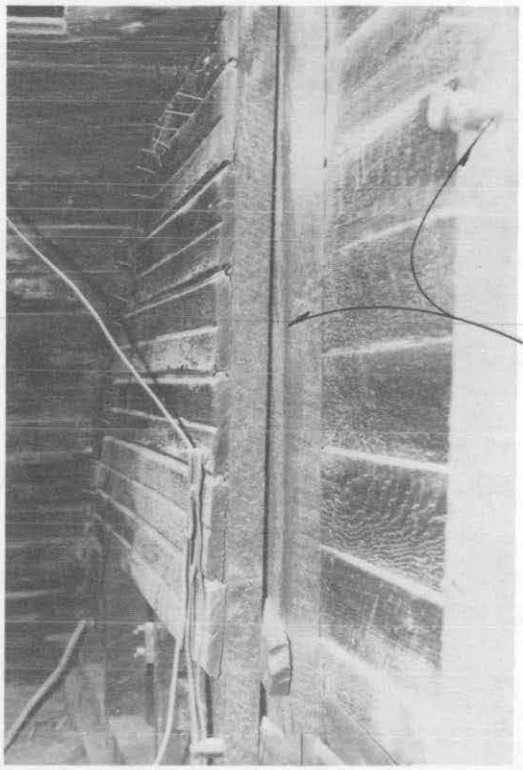


Photograph 31. Attic, northeast side.



Historic window location

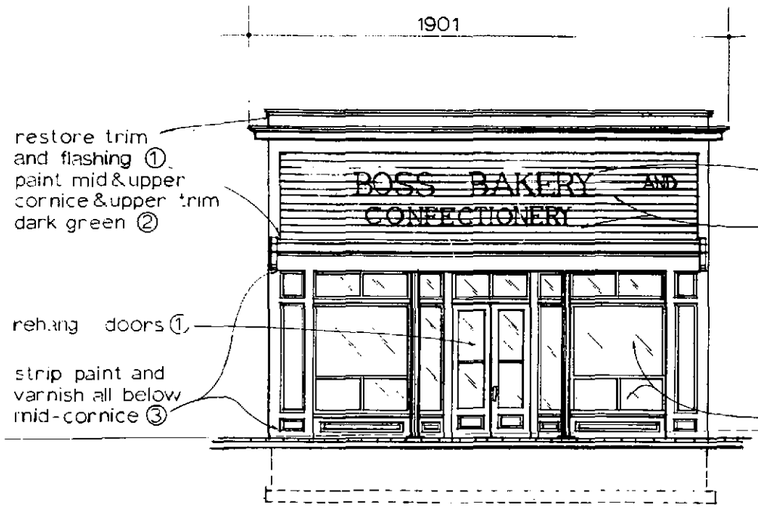
Photograph 32. Attic, west end.



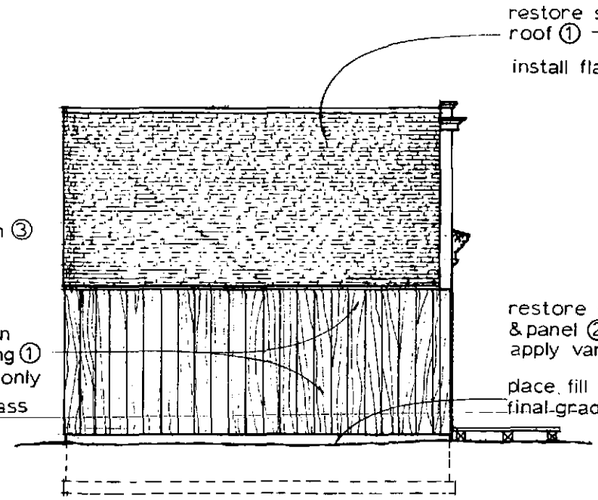
Photograph 33. West attic wall.



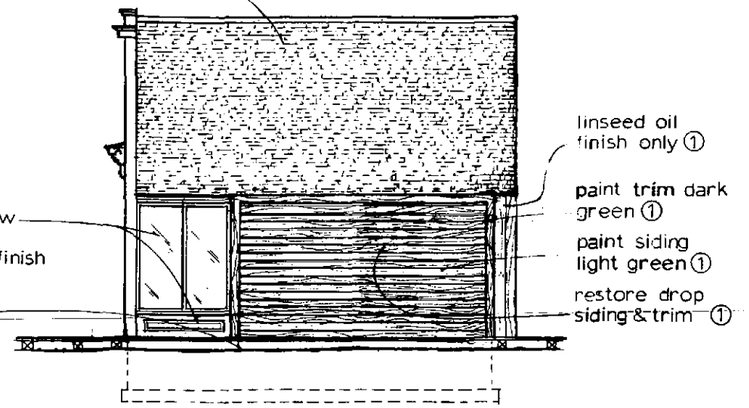
Photograph 34. Attic, southeast corner.



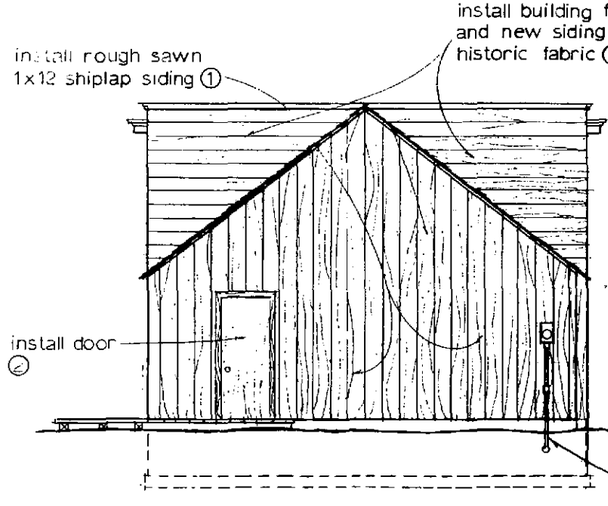
WEST ELEVATION



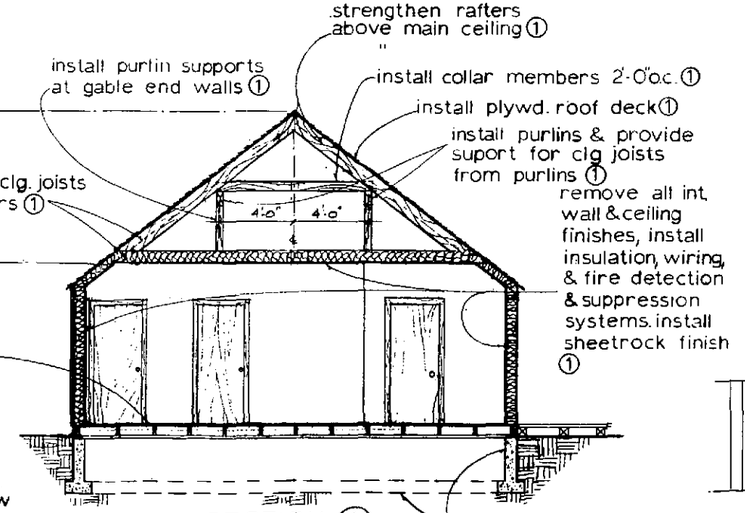
NORTH ELEVATION



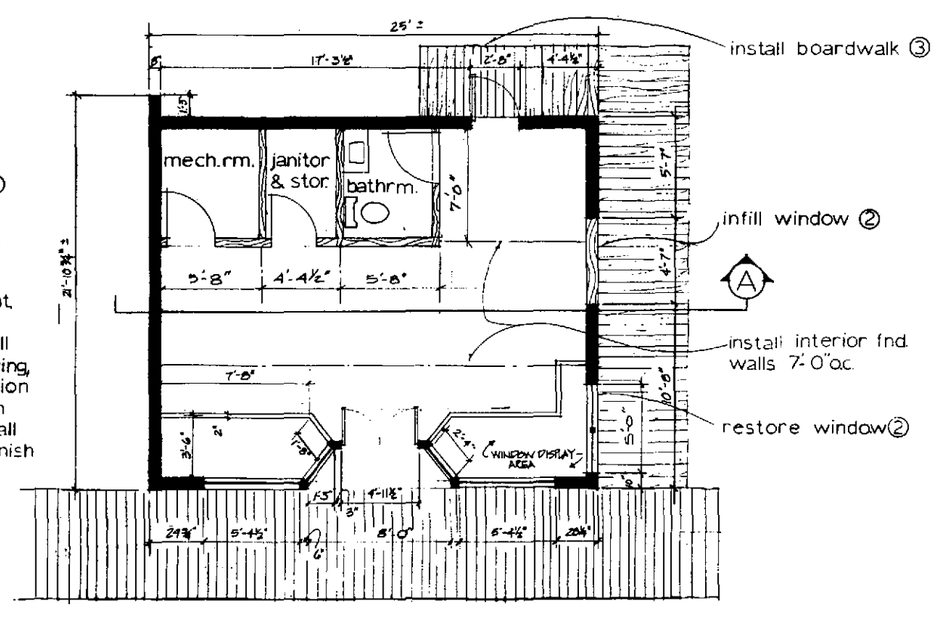
SOUTH ELEVATION



EAST ELEVATION



SECTION (A)



FLOOR PLAN

BOSS BAKERY
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend exist
new
priority ①

scale 1/4"=1'-0" 0 2 4 6 8 10 FEET

north

Rev. 5/1983

DESIGNED T.B. & PCC	DRAWING NO. 461 25004A
DRAWN RLC	Pkg 114 sheet 1 of 1
CHECKED 8/31/81 DATE	

ON MICROFILM

GOLDBERG CIGAR STORE AND CONFECTIONERY

ADMINISTRATIVE SECTION

The Goldberg Cigar Store, a single-story, wood frame structure is located at the north end of Lot 7, Block 24, on the east side of Broadway Avenue north of Fifth Avenue in Skagway, Alaska. The building was relocated in 1979 from its previous site. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building is therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to the gold rush era appearance to support the interpretation of the gold rush period historic scene. Preservation and restoration of the interior is proposed for possible interpretation of a gold rush era business. To sustain the proposed use, treatments required would include construction of foundations, replacement, repair or improvement of the structural frame, installation of environmental systems, and reproduction finishes.[2]

Architectural analysis of the building in the summer of 1981 revealed alterations and fabric deterioration of such degree that alternative treatment and use options should be strongly considered. These options are discussed in the following text.

---

1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resource Mangement Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The lack of historic documentation on the Goldberg Cigar Store has made it difficult to arrive at definitive conclusions about its historic appearance and use. However, the information available indicates that the small 12-foot by 30-foot frame building was built during the hurried days of the Klondike stampede, that it has retained its overall, simplistic appearance, and that, after a period of active use during the gold rush, the building was vacant or little used for the next eighty years.

The date of construction is unknown. A November 1897 photograph shows the building on Fifth Avenue near the landmark Burkhard building, southwest corner of Fifth and Broadway.[1] Annie Leonard, a Skagway madam and the first woman to stake lots in Skagway in August 1897, staked the lot and probably had the building constructed. She probably rented it rather than used it as a brothel or crib.[2] An early, possibly August or September 1897, photograph of John G. Price's law "office" shows more detail of a similar structure near the cigar store. The November 1897 photograph (Photograph 1) shows Price's law office two doors west of the cigar store. Without additional information, the cigar store's original use can not be determined.

The earliest known use has been determined from information from the 1898 and 1899 Skagway business directories and from a winter 1897-1898 photograph.[3] The photograph shows the cigar store with a two-foot high, carved wooden Indian on the facade. A single door entry and a four-paned window appear at the building's front. Shingles cover the roof. The cigar store is one of a row of similar small, wood frame businesses lining Fifth Avenue. D. Goldberg operated a cigar store at 317 Fifth Avenue, the location of the cigar store.

D. Goldberg probably arrived in Skagway during the fall of 1897 and his store prospered during the height of the Klondike stampede in 1898. An advertisement in an extant issue of the Skagway News, September 16,

1898, lists his stock of goods, "Everything Fresh. Fruits, Confectionery, Cigars, Tobacco, Nuts, Cakes, Candies, and Dried Fruits. Fifth Ave. above Broadway, next door to 'The Office' (Saloon). D. Goldberg."[4]

The interior arrangement of the cigar store is unknown, however it probably was divided between front store space and rear living quarters. An 1898 description of a Skagway shoe shop at the corner of Sixth and State suggests how the cigar store may have appeared and how it may have been used.

> A big black wooden replica of a man's shoe with the word "maker" painted on it, the typical symbol of a cobbler, as is the wooden Indian for a tobacconist, was attached to the building . . . Father jokingly described his shop as a large drygoods box. It was about fifteen feet wide with a fairly large window in front and about thirty feet deep . . . (Inside) My father pushed aside a gray blanket which served as a partition and we entered the rear of the shop, which comprised the sleeping quarters and kitchenette. There was a double bunk and father said the upper deck was for me. "Just unpack what you need," he suggested, "and hang it on those nails." A large tin basin with a pitcher filled with water stood on a table and the inevitable chamber was underneath. Behind another blanket partition were cooking utensils, a small stove, a table and two chairs.[5]

Most of boomtown Skagway's small shops had a similar arrangement.

D. Goldberg's advertisement appears in the Skagway News until November 1898. He appears in the 1898 and 1899 business directories, but not in the 1900 or later editions. This suggests that he closed shop and moved on to Dawson and the Klondike or, more likely, to a new strike in 1899 at Porcupine, north of Haines, Alaska. In the fall of 1900 Goldberg revisited Skagway and gave reports to the Daily Alaskan about the Porcupine gold fields. By that date he had set up shop at the outfitting point of Haines.[6]

Annie Leonard sold the lot where the Cigar Store was located in December 1898 to the Kaufman Brothers, dry goods merchants.[7] The local press announced that the property was to be cleared and a new large store was to be erected on the site. The Kaufmans never initiated this plan. After Goldberg's departure, ca. 1899, the Cigar Store was probably left vacant or used for storage. A 1914 fire insurance map shows it vacant; in 1926 it passed to the city in lieu of unpaid taxes. In 1944 grocer Herbert Riewe acquired the vacant building and used it for storage.[8] In 1978 Mr. Riewe sold the building, without the lot, to the National Park Service. On October 10, 1979, the building was relocated onto government property north of Fifth Avenue and on the east side of Broadway.

Endnotes

1. See Photograph 1.

2. Location Book 1, page 22, Magistrate's Office, Skagway City Hall.

3. Photographs on file at Klondike Gold Rush National Historical Park.

4. Page 1, column 2.

5. Richard C. (Dixie) Anzer, Klondike Gold Rush as Recalled by a Participant (New York: Pageant Press, 1959), Pages 15-17.

6. Daily Alaskan, November 24, 1900, 4:3.

7. Skagway News, December 30, 1898, 5:3.

8. Deed Book 13, page 339, Magistrate's Office, Skagway City Hall.

Archeological Synopsis

Dan Martin conducted excavations at the original Cigar Store location in 1978. He first made a surface collection of artifacts under and around the structure, recording the location of each artifact found. He also placed two test pits, each measuring two feet by two feet, outside the west wall of the building. The results of this testing was not available for preparation of this synopsis, but will be included in the final excavation reports.

Blee monitored the excavation of a soils test in 1979 at the proposed relocation site of the Cigar Store. The four foot deep trench was entirely fill consisting of granitic blocks, similar to the material available at the borrow pit north of the railroad shops. It appears that the lot was extensively disturbed, so it was recommended that no additional archeology was necessary.

Recommendations

No further archeological work is necessary. The proposed site is the location of a building torn down in the 1960s, which severely impacted the site. The entire lot appears to be filled with borrow material.

Treatments and Evaluation of Effect

The structure is a surviving commercial building of the gold rush era, probably one of many which were hurridly constructed during the early years of Skagway's development. In the autumn of 1979, the building was acquired by the National Park Service and relocated from its presumably original site on Fifth Avenue between Broadway and State Streets to Broadway between Fifth and Sixth Avenues in order to prevent its demolition. Section 106 clearance for this action was completed in 1979. The structure now faces Broadway, ninety degrees from its previous orientation. In the following text, orientation references are to its present (1981) location.

The form of the building is similar to the original and its street facade was not altered by the addition of a false front like many of the Broadway Avenue buildings, probably because of its location and apparent lack of active use.

Investigation of the building fabric revealed that alterations did occur. An in-filled door opening, approximately 3'-0" by 6'-0", was found in the (present) south wall. Fragments of cloth backing and the first wallpaper layer covering the board in-fill indicates either that the doorway was in-filled very early or that the wallpapers were installed in a later period of the building's history. The former is more likely in light of the apparent long period of lack of active use. This doorway may have provided access to an adjacent structure. Three early layers of wallpaper show evidence of trim.

The latest interior finish is a gray, low quality cardboard secured with wooden battens. The interior trim of the window opening in the (present) south wall was applied over the cardboard, indicating that the window was an alteration in a later period of the building's history.

The building exterior also exhibits alterations. The (present) east, west and south walls have an additional layer of siding. Photographs taken in 1972 and 1977 show an addition at the (then) southwest corner of the building.

Because of the alterations shown by the building fabric, the building seems to have had more active use than has been found in historic records.

When the structure was moved in the autumn of 1979, the deteriorated floor and foundation material was not retained, nor was the most recent addition. The structure was set on cribbing at its new site. The lower 2 feet of the walls are deteriorated.

Alternative Treatments

A. No Treatment

Because the building is supported by temporary cribbing, structurally unstable and deteriorated, some treatment action is necessary to preserve the building and to prevent the potential of a safety hazard. The no treatment alternative is not recommended.

B. Demolition or Disposal

The result of the fabric investigation in the summer of 1981 was the conclusion that if a decision was based solely on the relationship of preservation cost to architectural value, the building condition was such that the cost of preservation would not be justifiable, and disposal would be a logical course of action. At that time this was recommended; however, management considerations preclude such action, and this alternative was not selected.

C. Exterior and Interior Restoration to 1898 Appearance

This alternative was proposed in the draft Skagway Historic District Management Plan so that the building could be used to interpret a typical business as it might have been during the Klondike gold rush. Required treatments would include exterior restoration, structural rehabilitation and reconstruction, installation of environmental systems, and an interior reconstruction using reproduction finishes. Such treatment would be costly and would not result in an exhibit which could be interpreted with a good base of historic information. This alternative is not recommended.

D. Exterior Restoration to 1898 Appearance with Interior Adaptive Use

Required treatments would include exterior restoration, structural rehabilitation and reconstruction, and installation of environmental systems, similar to alternative C. The interior would be rehabilitated to support adaptive use on a leaseback basis. This alternative would also be costly and is not recomended at this time.

E. Selected Treatment: Preservation

Required treatments to make the building weather tight would include a foundation system and replacement of missing and deteriorated materials. The structural frame will need rehabilitation or the provision of an interior support system.

Fire protection would be required. Some degree of exterior restoration could be accomplished, such as siding, windows, doors and painting. The later period interior cardboard and batten finish could be removed, and the remaining early interior finishes retained in their extant form. The building interior could be adapted for use at a later time.

Specific Treatments for Selected Alternative

Site

1. Provide fill to final grade, sloped for drainage away from building and blended into surrounding site.

2. Construct boardwalk. (Construct foundations and set building so that floor level would be at the same elevation as the boardwalk).

Structural

1. Construct foundation system.

2. Construct internal support frame.

3. Install 2 by 12 floor joists at 16 inches on center.

4. Repair wall framing.

Exterior Walls

West Elevation

1. Remove later period drop siding. Repair original shiplap siding, replacing deteriorated and missing portions. Paint this wall.

2. Restore windows and trim.

3. Install door and trim.

East Elevation

1. Remove later period drop siding. Repair original shiplap siding, replacing deteriorated and missing portions. Apply preservative stain to this wall to achieve a weathered wood appearance.

2. Restore window.

North Elevation

1. Repair existing shiplap siding, replacing deteriorated and missing portions with matching material. Apply preservative stain to this wall to achieve a weathered wood appearance.

2. Install door and trim.

South Elevation

1. Remove later period drop siding. Repair original shiplap siding, replacing deteriorated and missing portions. In-fill window opening with matching siding. Preserve historic door in-fill. Apply

preservative stain to this wall to achieve a weathered wood appearance.

2. Install door and trim.

Roof

1. Remove existing roofing felt and battens. Replace deteriorated sheathing with matching material.

2. Install new wood shingle roofing system.

Interior

1. Install subflooring and wood finish flooring.

2. Remove cardboard and batten materials and retain extant early finishes in their existing form.

3. Install electrical service to provide for maintenance and operation of systems.

4. Install fire detection system.

5. Install an intrusion detection system.

6. Install fire suppression system. (It is recommended that consideration be given to combining the systems of this building and the Boss Bakery to achieve initial construction and maintenance economies and conserve building space).

Evaluation of Effects of Selected Treatment

The purpose of the treaments would be to assure the preservation of the structure to support interpretation of the historic street scene of the gold rush era. The building would be protected from deterioration, fire and vandalism. Although the interior would be unused, it would be possible at a future time, to provide for interpretive or adaptive use.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the selected undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The selected undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of some fabric dating from throughout the life of the building will be required, but this material is not significant to the architectural values of the building or has so deteriorated that it would have to be replaced regardless of any active use alternate. The building has been recorded to standards prescribed by the Historic American Building Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The primary significance of the building is its exterior appearance as a part of the historic street scene, particularly the street facade. Therefore, reuse of the interior of the building, at a future date, would not effect the qualities which make it architecturally and historically significant.

b. The selected undertaking will not result in the isolation of the resource from, nor alteration of, its surrounding environment. Legislative compliance has been accomplished for the 1979 moving of the building from its previous location to its present site.

The selected treatment is not considered a part of that action. The selected treatment will contribute to the interpretation of the historic gold rush scene by utilizing the remaining elements of the building.

c. The selected undertaking will not introduce, visual, audible or atmospheric elements that are out of character with the property or alter its setting. The provisions necessary to make the building accessible for the handicapped will be consistent with the historic scene.

d. The selected undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structure Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Excavation	$12/cu yd	14 cu yd	$ 200
	Utility trenching	$20/lin ft	50 lin ft	1,000
	Fill and grading	$15/cu yd	7 cu yds	200
	Boardwalk	$20/sq ft	152 sq ft	3,100
	Lift and set building	(Lump sum)		2,000
3.	Concrete			
	Footings	$500/cu yd	10 cu yd	3,000
4.	Masonry	None		
5.	Metals	None		
6.	Wood & Plastics			
	Floor framing	$2/sq ft	375 sq ft	800
	Sub-flooring	$1/sq ft	375 sq ft	400
	Repair wall framing	$5/sq ft	200 sq ft	1,000
	Internal support frame	(Lump sum)		1,000
	Remove non-historic siding	$1/sq ft	425 sq ft	500
	Repair/replace historic siding	$5/sq ft	260 sq ft	1,300
7.	Thermal & Moisture Protection			
	Remove/replace deteriorated roof sheathing	$3/sq ft	175 sq ft	600
	Install new shingle roofing	$400/square	5.75 squares	2,300
8.	Doors & Windows			
	Install west door & trim	$400/door	1 door	400
	Install south door & trim	$400/door	1 door	400
	Restore windows			
	4'-10" x 5'-8"	$400/window	1 window	400
	3'-0" x 2'-8"	$200/window	1 window	200
9.	Finishes			
	Exterior painting	$5/sq ft	155 sq ft	800
	Exterior preservative	$6/sq ft	765 sq ft	4,600
	Remove cardboard & batten material (interior)	$0.50/sq ft	864 sq ft	500
	Install tongue and groove flooring	$3/sq ft	375 sq ft	1,200

10.	Specialities	None	
11.	Equipment	None	
12.	Furnishing	None	
13.	Special Construction	None	
14.	Conveying Systems	None	
15.	Mechanical		
	Fire suppression system		1,300
16.	Electrical,		
	Electrical service		2,200
	Fire detection system		1,300
	Intrusion detection systems (wiring only)		900
			$ 31,600

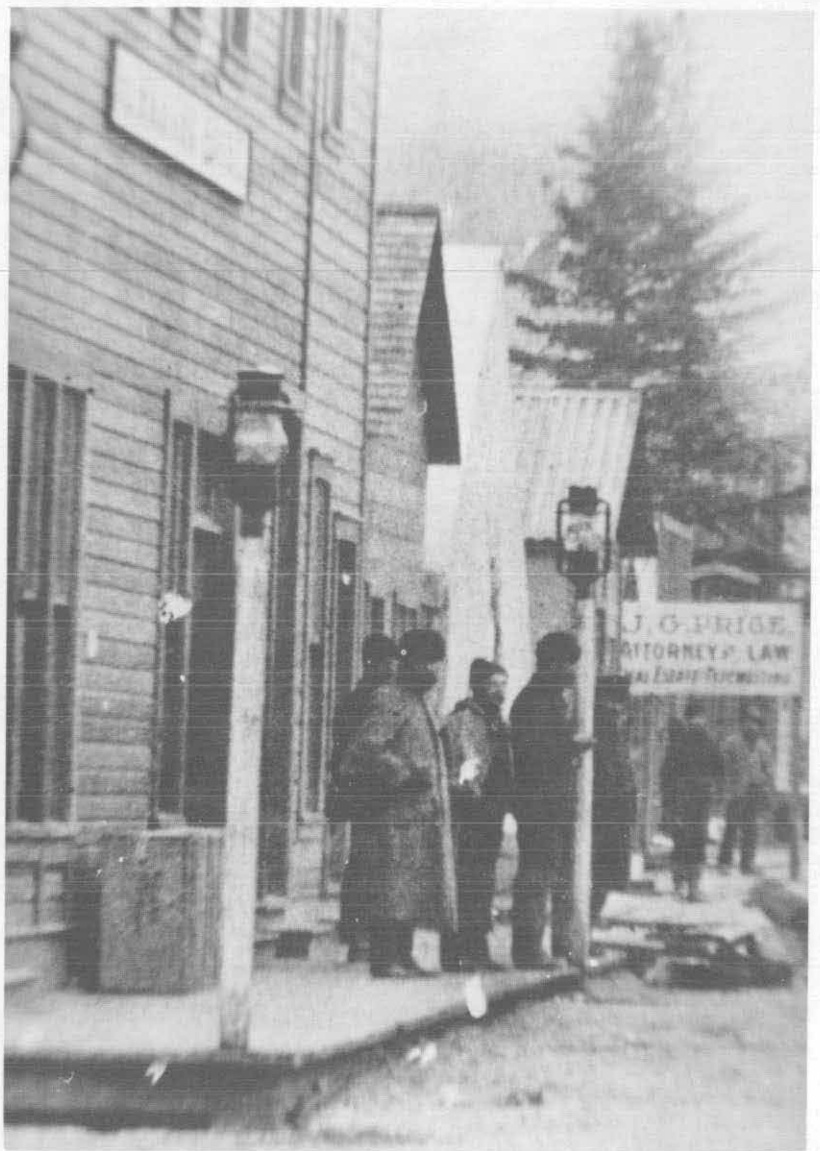
HISTORIC AND RECORD PHOTOGRAPHS

Photograph 1 and Figure 1 are from the Klondike Gold Rush National Historical Park collection.

Photographs 2 and 3 by Russell Jones, National Park Service, 1972.

Photograph 4 by T. Busch, National Park Service, Denver Service Center, Oct., 1977.

Photographs 5 through 20 by Paul C. Cloyd, National Park Service, Denver Service Center, June, 1981.



Photograph 1. Detail from a November 1897 photograph. View of north wall, second building from left, on original site.

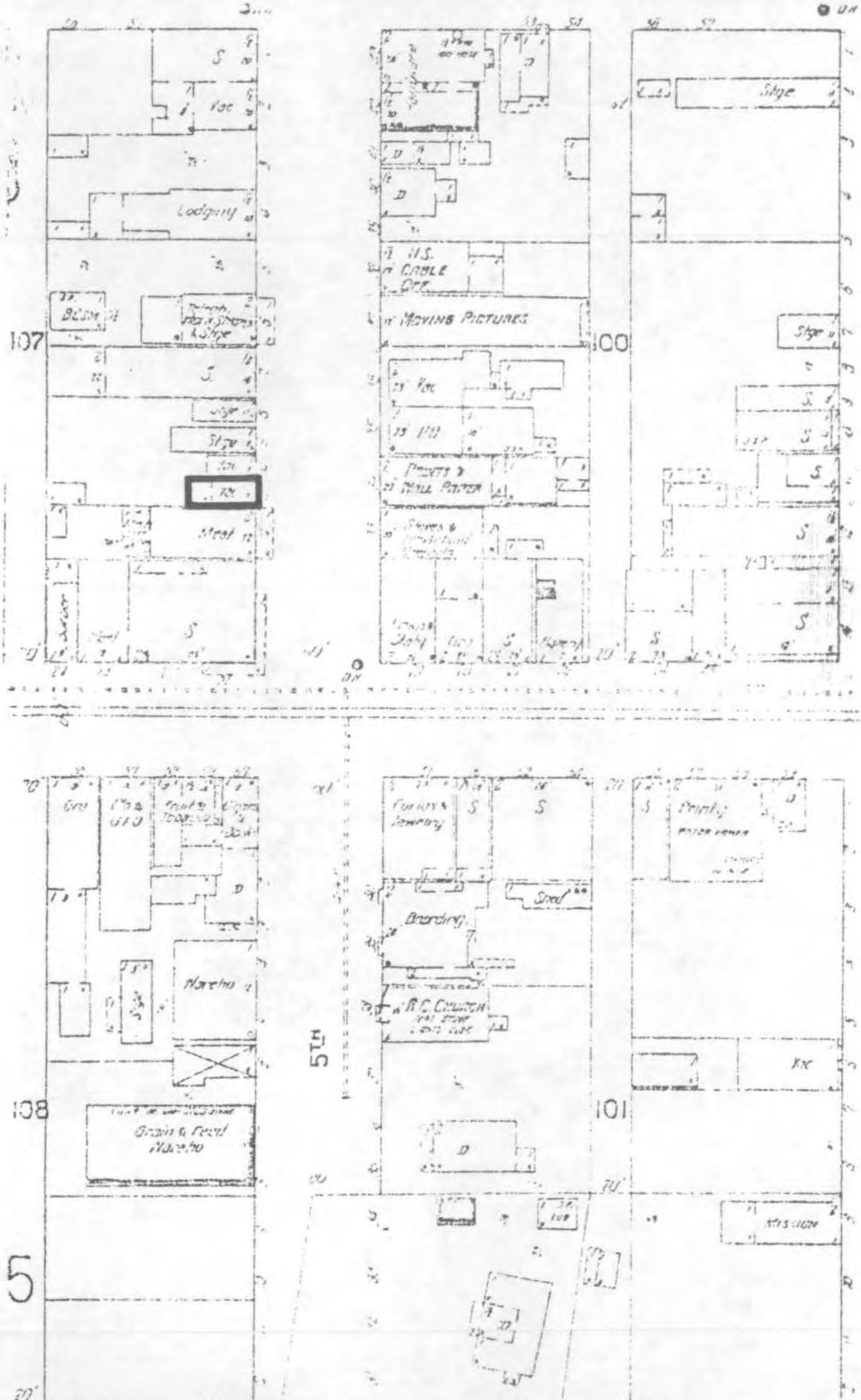


Figure 1. Part of 1914 Sanborn Insurance map. Note south portion shown in place.



Note eave detail in comparison with photograph 1.

Photograph 2. 1972. Building on original site.



Photograph 3. 1972. Rear of building on original site.



Photograph 4. Oct. 1977. North elevation on original site.



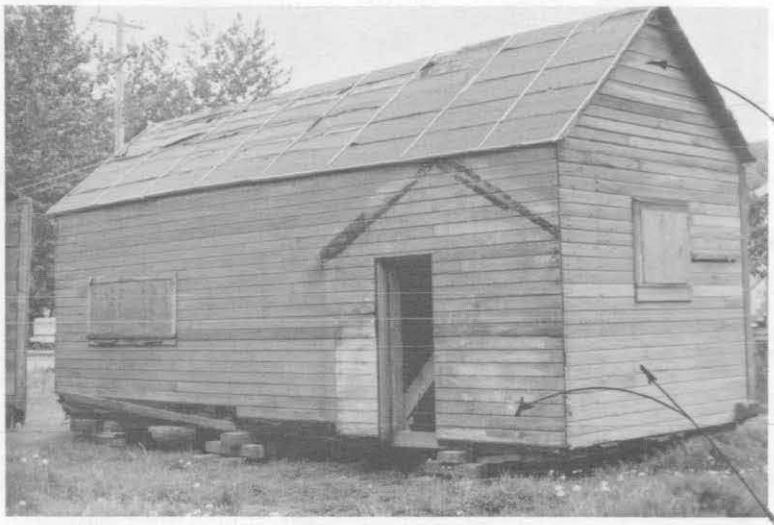
Photograph 5. Exterior detail.



Photograph 6. West elevation.



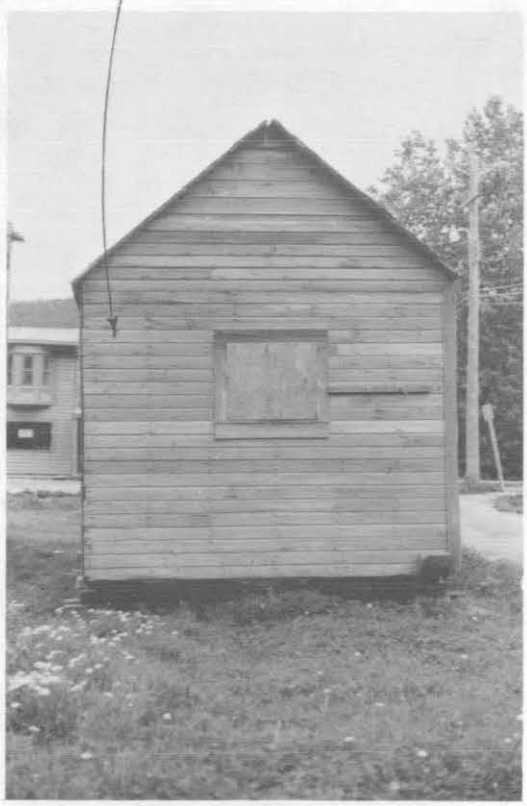
Photograph 7. Exterior detail.



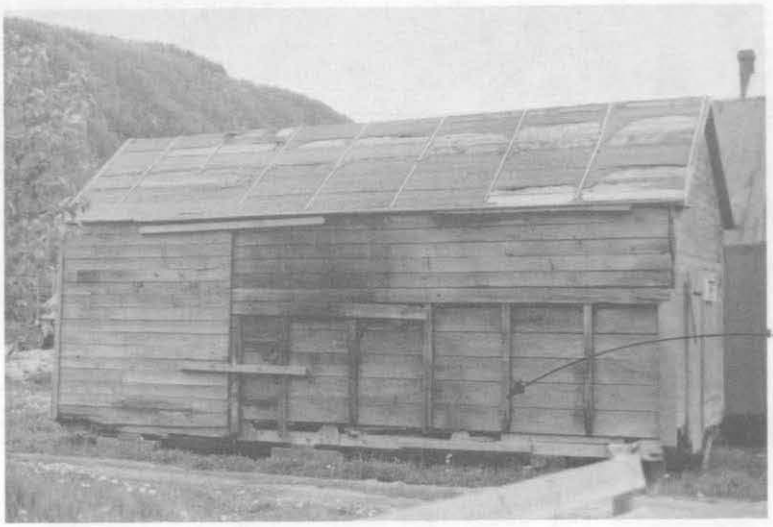
Original siding

Photograph 8. View from southeast.

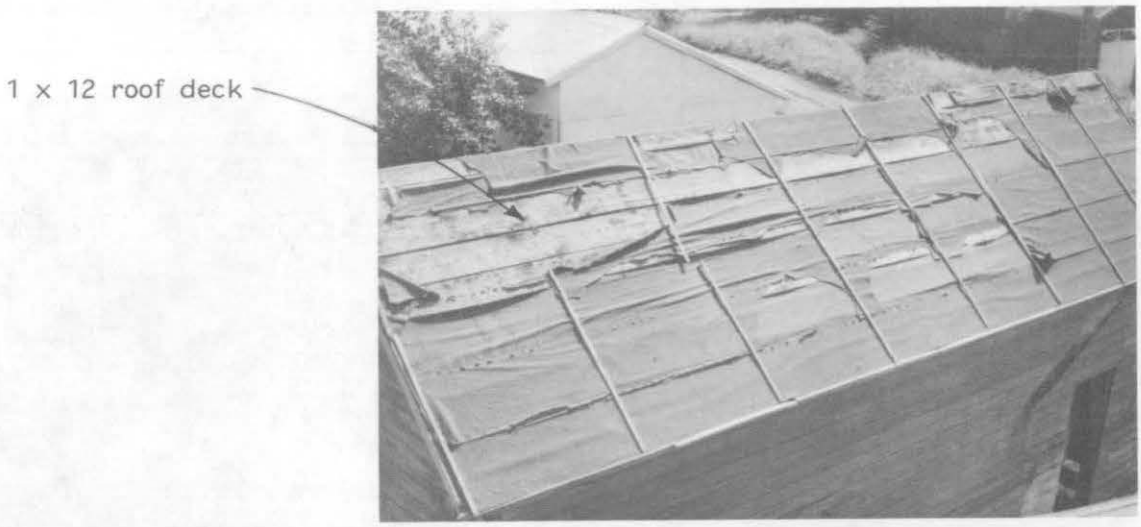
Newer siding



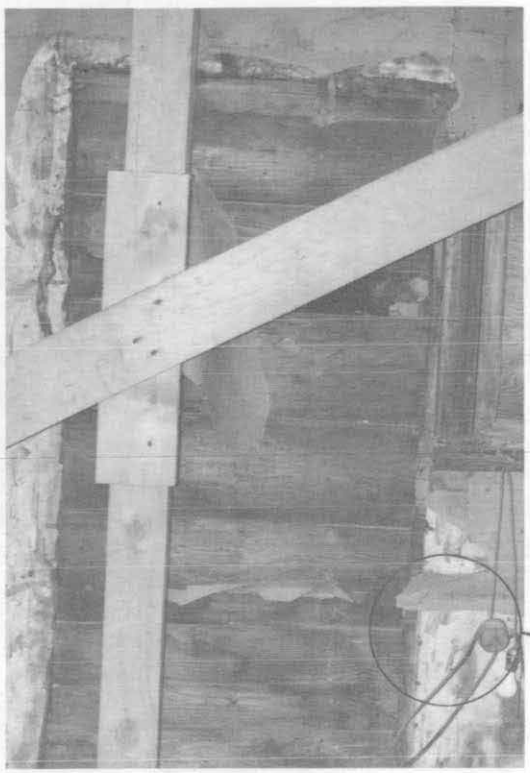
Photograph 9. East elevation.



Photograph 10. North elevation.

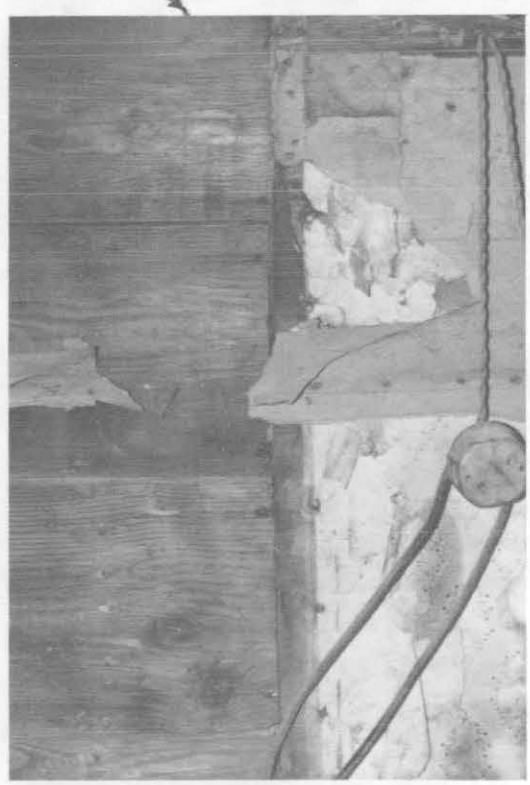


Photograph 11. South roof face.



Photograph 12. South door (originally west) infill.

Detail indicates opening existed prior to installation of fabric, wallpaper backing and first layer of wallpaper



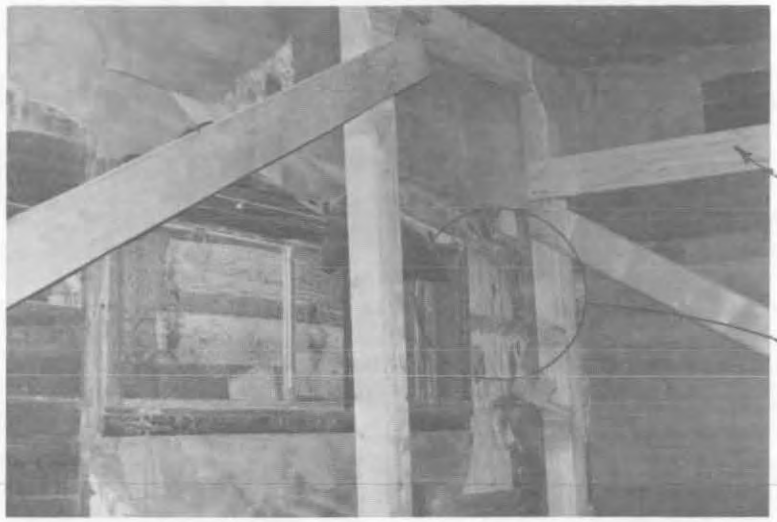
Photograph 13. Jamb detail of former doorway.



Photograph 14. Southeast corner of west room.



Photograph 15. Northwest corner, west room.

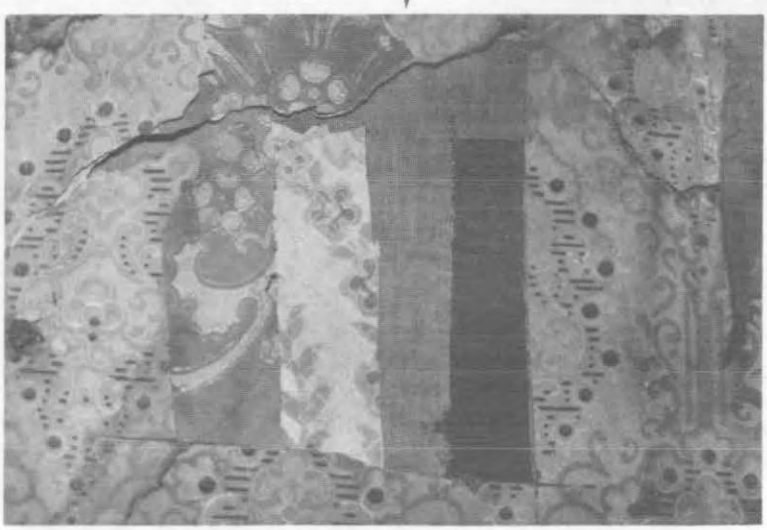


Heavy timber frame installed 1979

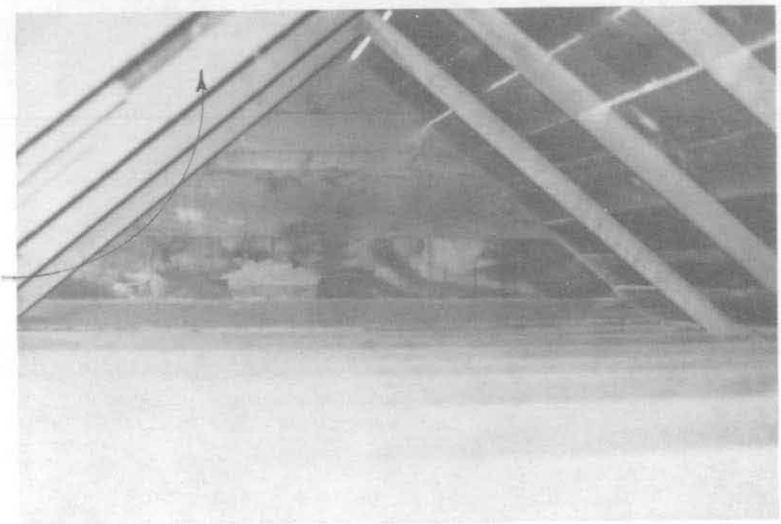
Photograph 16. Southwest corner, west room.



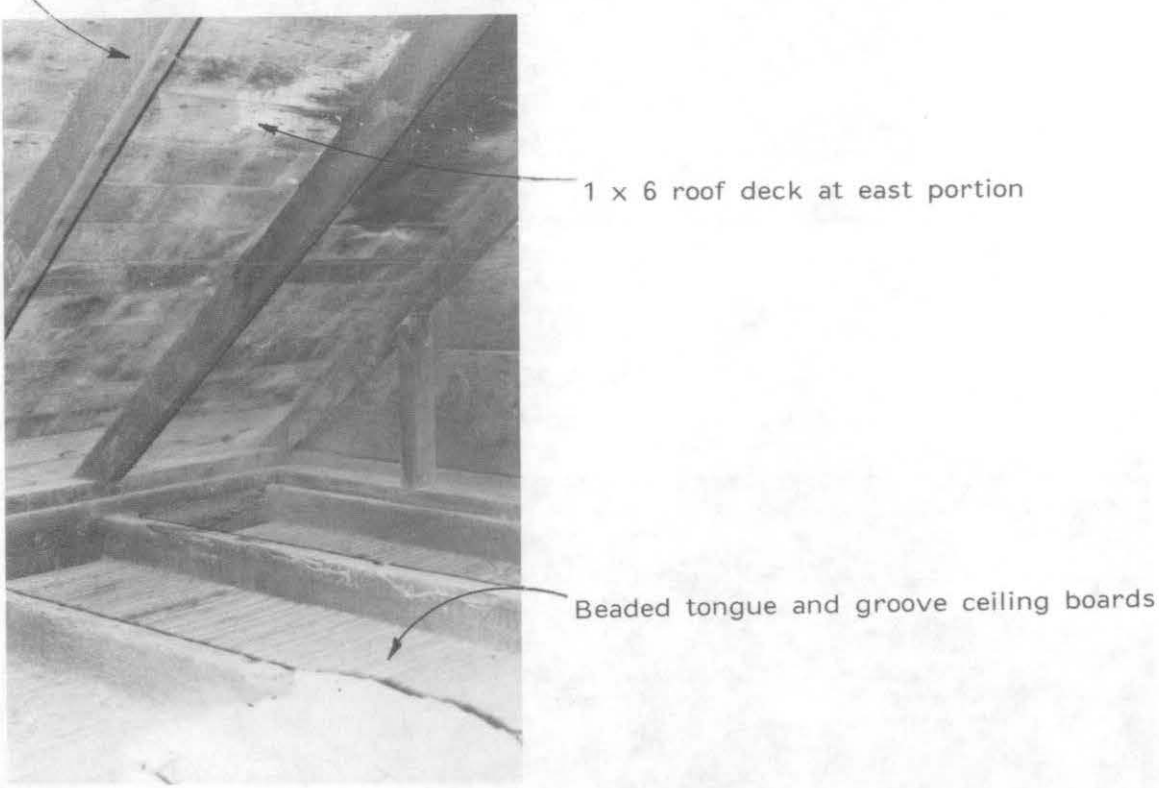
Photograph 17. Wallpaper detail.



Photograph 18. Wallpaper sequence detail.

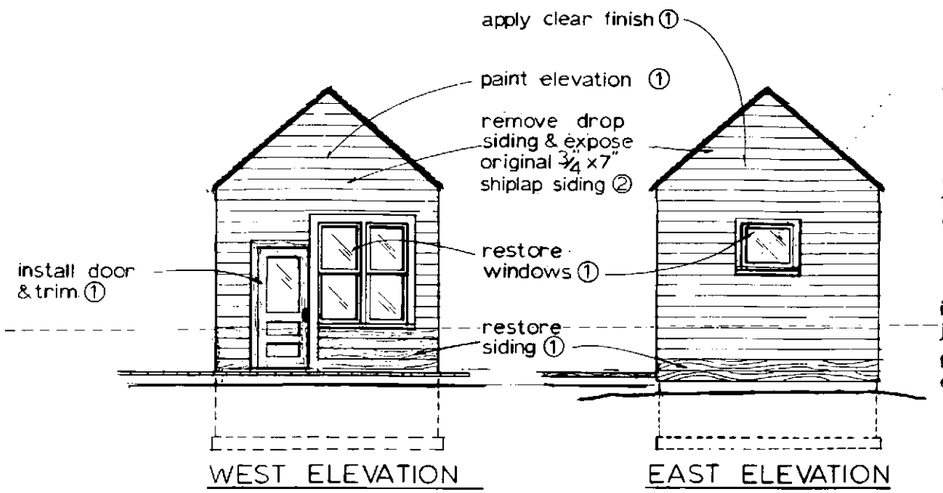


Photograph 19. Attic, west end.



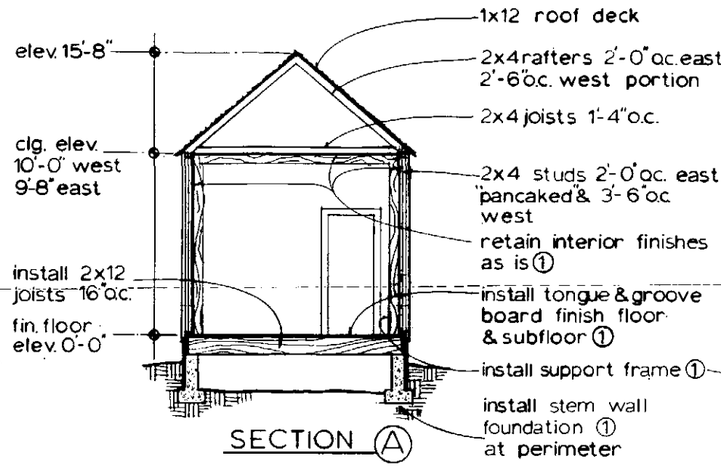
Photograph 20. South central portion of attic.

SELECTED TREATMENT DRAWING

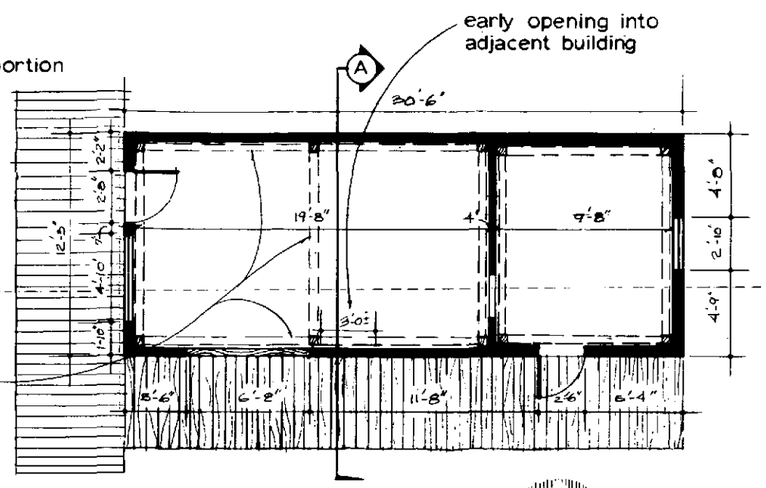


WEST ELEVATION

EAST ELEVATION

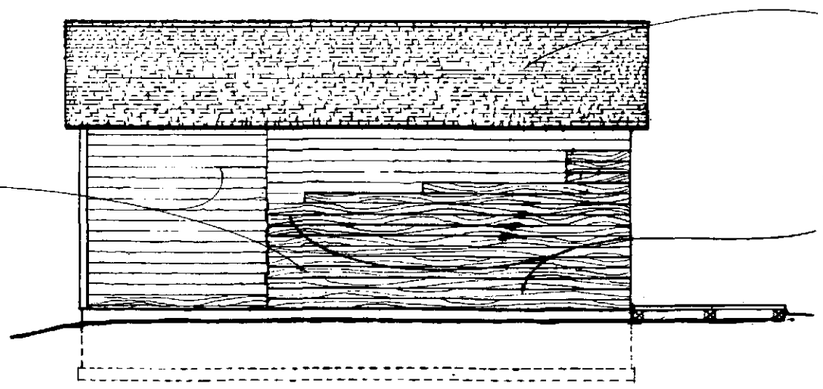


SECTION (A)

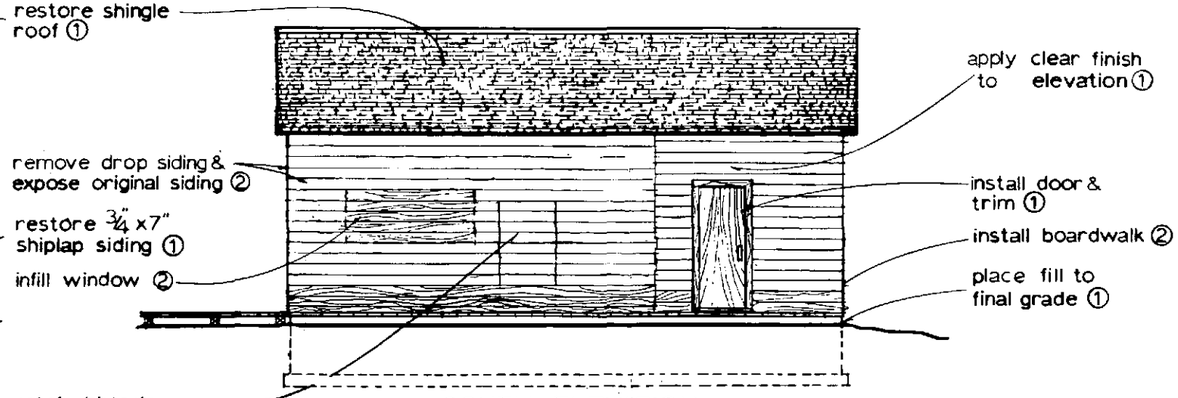


FLOOR PLAN

north



NORTH ELEVATION



SOUTH ELEVATION

D. GOLDBERG CIGAR STORE and CONFECTIONERY

HISTORIC STRUCTURE REPORT

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

NOTE: SELECTED TREATMENT RECOMENDATIONS

legend exist
new
priority ①

scale 1/4" = 1'-0"

0 2 4 6 8 10 FEET

Rev. 5/1983

PCC DESIGNED	DRAWING NO. 461 25009A
PCC DRAWN	Pkg 114 sheet 1 of 1
RLC CHECKED	
8/31/81 DATE	

ON MICROFILM

MARTIN ITJEN HOUSE

ADMINISTRATIVE SECTION

The Martin Itjen House, a one-story, "T"-shaped, wood frame residence, is located on the south half of Lot 1, Block 37, near the south end of Broadway Avenue, the first structure reached from the State Ferry Terminal in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The house has additional significance as the residence of Martin Itjen, a tourism promoter. The building is classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to its 1921-1942 period appearance to support the interpretation of the story of tourism in the post-gold rush period of Skagway's history. The interior is proposed for adaptive use to provide for visitor contact. To sustain the proposed use, the interior treatments required are environmental systems, structural upgrading, and finishes improvements to meet contemporary standards.[2]

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Martin Itjen House has had three uses. Frst, as the home (1901-1921) of David J. Rich, a Skagway painter and hardware store owner who constructed this modest home on piers beside Moore's Wharf. Second, (1921-1947) the flamboyant use as home of Martin and Lucy Itjen. From their door they greeted passing tourists, sold them fruits, candies and magazines, but more importantly, sold rides on the Skagway "Street Car" where Martin Itjen retold legends and led tourists to the Soapy Smith "museum," the gold rush cemetery, and other Skagway attractions. Finally, the third use has been one of disuse. The structure has been moved three times and has remained vacant since the death of Mrs. Itjen in 1947.

The exact construction date of the Martin Itjen House is unknown. Photographs, tax records, and the Skagway Daily Alaskan, coupled with the reminiscences of long time residents, suggests a construction date of 1901-1902.

A photograph dated October 28, 1901, shows the 25 foot by 15 foot front portion of the house under construction.[1] David Rich owned the property and paid taxes on it sometime after September 1901.[2] His taxes were delinquent when paid. This suggests that Rich had awaited the settlement of the dispute between Bernard Moore, owner of the Skagway townsite, and the citizens of Skagway before paying taxes on his property.

Previously, during the summer of 1900, a court ruling declared Moore's claim null and void, causing a stampede to stake lots in the unclaimed portions of Skagway--east of Broadway and south of Fifth.[3] Rich may have tried to locate his lot 7, block B, at that time. An appeal by Moore succeeded in reversing the earlier court ruling, giving him (Moore) the townsite in January 1901.[4] In September 1901, Moore and his associates agreed to compromise with the residents of Skagway--Moore would give a quit claim deed to each property owner in exchange for 25 per cent of its

assessed value.[5] Rich paid his taxes and, most likely, the 25 dollars due Moore. Title secure, Rich could begin construction.

The October 28, 1901 photograph shows the one-story wood-frame structure with horizontal board siding and wood-shingled gable roof. The rear addition was anticipated as the photograph shows a notch cut on the roof and diagonal wood siding outlining where the addition would connect with the main structure. Lumber was stacked behind the building.[6]

The tax assessor's lists compiled for August-September 1902 and August-September 1903, enumerate David Rich's improvements amounting to $100 the first year and $200 in the latter year.[7] This indicates that Rich probably completed his addition between the two tax assessments in 1902 and 1903. Hence, the 1902 completion date for the house.

The availability of locally milled lumber and trim and finish work from Skagway's window sash and door factory would suggest that David Rich put the present exterior and interior woodwork on the house.[8] The finish work matches finish work on other historic residences in Skagway, the Ben Moore House for example. Two brick chimneys adorned the roof peak at the front and the rear.[9] Sometime between 1905 and 1913, the rear chimney was moved to the middle of the house.[10]

David and Mary Rich lived here for twenty years. Changes to the house appear to be minimal, a surprising fact since David Rich was a painter and paper hanger. By 1909 he also operated the House of Rich, a business on Fifth Avenue dealing in hardware, paints, and household supplies.[11] Fabric investigation may reveal layers upon layers of paint and wallpaper, however.

With the decrease in new building in Skagway, reaching a low around 1920, the Richs moved to Seattle. On June 21, 1922, they sold their home to Martin Itjen.[12] Itjen had been a storekeeper in Florida tempted north by the Klondike Gold Rush. Between 1898 and 1905, he divided his time between working for the White Pass & Yukon Railroad and dashing off to mineral strikes. He participated in the rush to Atlin in 1898 and

to Alsek-Kluane in 1904. Failing in his ventures as miner, he returned to Skagway and began working for the railroad as a laborer on Moore's wharf.[13]

During the summer months he began operating a hack service for the increasing number of tourists. Earlier he had built a small residence on the wharf's edge where he and his wife lived and sold candies, fruits, and magazines to tourists. Also he had converted a barge into the Bay View Lodging House (charging 25¢ per night) and operated an express service and coal delivery service in addition to the hotel. By 1922, when he bought the Rich house, Martin Itjen and his wife, Lucy, had become attuned to the summer tourist trade. He remodeled Ford buses into Skagway "Street Cars," attractions to the growing number of tourists. According to one writer:

> The most picturesque of the cars he has built carried a bear cub on the front, the bear growling, and pointing to the right or left when the car turned. A little manikin on the front was operated by a foot pedal. He nodded his head, waved a flag, rang a bell with his left foot and the exhaust of the engine came out through a cigarette in his mouth.
>
> The next car was larger, as the patronage required. Another bear rode on the front and a life-sized effigy of the ill-famed "Soapy" Smith on the back operated electrically to salute, at regular intervals, in military fashion.[14]

In one "Street Car", Martin Itjen caught western headlines by touring the Seattle Worlds Fair and by visiting Mae West in Hollywood and inviting her up to see him some time.

In Skagway, the Street Car was only a part of Itjen's attractions. In 1935 Itjen restored "Soapy" Smith's Parlor and added it to his growing list of stops on the "streetcar line." He would meet people on the wharf, guide them up and down Broadway, into "Soapy" Smith's Parlor, to the Gold Rush cemetery, and to Reid's Falls, where he had built wooden

walkways, benches, comfort station, and the world's largest "gold" nugget. In 1938 he published his The Story of the Tour on the Skagway, Alaska Street Car and recorded its text and comic poems in an album. Tireless, Martin Itjen maintained his little domain and preserved memorabilia from the gold rush until his death in December 1942.[15]

The Martin Itjen House played a small role in Itjen's tourist attractions.[16] The port holes put on the house's front by Itjen were a practical means of letting in light without getting the full cold weather effect of larger windows. It also brought visitor comment and the development of comic rationalizations. Inside the house, Lucy Itjen still rented rooms to the Bay View Hotel across the wharf and sold magazines, fruits, and nuts. Boxes of confectionery or fruits might also be found in front of the house. The interior was simple. The front room served as parlor. From it a doorway led to a bedroom and another doorway led to the rear addition where the kitchen and two smaller back rooms were located--a pantry and bedroom. A side door led from the kitchen to a porch and deck.[17]

The house was on the east side of Moore's wharf with a big "Welcome to Skagway" sign across the wharf in front. In 1946 the railroad tracks were re-aligned and filled, cutting away the wharf and isolating the Itjen House.[18]

In 1947, after Lucy Itjen's death, the building was moved off its pier foundation. The structure remained vacant, though it was moved twice.[19] In 1978 the National Park Service acquired the Martin Itjen House and contracted to have it moved from Sixth Avenue near Main into the Skagway Historic District. It is now on Broadway, the last building before the ferry terminal and three hundred feet west of its original location.

Endnotes

1. KLGR photograph No. SW 10, original at Moore Collection, University of Alaska, Fairbanks.

2. 1901 Tax Rolls, City of Skagway, Alaska.

3. Daily Alaskan (Skagway, July 18, 1900), 1:7.

4. Daily Alaskan, January 18, 1901, 1:3.

5. Daily Alaskan, September 5, 1901, 1:4.

6. KLGR photograph No. SW 10, original at Moore Collection, University of Alaska, Fairbanks.

7. 1902 Tax Rolls and 1903 Tax Rolls, City of Skagway, Alaska.

8. Daily Alaskan, April 18, 1900, 1:6; July 7, 1900, 1:4.

9. A brick yard opened in Skagway by the summer of 1900, a response to a city ordinance requiring brick chimneys. Daily Alaskan, July 6, 1900, 1:4.

10. See photographs.

11. Polk's Alaska-Yukon Gazetteer and Business Directory 1909-1910 (Seattle: R.L. Polk & Co., 1909), p. 454.

12. D.J. Rich and Mary Rich of Seattle to Martin Itjen for $300, Block B Lot 7, June 21, 1922, recorded November 26, 1945, Book 13 of Deeds, page 203, Magistrate's Office, City Hall, Skagway, Alaska.

13. Martin Itjen, The Story of the Tour on the Skagway, Alaska Street Car, (1938), pp. 14-15. Lois Hudson Allen, "He Takes 'Em for a Ride," The Alaska Sportsman, September 1940: 15-15, 22-27.

14. Ibid.

15. Ibid. Skagway Cheechako, October 30, 1937, May 27, 1938.

16. Allen, "He Takes 'Em for a Ride," p. 27, wrote in 1940:

> Mr. and Mrs. Itjen still live on the dock, in a more modern home than was the Bay View House, about half a block nearer Skagway's business section. Two picturesque front windows of the newer home are porthole windows taken from the old scow.

17. Reminiscence of George Rapuzzi to Robert L. Spude and Randall Copeland.

18. See photographs.

19. The ceilings in the front rooms were lowered, the wall separating the parlor and the front bedroom removed, and incomplete plumbing installed in the rear bedroom. This work was probably undertaken by Jack Brown, the owner until 1978. George Rapuzzi interviews with Robert Spude and Randall Copeland.

Archeological Synopsis

One test trench (TT18) was excavated on the present site of the Martin Itjen House. In addition, the archeologist monitored the excavation of a soils test (TH#1). TT18 was twenty feet long and two feet wide. It was subdivided into four five foot sections for greater control of data. It was oriented north to south near the back of the lot in approximately the position of the final position for the back wall of the Itjen House. The trench was excavated in arbitrary six inch levels for speed of excavation. All material was screened through 1/4 inch mesh.

The soils test had indicated a buried humus approximately ten to eighteen inches below the surface. This same layer was observed in TT18, associated with two wood sleepers located 9'-6" apart from one another, and oriented east to west. Although artifact analysis is not complete, it appears that most of the artifacts are associated with the drinking of beverages. It is possible that this layer is associated with the Dewey Hotel which was located to the north by 1902. An 1899 photograph shows a small frame and tar paper structure in the vicinity. Perhaps the sleepers are the remains of that structure. Artifact analysis and further documentary work should clear up the question of association.

Since this is not the original location of the Martin Itjen House, no evidence connected with it was recovered.

Recommendations

Further archeological work is not believed to be necessary on Block 37, Lot 1, the location of the Martin Itjen House. Should any major features or concentrations of artifacts be found during construction, an archeologist should be notified at once.

Treatments and Evaluation of Effect

This building is associated with the Klondike gold rush era, and perhaps more importantly in a regional sense, the post-gold rush tourism era and the home of tourism promoter Martin Itjen. Physical and photographic evidence indicates it was originally constructed with secondary gables at the east and west sides of the main roof, with the east one offset to the south. The east gable was removed and the east wing constructed in 1902 (see photographs 2 and 3). The final product is reminiscent of cottages designed for W.P. & Y.R. Railroad employees by architect Henry Dozier. The actual designer has not been documented, but Dozier's influence is evident. The first owner, painter/decorator David Rich, may have worked on Dozier's railroad cottages and thus gained information or drawings for his own home.

Based upon the proposed treatment and use as outlined in the draft Skagway Historic District Management Plan, the exterior of the house should be restored to its 1921-1942 period appearance and the interior adapted for a visitor contact facility.

Alternative Treatments

A. No Treatment

The present cribbing supporting the building is unacceptable as a long term foundation and the interior could not be adapted for use. This alternative would not assure preservation of the building and therefore is not recommended.

B. Stabilization

Stabilization treatment would include foundations and fire protection but not adaptive interior treatment for visitor contact use. This alternative is not recommended.

C. Recommended Treatment: Exterior Rehabilitation with Interior Adaptive Use as a Visitor Contact Station.

This alternative is inclusive of alternative B. In addition to foundations and building protection systems, this alternative would include interior treatments so the building can be used for a visitor contact station. The facades and roof would be restored to their appearance during Itjen's ownership. It is not recommended that the site treatment include reconstruction of a wharf to simulate the appearance of the building site at its original location. At the present site, a wharf reconstruction would not be an appropriate element in the historic scene. A plank boardwalk is recommended as the appropriate treatment.

In evaluating the functional use of the Itjen House interior, it was found that the space is insufficient to provide for adequate public toilets. Since public toilets will be provided in the visitor center across the street, toilets in this structure are unnecessary. This function is not recommended for the Itjen House.

Specific Recommended Treatments

Site

1. Install boardwalk and deck at east side of building, and a board deck at the south side, all at finish floor level.

2. Provide exterior seating appropriate to site and building.

Foundation

1. Retain existing floor beams, supplement with new joists as required. Install rim joists at east and west walls.

2. Install foundation system.

Exterior

1. Exterior rehabilitation work has been completed, except for doors and windows, which need to be rebuilt and reinstalled. Window insulation panels should be constructed and installed during each winter season.

2. Restoration of the masonry chimneys is recommended but this is not a high priority. As noted on the drawings, the central chimney can conceal the furnace exhaust.

Interior

1. Flooring: Remove deteriorated linoleum. Clean and refinish tongue-and-groove board flooring. Install floor coverings, where required.

2. Walls: Retain wallpaper samples for archival purposes. Remove interior wall sheathing. Install batt insulation (exterior walls only) and wiring, and finish with 5/8 inch sheetrock. Retain and restore interior trim. Apply compatible or reproduction wallpaper finishes.

3. Ceilings: Remove false ceiling joists. Retain wallpaper samples for archival purposes. Remove existing finishes to ceiling sheathing. Install fire detection and suppression systems. Apply 5/8 inch sheetrock and finish with compatible or reproduction wallpaper.

4. Install heating and plumbing systems. Rehabilitate restroom for staff use only. Use compatible low maintenance finishes.

5. Attic: Install batt insulation, electrical, fire detection and suppression systems.

Evaluation of Effect of the Recommended Treatment

The purpose of the recommended treatments is to display the exterior appearance and characteristics of the building of the 1921-1947 period and to provide safely usable interior space. The results will increase the life of the building and its historic values, and will safely provide access to a historic resource. The adaptively restored building will be a contribution to the historic scene of the Skagway Historic District.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District and on the Martin Itjen House.

In applying the criteria of adverse effect to the recommended treatments, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of architecturally significant values. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required but this material has greatly deteriorated or is not of architectural significance. The building has been recorded to standards prescribed by the Historic American Buildings Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The primary significance of the building is the historic use as Martin Itjen's home, who specialized in welcoming visitors to Skagway. Therefore, adaptive reuse of the building as a visitor contact station is appropriate and will not adversely affect the qualitities which make it historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. It will approximate the 1921-1947 historic scene.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. As stated above, the proposed undertaking will result in the representation of the 1921-1947 historic scene. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the representative scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Foundation & utility excavation	$12/cu yd	85 cu yd	$ 1,100
	Set building	(Lump sum)		2,700
	Boardwalk decks	$20/sq ft	310 sq ft	6,200
3.	Concrete	$500/cu yd	16 cu yd	8,000
4.	Masonry			
	Restore chimneys	$2000/chimney	2 chimneys	4,000
5.	Metals	None		
6.	Wood & Plastics			
	Remove false ceiling	$0.50/sq ft	415 sq ft	300
7.	Thermal & Moisture Protection			
	Vapor retarder	$1/sq ft	2,355 sq ft	2,400
	12" batt insulation	$2/sq ft	765 sq ft	1,600
	4" batt insulation	$1.45/sq ft	825 sq ft	1,200
	Window insulation panels	$2/sq ft	112 sq ft	300
8.	Doors & Windows			
	Restore windows	$200/window	12 windows	2,400
	Restore door	$300/door	5 doors	1,500
9.	Finishes			
	Sheetrock	$2/sq ft	2,280 sq ft	4,600
	Wallpaper & other finishes	$2/sq ft	2,700 sq ft	5,400
	Refinish flooring	$5/sq ft	765 sq ft	3,900
Divisions 10 through 14 - Not applicable				
15.	Mechanical and fire suppression systems		Total Systems	20,000
16.	Electrical, fire detection and intrusion detection systems		Total Systems	18,000
				$ 83,600

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 1 through 8 and Figure 1 are from the Klondike Gold Rush National Historical Park collection.

Other photographs by Paul C. Cloyd, National Park Service, Denver Service Center, May, 1981.



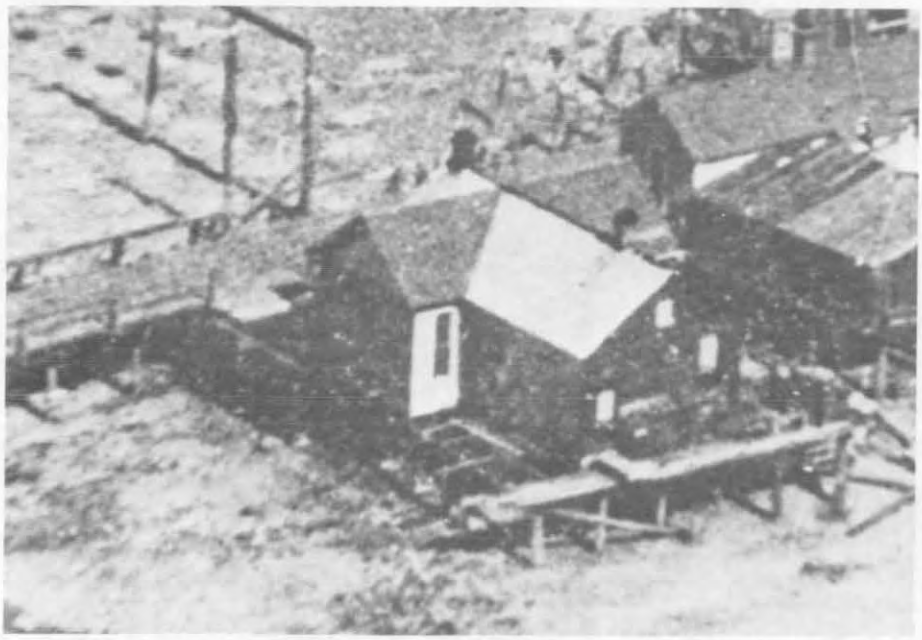
Photograph 1. Ca. 1901. East elevation (now west) prior to addition.



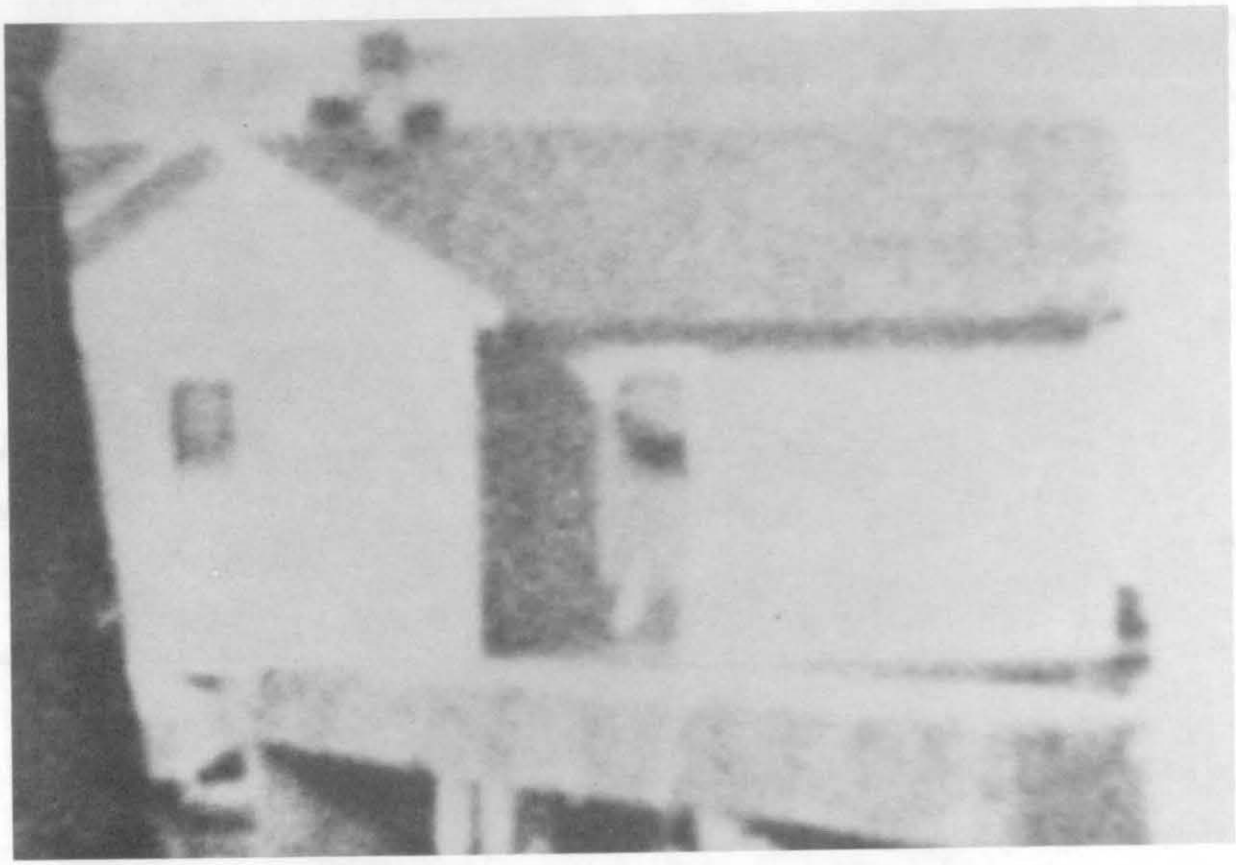
Photograph 2. Detail from ca. 1901 photograph. East elevation, now west.



Photograph 3. Detail from ca. 1901 photograph. View from southeast, prior to addition.



Photograph 4. Detail from ca. 1902 photograph. View from southeast, unpainted addition in place.



Photograph 5. Detail from a 1913 photograph. South elevation (now north). Central chimney was relocated (compare with photograph 4).



Photograph 6. Detail from ca. 1926 photograph. South elevation (now north).

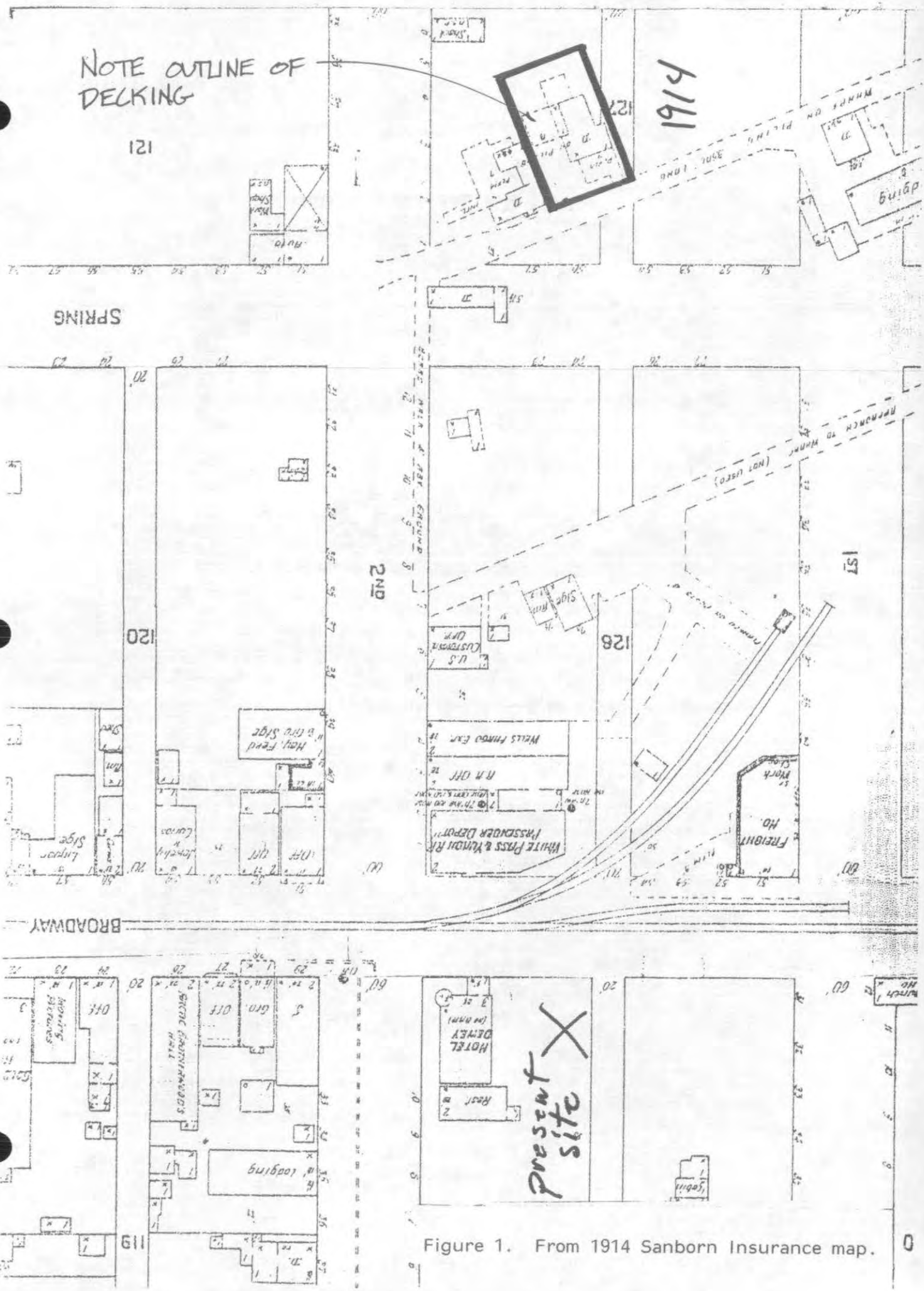
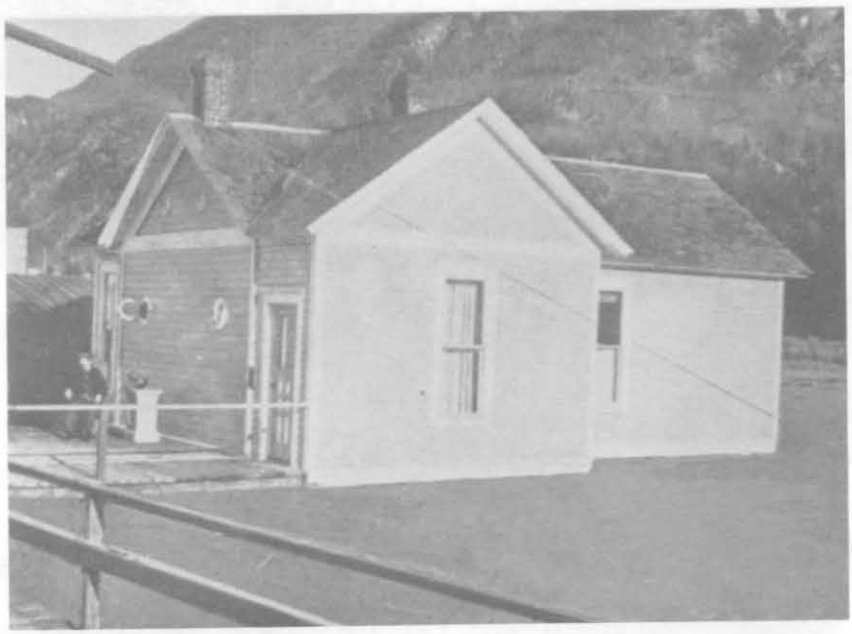


Figure 1. From 1914 Sanborn Insurance map.



Photograph 7. 1920s. The wharf pilings were painted out in this photograph.



Photograph 8. Detail from a 1943 photograph.

Align structure parallel to street

Relocate marker



Photograph 9. East elevation.



Replace cribbing wih new foundation

Photograph 10. South elevation.

Exterior painting completed June 1981



Photograph 11. West elevation.



Photograph 12. Partial west elevation.



Photograph 13. Partial north elevation.



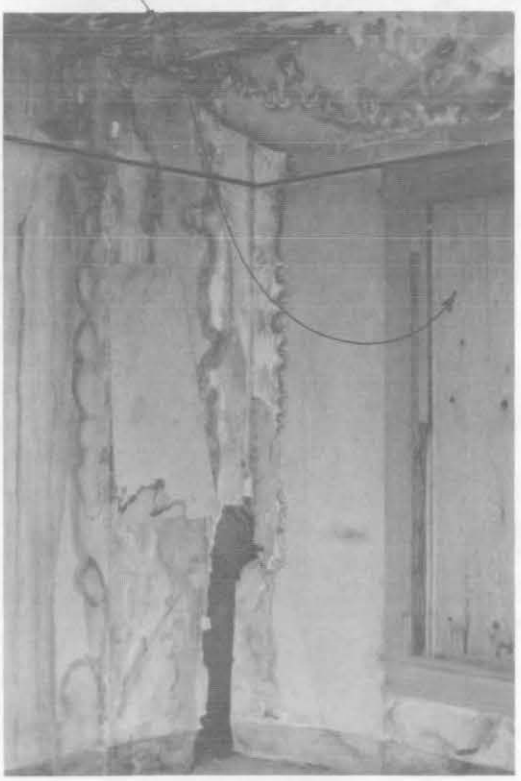
Photograph 14. North elevation.



Install carpet

Photograph 15. Northeast corner, room 1.

Restore windows



Photograph 16. Southeast corner, room 2.



Photograph 17. Northeast corner, room 2.

Remove wallpaper



Photograph 18. Southeast corner, room 1.



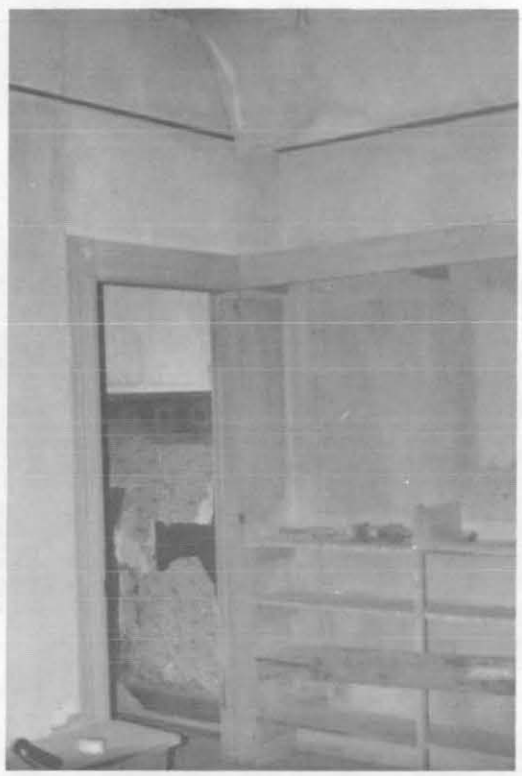
Photograph 19. Southwest corner, room 1.



Photograph 20. Northwest corner, room 1.



Phoograph 21. Southwest corner, room 2.



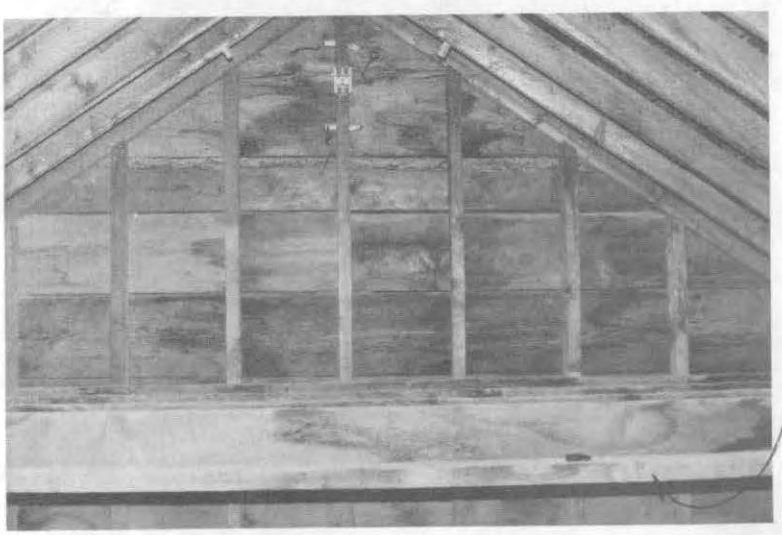
Photograph 22. Northwest corner, room 2.



Photograph 23. West attic.



Photograph 24. West wing attic, east end.



Photograph 25. East attic, south end.



Photograph 26. East attic at northwest valley.

Remove cribbing, install permanent foundation



Photograph 27.

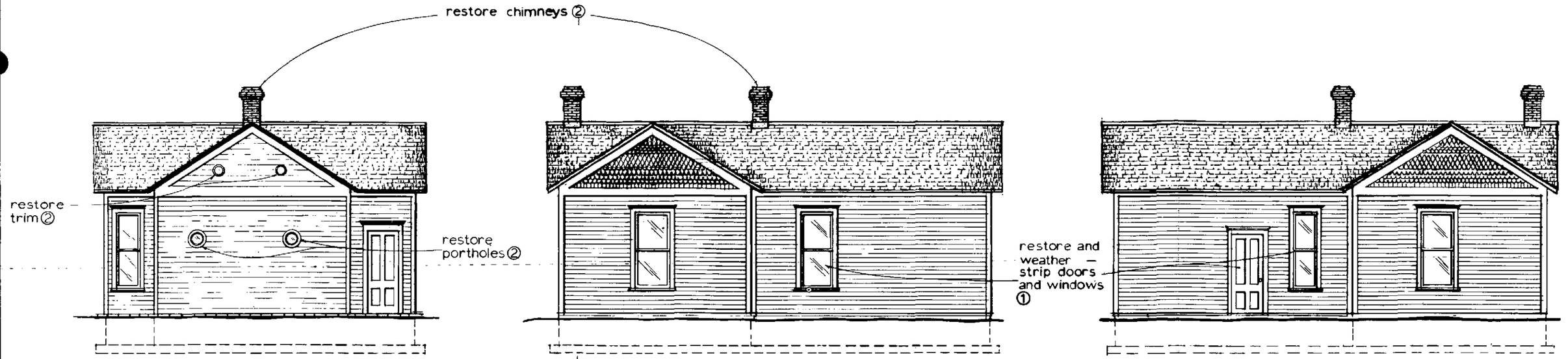
Connection plate between east and west portion



Install 2 x 12 floor joists, 16" o.c.

Photograph 28.

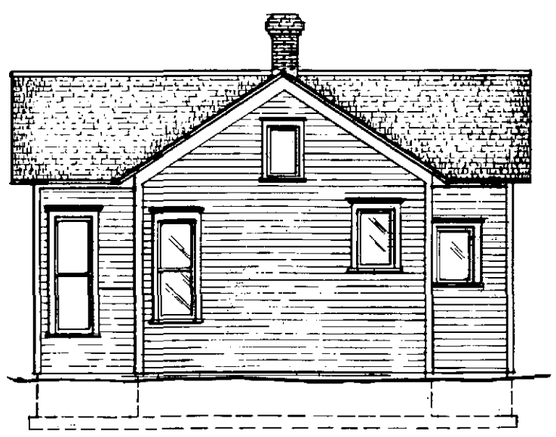
RECOMMENDED TREATMENT DRAWINGS



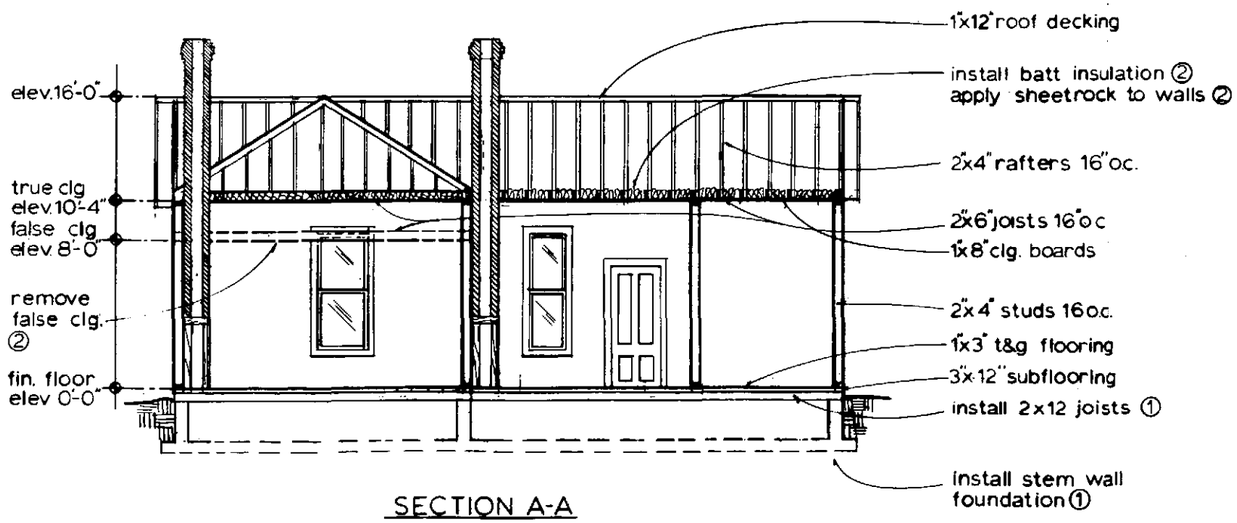
EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



SECTION A-A

MARTIN ITJEN HOUSE
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

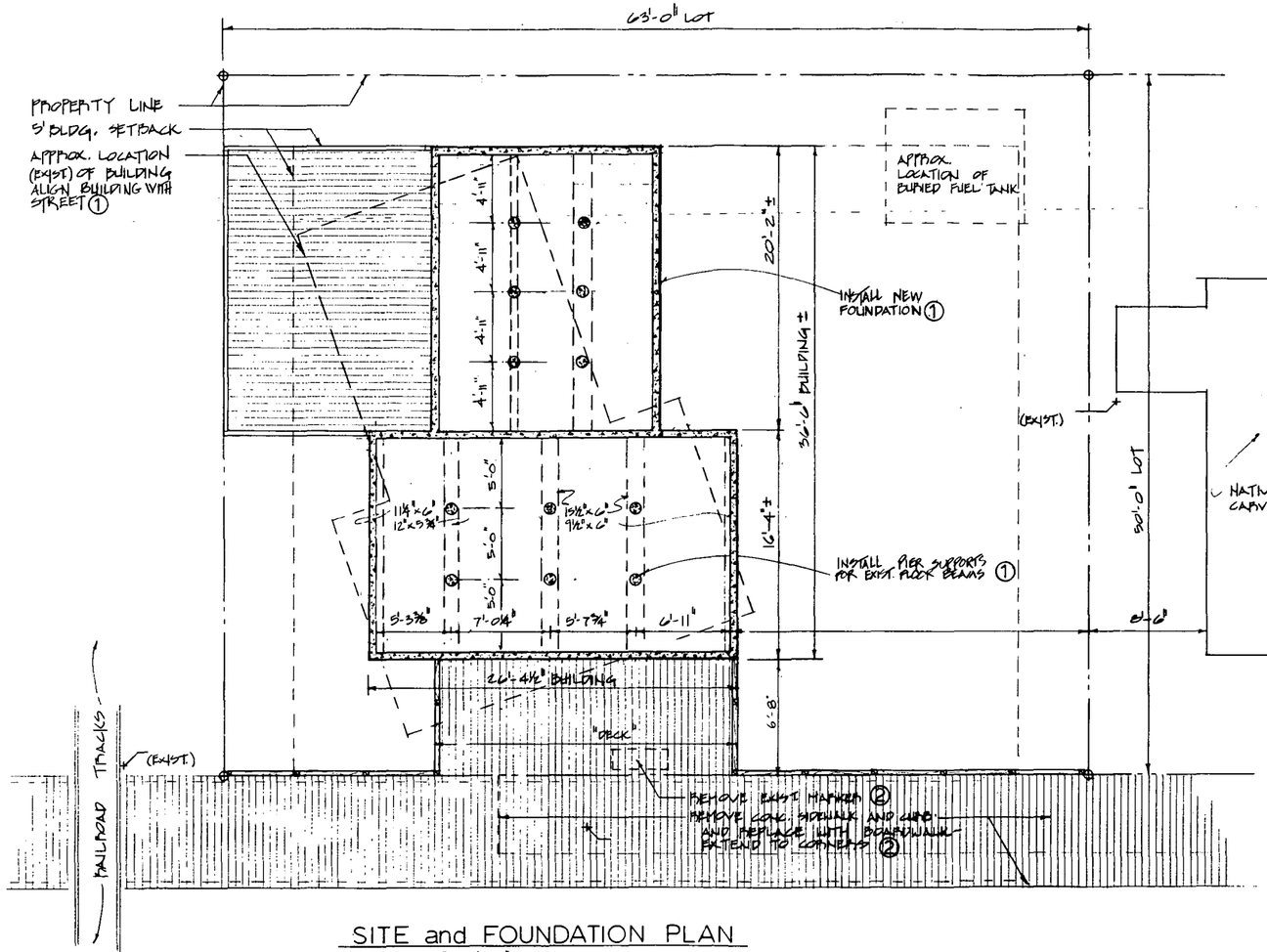
scale 1/4" 1'-0"
0 2 4 6 8 10 FEET

priority ①

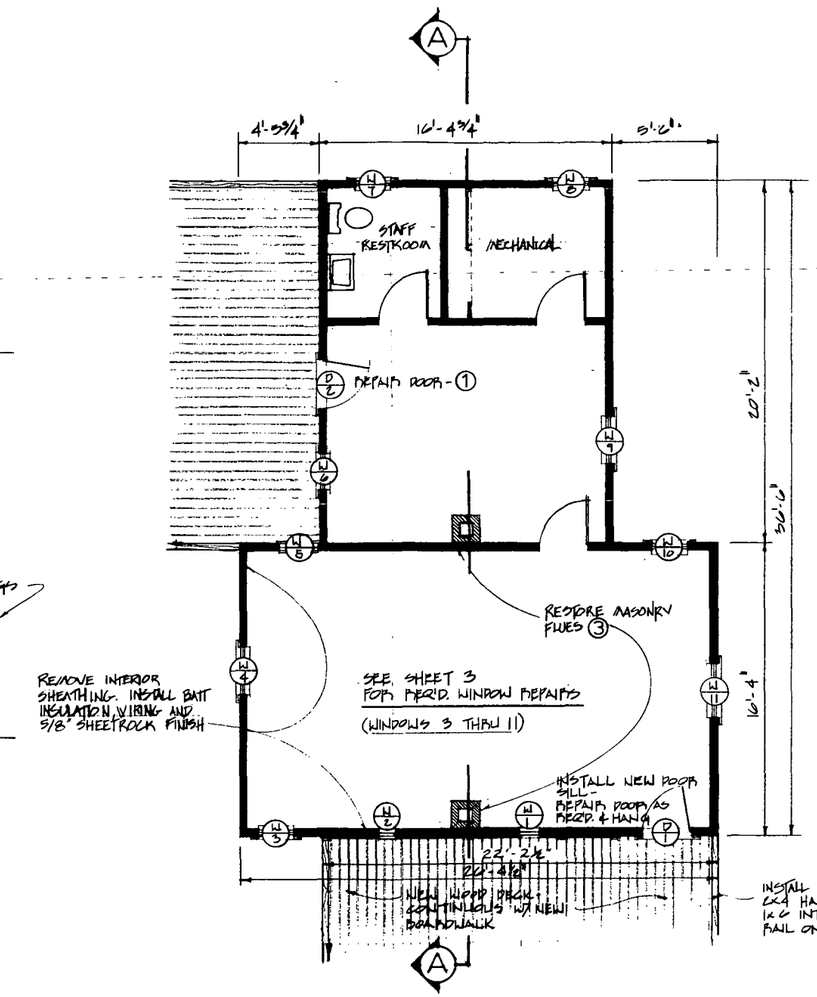
Rev. 5/1983

PCC DESIGNED	DRAWING NO. 461 25002A
PCC DRAWN	Pkg 114 sheet 1 of 4
RLC CHECKED	
8/30/81 DATE	

ON MICROFILM



SITE and FOUNDATION PLAN
SCALE 1" = 5'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

MARTIN ITJEN HOUSE
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend: new, existing, priority (1) — north

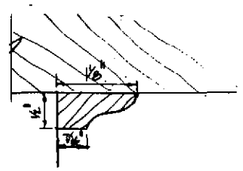
Rev. 5/1983

RC DESIGNED	DRAWING NO. 461 25002A
RC DRAWN	Pkg 114 sheet 2 of 4
RLC CHECKED	
8/30/81 DATE	

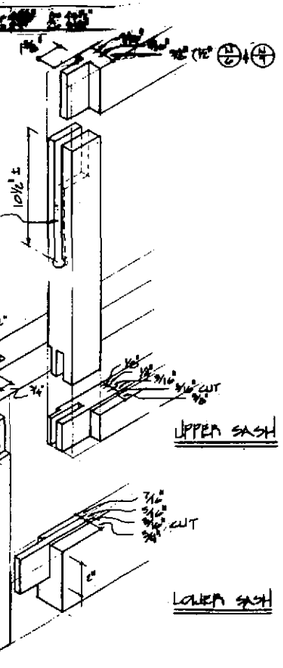
ON MICROFILM

ON WINDOW NO.	NAME	WIDTH	HEIGHT	SILL	STOOL	UPPER SASH GUIDE	UPPER SASH	WIDTH	HEIGHT	PULLEY	SASH CORD	SASH WEIGHT	PARTING RAIL	LOWER SASH	WIDTH	HEIGHT	PULLEY	SASH CORD	SASH WEIGHT	LOWER SASH GUIDE	EXTERIOR WINDOW SURROUND	HEAD TRIM	HEAD CORNICE	HEAD CORNICE RETURN	JAMB TRIM L.(EXT. VIEW)	JAMB TRIM R.(EXT. VIEW)	NOTE -
① ②																											
③	X	23⅝"	77½"	X	X	X	X	23⅝"	39⅜"	2	2	2	X	X	23⅝"	40"	2	2	2	X		X	X	X	X	X	ALL NEW
④	S						S				2	2	V.		X	39⅜"	2	2	V.	X		X			X	X	
⑤	X	23⅝"	39⅜"	X	X	X	X	23⅝"		2	2	2	X	X	23⅝"		2	2	2	X		X	X	X	X	X	ALL NEW
⑥		24"	78⅛"								2	V.						2	V.	X		X	X	X			
⑦	X	24⅛"	39⅜"		X								X	X	23⅝"	39⅜"	2	2	V.	X			X				*1
⑧	X	24⅛"	40½"								1		X							X			X				*2
⑨		32⅞"	78⅛"		X		X	30⅛"	51"	1	1	V.	X	X	30⅛"	40⅜"	X	1	V.									
⑩	X	23⅝"	77½"	X	X	X	X	23⅝"	39⅜"	2	2	2	X	X	23⅝"	40"	2	2	2	X		X	X	X	X	X	ALL NEW
⑪	X	30⅛"	77½"	X	X	X	X	30⅛"	39⅜"	2	2	2	X	X	30⅛"	40"	2	2	2	X		X	X	X	X	X	ALL NEW

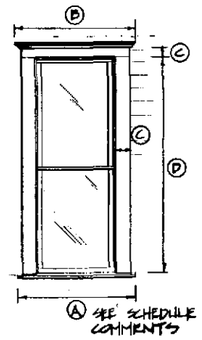
WINDOW SCHEDULE



LOWER SASH CORD GUIDE

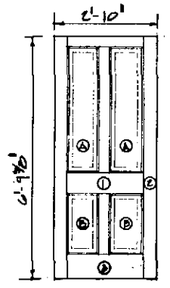


SASH ASSEMBLY DETAIL

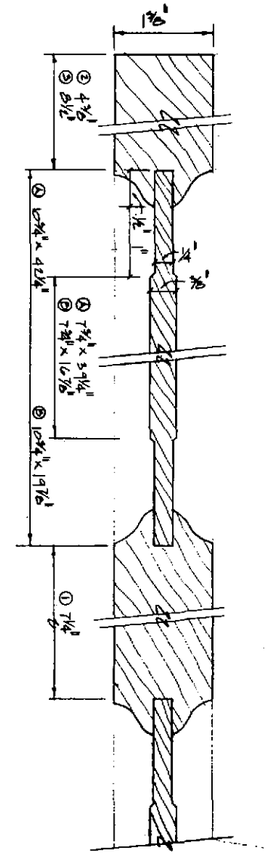


TYPICAL WINDOW ELEVATION

NOTE:
V - VERIFY
S - RESET
R - REPAIR
*1 - REMOVE/REUSE EXIST. TRIM - REBUILD FRAME.
*2 - USE EXIST. HEAD PARTING RAIL FOR LOWER SASH GUIDE.
GENERAL - REMOVE ALL EXIST. SASH, REPAIR AS REQ'D., SAND, PRIME & REINSTALL. PRIME ALL SASH PRIOR TO INSTALLATION.



TYPICAL DOOR ELEVATION



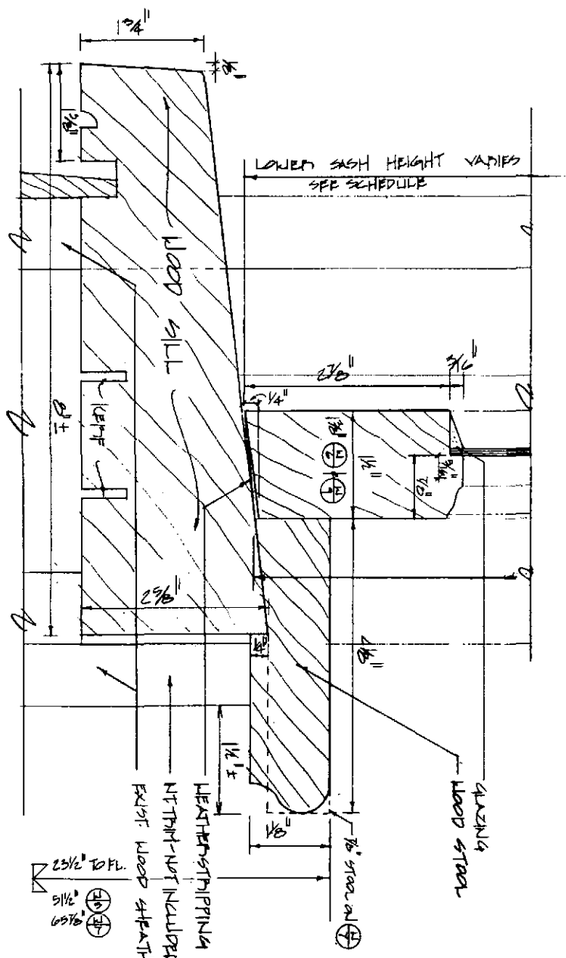
DOOR DETAIL

MARTIN ITJEN HOUSE
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

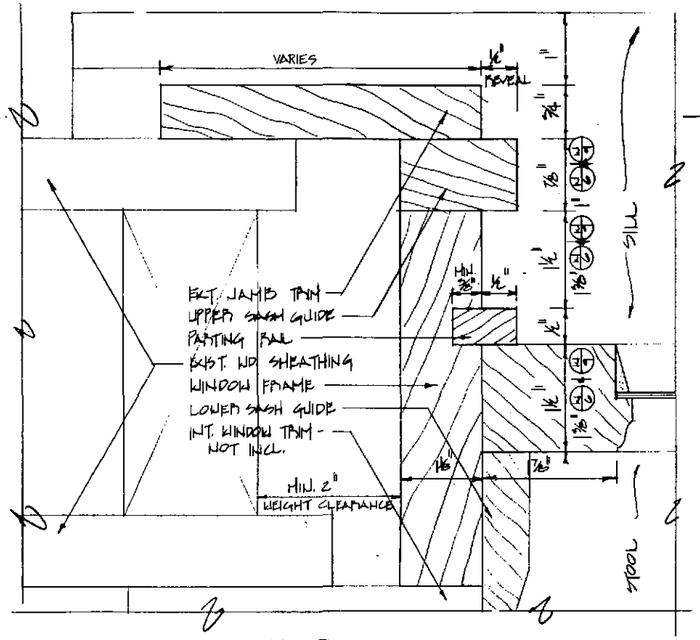
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RC DESIGNED	DRAWING NO. 461 25002A
RC DRAWN	Pkg 114
RLC CHECKED	sheet 3 of 4
8/30/81 DATE	

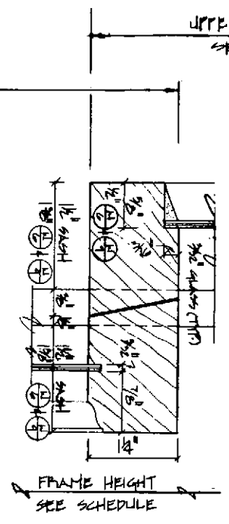
ON MICROFILM



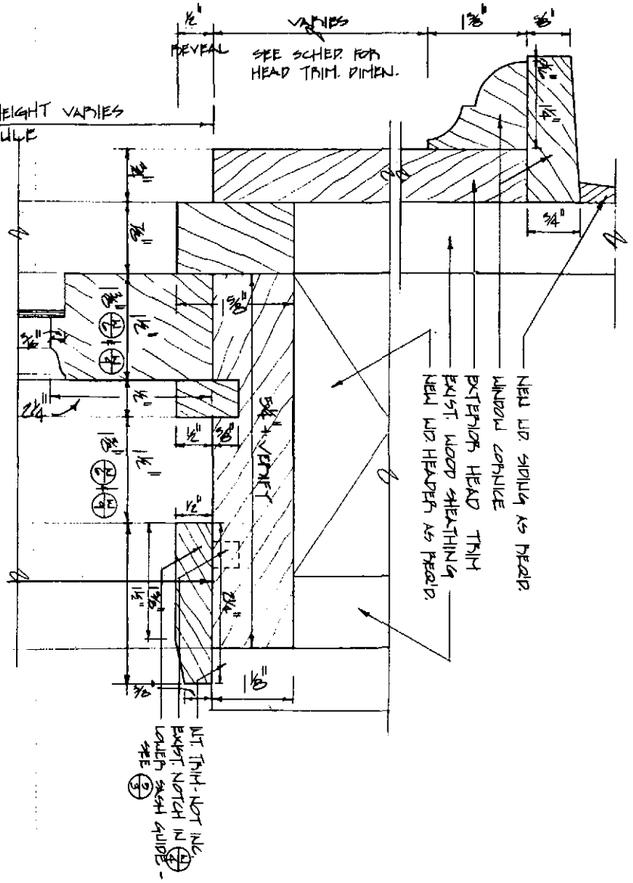
SILL



JAMB



MEETING RAIL



HEAD

WINDOW DETAILS
scale: full size INCHES

MARTIN ITJEN HOUSE
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

Rev. 5/1983

RC DESIGNED	DRAWING NO. 461 25002A	
RC DRAWN	Pkg 114	sheet 4 of 4
RLC CHECKED		
8/30/81 DATE		

ON MICROFILM

LYNCH AND KENNEDY HABERDASHERY AND DRY GOODS

ADMINISTRATIVE SECTION

The Lynch and Kennedy Haberdashery and Dry Goods store, a two-and-one-half story, wood frame, false fronted building, is located on the south end of Lot 6, Block 26, on the east side of Broadway between Third and Fourth Avenues in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building has additional significance because of its original construction in 1900 as an army barracks in Camp Skagway which housed the all black Company L, 24th Infantry. The building is therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation and restoration to its 1908 gold rush period appearance to support the interpretation of the gold rush era historic scene. The interior is proposed for commercial use through a leaseback agreement, or for potential public use. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity, and finishes to meet contemporary standards.[2]

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Lynch and Kennedy building is part of a building complex locally called the Pack Train with a three-story facade facing Broadway, dominating the downtown streetscape in Skagway, Alaska. The corner tower-adorned complex was completed in 1908, but the individual structures making up the whole were originally built as barracks in Camp Skagway. Between 1900 and 1908 the building that later became the Lynch & Kennedy store was a simple gable roofed, two-and-a half story building. After remodeling as a haberdashery and dry goods store in June - September 1908, the overall configuration and appearance of the building remained unchanged, although ten owners or renters used it over a period of seventy years.

U.S. Army Barracks

On the evening of July 28, 1899, Camp Skagway was established in an impromptu manner hours after Camp Dyea had burned.[1] Captain Henry W. Hovey and his fifty-eight enlisted men, all black, in Company L, 24th Infantry, moved into quarters in the primitive Astoria Hotel.[2] To improve the troops' living conditions, Captain Hovey agreed to rent a structure which real estate agent and contractor Philip W. Snyder proposed to build. Snyder planned a two-and-a-half story barracks 25 feet by 50 feet. He began work October 5, 1900, and within two weeks had the frame up on lot 11, block 23. Less than a month later soldiers moved into the completed barracks. At that time the detachment at Camp Skagway consisted of Captain Hovey, quartered at the Pullen House, one other officer, and eighty-five enlisted men quartered in the Astoria Hotel, Klondike Trading Company store (now the Golden North Hotel), and the new barracks on Sixth Avenue east of Broadway (later the Lynch & Kennedy building).[3]

The barracks building was plain. The front was adorned with a door and four windows, two per floor. The rear had none. Each side had eight windows, four per floor. Inside, the two floors were unobstructed and barracks-like, with only rows of bunks. A rear interior stairway connected the floors. In the summer of 1902 Snyder constructed a fifteen-foot, two-story addition at the back of the building. Upstairs were baths and a latrine. A double door in the rear south wall, first floor opened into a storage room. Two windows were built into the rear of the first story. On each side one new window was added on the second story.[5]

During 1904 the detachment at Camp Skagway was increased to 201 enlisted men of A, B, and C Companies, and the Band, 3rd U.S. Infantry. Colonel Thomas C. Woodbury was commanding officer.[6] These troops required more space and a 25-foot by 100-foot barracks was built west of the earlier one. Meanwhile, the construction and completion of Fort William Seward at Haines corresponded with the transfer of troops to the new post. On September 30, 1904, the military command at Camp Skagway left. By October 7 the last of the troops had been transferred and the barracks stood vacant.[7]

Pack Train Complex

The removal of the troops, incidentally, quickened the decline of Skagway's economy. Skagway's glory as gold rush boom town had passed. Travelers and tourists visiting Alaska and the interior found the town only a transfer point from steamship to railroad and lacking in beauty or amenities. One visitor described Skagway as "the scrap-heap of creation."[8] Buildings stood vacant, derelict shacks were tumbling down, and the Klondike stampede's debris was visible everywhere. The two barracks with their blistered paint added to the dismal scene.

In 1907 and early 1908 a move to beautify and clean up Skagway culminated with newspaper editorials proposing the move of businesses into a concentrated core along Broadway not far from the depot. The

suggested improvements corresponded with the goal of business leaders to draw more of the tourist trade now just passing through.[9]

Foremost proponents of the establishment of a "new" Skagway were Chris Shea and Fred Patten, owners of the Pack Train Saloon. Patten, a carpenter who had profited from the Klondike stampede, prepared plans to move the old army barracks from Sixth Avenue to the corner of Broadway and Fourth.[10] The 100-foot long barracks would be sawed in half and, with the earlier barracks, the three structures would be united with a common three-story false front.

Chris Shea had moved up through the ranks of saloon men in Skagway and was popularly known and respected, and became the town's mayor. He campaigned on the platform of beautifying Skagway and the promotion of tourism. He and Patten had published The Tragedy of Soapy Smith to draw attention to the growing legend and the local attractions.[11] Shea and Patten's New Pack Train was to be a first class tourist resort with rooms upstairs, a bar, billiard room, restaurant, and rental office spaces.[12]

By June 1908, Chris Shea had decided to give up the Pack Train name in favor of "The Trail." Fred Patten had the conversion of the army barracks into the new tourist resort nearly completed. On June 13 the Trail bar opened with a grand feast. The hotel and attachments were opened shortly thereafter.[13]

Lynch & Kennedy Building

Meanwhile, carpenters continued working on the store space. Shea and Patten agreed to rent to merchants John J. Kennedy and Henry J. Lynch. The sixty-five-foot barracks building was moved into place just south of the Trail the first week of June. Once in place, the north wall of the first floor was removed and a roof built to connect The Trail and Lynch & Kennedy's. This added nine feet to the first floor width.[14]

The front wall of the old barracks was removed and a three-story facade built onto the structure matching The Trail facade, with a center double-door entry and large glass display windows which wrapped around the southwest corner. A cornice separated the first and second stories. Five vertical windows lined the second story facade; four were functional, the fifth gave symmetry to the facade, but remained closed. Behind it was nothing except the empty space caused by widening the first floor and creating a new roof line. The third floor had one off-center window which opened into the attic. Decorative brackets and cornice, and a finial on each corner topped the structure's facade.[15]

Two new horizontal windows and the southwest corner display window replaced the four windows in the first-story south wall. The second story barracks windows remained on the south and north walls. Two horizontal windows, later covered over, replaced the two rear (east, first floor) wall barracks windows. A large square window on the second floor allowed the entry of goods. The two-door rear entry on the south wall remained. A one-story, 9 feet by 20 feet addition toward the back and at the north wall provided space for restrooms.[16]

Inside, Shea and Patten had built an open store area of 34 feet by 50 feet, the largest in Skagway. An open stairway at the back of the room led upstairs to another open store space nearly 25 feet by 50 feet. On September 12, 1908, the Daily Alaskan reported the opening of Lynch & Kennedy:

> The store is just about the handsomest in the city. Its location on lower Broadway with its big windows turned to the south and west, makes a fine appearance from without, while within the splendid electric lighting sets off a fine spic and span stock covering everything in the line of toggery for man or woman. It is a fine addition to the business life of the city.[17]

John J. Kennedy and Henry J. Lynch were veteran merchants. Each arrived in Skagway shortly after the turn of the century and worked as clerks for other firms. Kennedy arrived with the Juneau firm of B.M.

Behrends.[18] Henry J. Lynch was a clerk in F.H. Clayson & Co., a men's furnishings store.[19] In 1908 the two clerks joined forces and opened Lynch & Kennedy's Haberdashery and Dry Goods. For a year-and-a-half they sold attire to the city's residents.

The remainder of the history of the Lynch & Kennedy building is filled with woe. Shea and Patten had over-extended themselves and their Trail Inn was one of the many companies which went bankrupt during a local economic panic in 1909. Lynch and Kennedy dissolved their partnership shortly thereafter.[20] In April 1910 H. J. Lynch continued the business alone until his death five years later. Albert Rienert, proprietor of the Mascot Saloon, forced out of business by the local option for prohibition, took over the dry goods store, now called a department store. He closed shop before the end of the decade. The Seattle owner of the complex, meanwhile, let the building fall into disrepair.[21]

During the 1920s and early 1930s the various spaces in the complex were rented or left vacant. The Lynch & Kennedy building during the 1920s was the scene of the Southeast Alaska State Fair. Booths were set up, prizes awarded. The Fair queen stepped down the open stairs. Then all was removed and the building left vacant for another indefinite period.[22]

After the repeal of prohibition in December 1933, the owners of the Pack Train complex reopened the bar. For the younger set they remodeled the Lynch & Kennedy building as the Sugar Bowl restaurant. A 1937 article in the Skagway Cheechako complimented the restaurant's new linoleum tile-effect floor, white porcelain fountain, ice cream machines, booths, small dance floor, and phonograph. With sock hops at the malt shop, Skagway was keeping up with the times.[23]

During World War II the Lynch & Kennedy building and the Pack Train became a barracks again, while the bar, now owned by Archie Betts, remained open and busy. After the war ownership of the buildings changed several times then were sold to two owners. Camillo "McGee" Brena acquired the Pack Train Inn.[24] In 1948 Frank H. Stine and his father-in-law, Arthur J. Thompson of Juneau, acquired the Lynch & Kennedy building.[25]

Stine briefly reopened the first floor as a dry goods and clothing store after slight remodeling. The stairway was removed. The landing to the rear storage area remained and was used as the main entry and exit to the second story. On the second floor Stine began constructing dividing walls for appartments. These he never completed. The northeast room on the first floor became a 9 feet by 20 feet living area. The rear windows of the first floor were filled in and replaced by smaller windows. Stine also had hopes of building a bowling alley behind the structure. He acquired an additional 50 feet of property extending to the east. The bowling alley dream never came to fruition.[26]

After Frank Stine's death ownership of the structure again changed several times. In 1977 the vacant Lynch & Kennedy building was acquired by the National Park Service.

Endnotes

1. For a history of the military in the Skagway area, see Edwin C. Bearss, Proposed Klondike Gold Rush National Historical Park, Historic Resource Study (Washington, D.C.: U.S. Department of the Interior, 1970), pages 149-178.

2. Ibid. Post Returns, July and August 1899, Camp Skagway, M617, Roll 1183, National Archives.

3. Ibid. November 1899. Daily Alaskan (Skagway), October 3, 1900, 1:3; October 7, 1900, 4:3; October 24, 1900, 4:2; November 16, 1900, 1:6.

4. See photographs.

5. Daily Alaskan, August 22, 1902, 1:4. See photographs.

6. Post Returns, July 1904, Camp Skagway, M617, Roll 1183, National Archives.

7. Ibid. September 1904. Daily Alaskan, September 28, 1904, 4:1; October 7, 1904, 1:3. Fort William Seward was built 1903-1904.

8. Rickard, T.A., Through the Yukon and Alaska (San Francisco: Mining Scientific Press, 1909), page 131.

9. See for example Daily Alaskan, December 18, 1907, 2:1-2; January 11, 1908, 1:2.

10. Ibid. Skagway Enumeration, Twelfth Census, 1900, micro-copy at Klondike Gold Rush National Historical Park lists Fred Patten as arriving in Alaska, December 1897, from Auburn, Washington. He was born October 1873 in Washington and was married to Clara Patten, a 26 year old native of Washington.

11. Daily Alaskan, April 14, 1908, 1:1.

12. Daily Alaskan, January 11, 1908, 1:2.

13. Daily Alaskan, May 27, 1908, 3:4; June 5, 1908, 1:4; June 10, 1908, 1:3; June 13, 1908, 3:3; June 16, 1908, 3:3.

14. Daily Alaskan, May 9, 1908, 1:1; June 2, 1908, 4:3; June 6, 1908, 4:4; September 12, 1908, 1:5. See photographs.

15. See photographs.

16. Ibid.

17. Page 1, column 5.

18. Alaska-Yukon Gazetteer and Business Directory (R.L. Polk & Co., 1901, 1903, 1905, 1907). Daily Alaskan, June 2, 1908, 4:3; April 7, 1910, 1:5.

19. Daily Alaskan, June 2, 1908, 4:3.

20. See dissolution notice in Daily Alaskan, May 2, 1910, 3:6; April 7, 1910, 1:5.

21. Business Directory (Polk & Co., 1909, 1911, 1913, 1915, 1917). Katherine Anderson of Seattle purchased the Shea and Patten property and by 1910 was paying taxes on it. 1910 Tax Rolls, City of Skagway, Skagway City Hall.

22. Reminiscence of Cecil Hukill to Robert L. Spude, August 10, 1978. Reminiscence of Virginia Burfield to Robert L. Spude, September 25, 1978 and May 11, 1979.

23. Ibid. Skagway Cheechako, May 1, 1937, 2:2. George Rapuzzi to Robert L. Spude, November 15, 1979. Shadows of the booths are still visible on the interior south wall.

24. C.A. Carroll to Camillo Brena, N. 66' of lot 6 and N. 66' of west 1/2 of lot 5, block 26, indentured February 28, 1948, recorded August 3, 1950, Book 13 of Deeds, page 401, Magistrate's Office, Skagway City Hall.

25. Archie Belts to Frank H. Stine and Arthur J. Thompson, S. 34 feet of lot 6 and S. 34 feet of west 1/2 of lot 5, block 26, indentured February 13, 1948, recorded May 15, 1954, Book 14 of Deeds, page 83, Magistrate's Office, Skagway City Hall.

26. Reminiscence of Virginia Burfield to Robert L. Spude, September 25, 1978, and May 11, 1979. Reminiscence of George Rapuzzi to Robert L. Spude, May 10, 1979.

Archeological Synopsis

Dan Martin conducted archeological investigations in the Lynch and Kennedy Building in 1978. He gridded the surface below the floors into 85 units measuring four feet east to west by five feet north to south. He then systematically collected all surface artifacts. He excavated every fourth unit, starting with the one in the northwest corner of the structure, and sifted the material through 1/4 inch mesh. The soil was only approximately three inches deep throughout the building.

In addition to the formal excavation, Martin monitored the excavation of a trench in the east room of the structure, and drew a profile.

Recommendations

Part of the foundation work at the Lynch and Kennedy building is now complete. An undisturbed area in the northeast corner of the structure may have been the location of the latrine. This area was not investigated archeologically, and should be avoided when placing utility lines.

Treatments and Evaluation of Effect

The Lynch and Kennedy building is included as part of the historic district listing on the National Register of Historic Places for its association with the Klondike Gold Rush. That association is related to both its history as an army barracks and to its later use and architectural character as an element of the nationally significant historic district. The building interior is not considered to be significant.

The draft Skagway Historic District Management Plan proposals include preservation and restoration of the exterior of this building and commercial adaptive use of the interior on a leaseback basis.

Alternative Treatments

A. No Treatment

The exterior of the building has had much stabilization work completed. However, additional work is required for fire protection, electrical, mechanical and structural systems so that the building can be used. This alternative would not prepare the building for long-term preservation, maintenance and use and therefore is not recommended.

B. Stabilization

Stabilization would provide fire protection and critical structural work, which includes reconstruction of the north wall and the first floor. While this alternative would provide for protection of the building envelope, the interior would not be usable. This alternative is not recommended.

C. Recommended Treatment: Exterior Restoration to 1908 Appearance and Interior Adaptive Use

The completed stabilization work has accomplished the bulk of work needed on the exterior and the foundation. This alternative would be inclusive of Alternative B, but in addition, windows would be glazed, two east windows restored to their 1908 appearance, and doors would be restored. Interior work would consist of installation of mechanical and electrical systems and architectural finishes. This alternative is recommended.

The proposed treatment does not include rebuilding the one-story addition on the north side of the building (except the small portion behind the false front). At the time of the analysis conducted (1981) for preparation of this report, no agreement had been reached wth the adjoining building owner with respect to rebuilding the north wall of the Lynch & Kennedy addition adjacent to his building. Unless an agreement can be reached, the loss of interior space is unavoidable, and although the addition was historic, the resultant building form would be more like the original. The

appearance of the building as part of the historic streetscape is unaffected by the existance or non-existance of this addition, therefore, there is no adverse effect on the qualities for which the building is significant.

Specific Recommended Treatments

Site

1. Raise west boardwalk to main entry level to accommodate wheelchairs.

2. Install a 3'-6" wide boardwalk at the south side of the building. This will serve as a buffer between the building and alley traffic. The building has been damaged by passing vehicles.

3. Slope adjoining grade away from building for proper drainage.

Foundation

1. Install screening at ventilation openings.

2. Install concrete stem wall at new addition and north wall.

Structural

1. First Floor: Install 2 by 12 inch joists at 16 inches on center.

2. Upgrade second floor framing of 2 by 12 joists at 24 inches o.c. A clear span over the first floor space is preferable for commercial functions.

3. Install plywood sheathing at interior walls as needed for seismic loading.

4. Roof Deck: At next roof replacement install plywood deck to resist seismic loading.

Exterior

1. General: Provide insulation panels at first floor windows for winter season installation. Provide wood-sash storm windows at second floor.

2. North Wall: Restore second floor glazing. Reconstruct first floor wall with 6 inch studs. Finish with exterior siding matching historic siding. Install addition behind west display window.

3. South Wall: Restore window glazing. Rehabilitate double doors.

4. West Wall: Restore glazing. Paint historic colors.

5. East Wall: Restore sash and glazing at 1908 windows. Paint new addition walls gray. Install below grade services.

6. Roof: Install metal gutters at north eave. Install metal downspouts at east end of north wall.

Interior

1. First Floor: Install plywood subfloor with insulation beneath and tongue-and-groove finish flooring. Add interior walls as shown. Install fire rated finishes in mechanical room.

2. Second Floor: Sand and finish existing tongue-and-groove flooring. Remove and add interior walls as shown on drawings.

3. Walls: Fur out exterior walls. Install rigid insulation, wiring and finish with 5/8 inch sheetrock. At the new first floor north wall,

install batt insulation, wiring and apply 5/8 inch sheetrock to 2 by 6 studs.

4. Ceilings: Apply 5/8 inch sheetrock to existing ceiling boards.

5. Paint all new sheetrock work. Repaint or re-varnish trim and other features as appropriate.

6. Attic: Install batt insulation at second floor ceiling joists.

7. Install fire detection and suppression systems for first and second floors and in attic space.

Mechanical

1. Install heating system. Locate equipment at east end of first floor in location indicated on drawing.

2. Install bathrooms at first and second floors as shown on drawings.

Electrical

1. Install wiring as needed for task lighting. Keep general lighting to a minimum.

2. Install below grade site utilities.

Evaluation of Effects of the Recommended Treatments

The pupose of the recommended treatments to the structure is to attain the exterior appearance and characteristics displayed in the 1908-1915 period and to provide safely usable interior space. The results will increase the life of the building and its architectural values, and will

safely provide access to a historic resource. The adaptively restored building will be a beneficial contribution to the historic scene.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required but this material has so deteriorated or is so unsafe that it would have to be replaced regardless of the proposed action. The building has been recorded to standards prescribed by the Historic American Buildings Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. Rather it will approximate the 1908-1915 historic scene through utilizing the remaining elements representative of that period and eliminating elements not of that period.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. As stated above, the proposed undertaking will result in the re-creation of the 1908-1915 historic scene. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

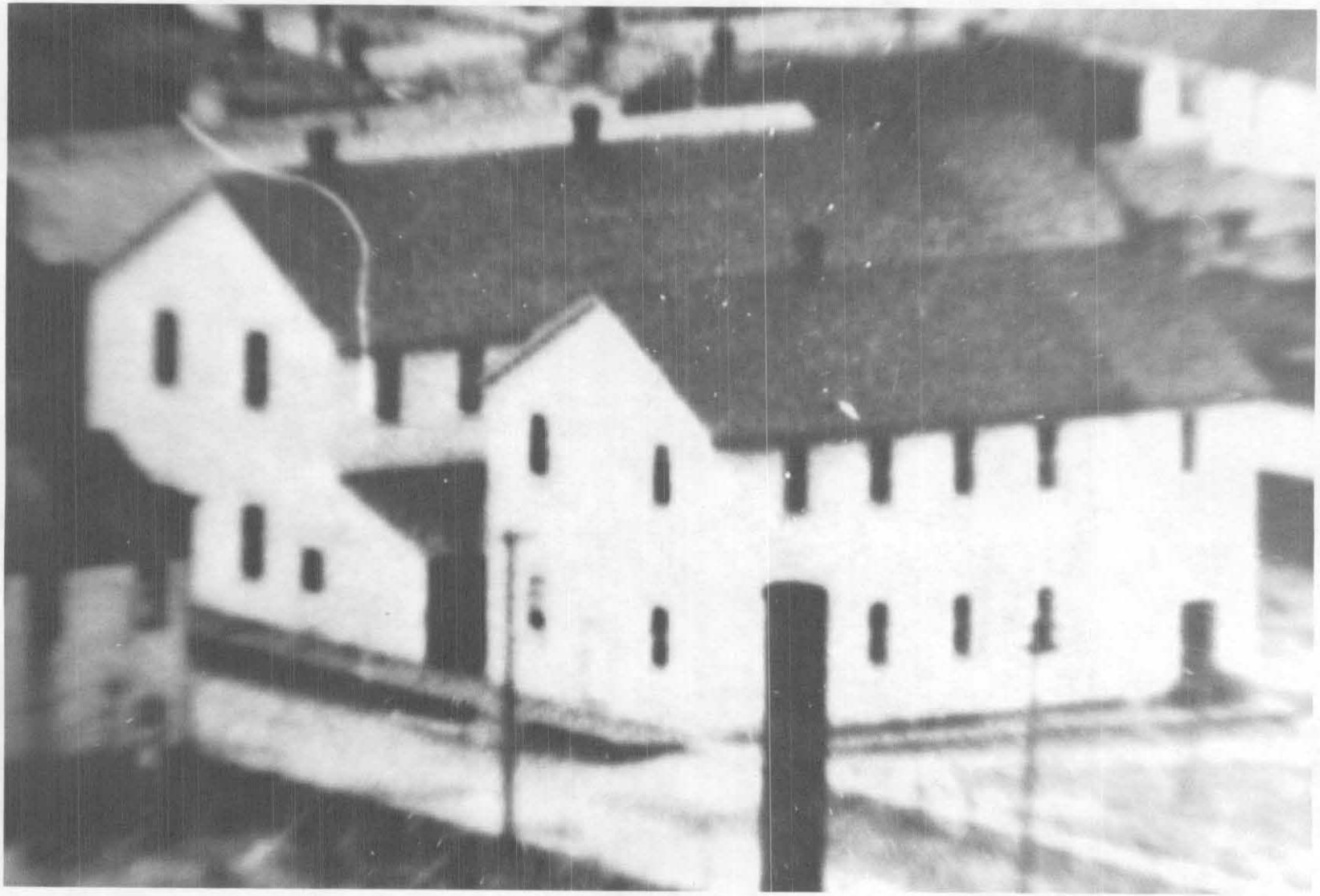
Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Utility excavation	$12/cu yd	13 cu yds	$ 200
	Grade fill	$12/cu yd	22 cu yds	300
	Boardwalk	$20/sq ft	225 sq ft	4,500
3.	Concrete			
	Foundation	$600/cu yd	6.0 cu yd	3,600
4.	Masonry			
	Stabilize masonry	$1000/chimney	1 chimney	1,000
5.	Metals	None		
6.	Wood & Plastics			
	Wall removal	$2/sq ft	270 sq ft	600
	Install first floor framing & sheathing	$4/sq ft	1,575 sq ft	6,300
	New & restored wall framing	$5/sq ft	820 sq ft	4,100
7.	Thermal & Moisture Protection			
	Vapor retarder	$1/sq ft	5,000 sq ft	5,000
	Insulation			
	Rigid	$2/sq ft	3,000 sq ft	6,000
	12" batt	$2/sq ft	1,500 sq ft	3,000
	6" batt	$2.65/sq ft	750 sq ft	2,000
	Window insulation panels	$2/sq ft	680 sq ft	1,400
	Asphalt shingles	$200/sq	.5 sq	100
	Wood siding	$4/sq ft	780 sq ft	3,200
	Flashing	$4/lin ft	40 lin ft	200
	Gutters and downspouts	$5/lin ft	90 lin ft	500
8.	Doors & Windows			
	Metal door	$200/door	2 doors	400
	Hollow wood doors	$100/door	3 doors	300
	Restore entry doors	$400/door	2 doors	800
	Restore windows 2'-4" X 5'-0"	$400/window	16 windows	6,400
	Storefront windows			
	4'-0" X 6'-0"	$300/window	2 windows	600
	5'-6" X 5'-0"	$400/window	1 window	400
	3'-6" X 6'-0"	$400/window	2 window	800
	Wood sash storm windows	$300/window	17 windows	5,100

9.	Finishes			
	Exterior painting	$2/sq ft	1,740 sq ft	3,500
	Painted sheetrock	$1/sq ft	8,270 sq ft	8,300
	Tongue-and-groove board flooring	$3/sq ft	1,575 sq ft	4,800
	Tile	$10/sq ft	150 sq ft	1,500
Divisions 10 through 14 - Not applicable				
15.	Mechanical and fire suppression systems		Total Systems	80,000
16.	Electrical, fire detection and intrusion detection systems		Total Systems	39,000
				$193,900

HISTORIC AND RECORD PHOTOGRAPHS

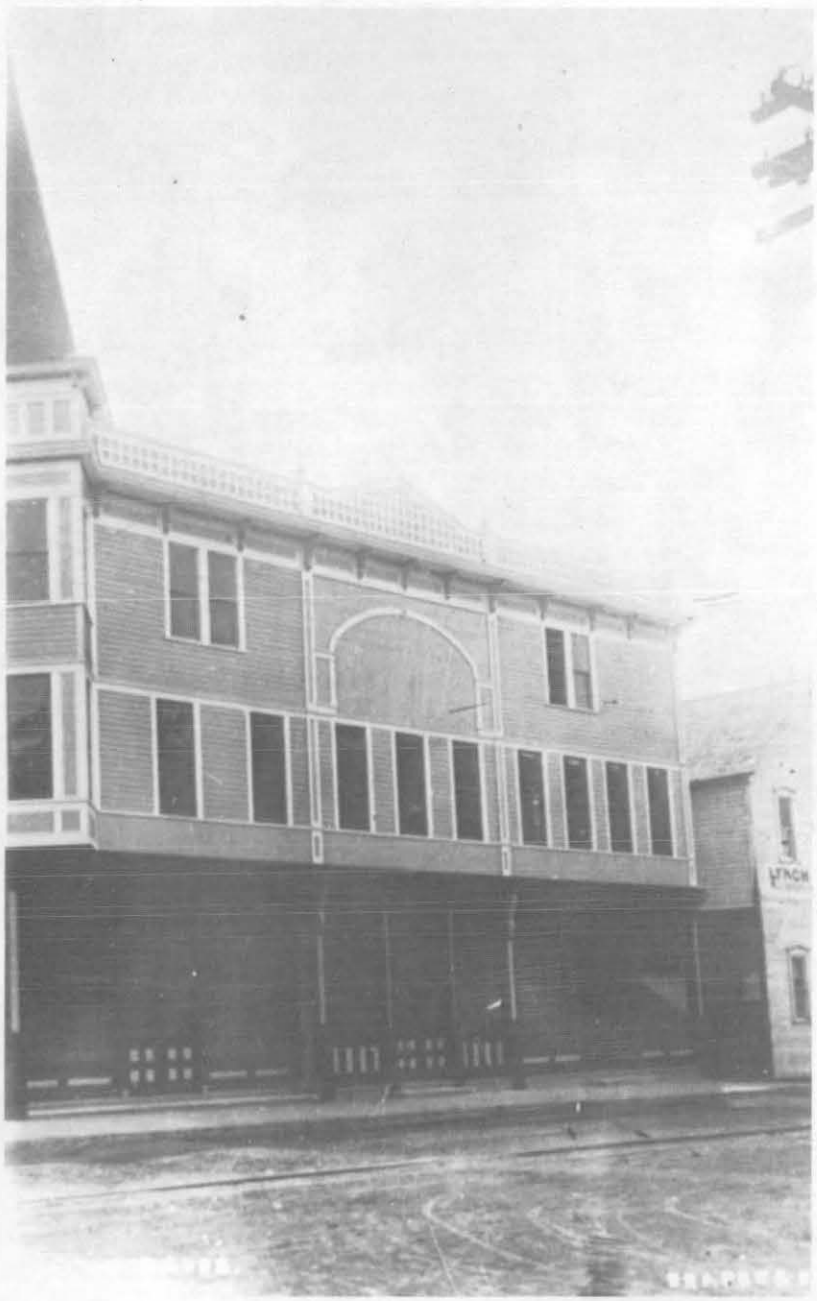
Photographs 1, 2, 4, 5, 7, 8, 9, and Figure 1 are from the Klondike Gold Rush National Historical Park collection. Photographs 15, 23-25 and 50-57 by Paul C. Cloyd, National Park Service, Denver Service Center, June, 1981. The sources of other photographs are as indicated.



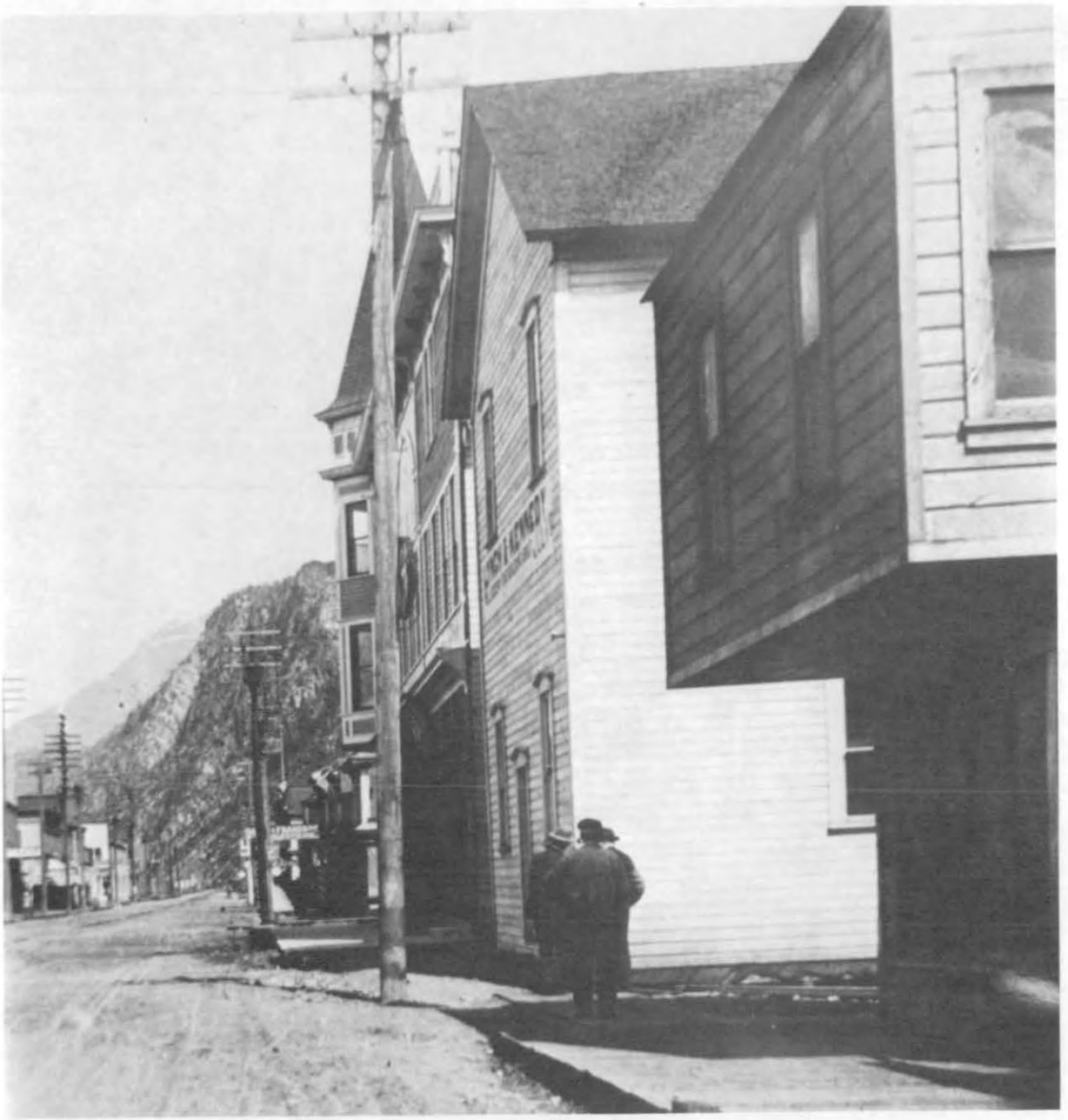
Photograph 1. Detail from a ca. 1905 photograph. Army barracks (later Lynch and Kennedy building) at foreground on original 6th Ave. site.



Photograph 2. Detail from a summer 1908 photograph.



Photograph 3. Detail from a summer 1908 photograph. Lynch and Kennedy Building at extreme right.
Alaska Historical Library, Juneau.



Photograph 4. Detail from a summer 1908 photograph.



Photograph 5. Detail from a ca. 1910 photograph.



Photograph 6. Portion of a February 4, 1912 photograph. Sincic Collection.

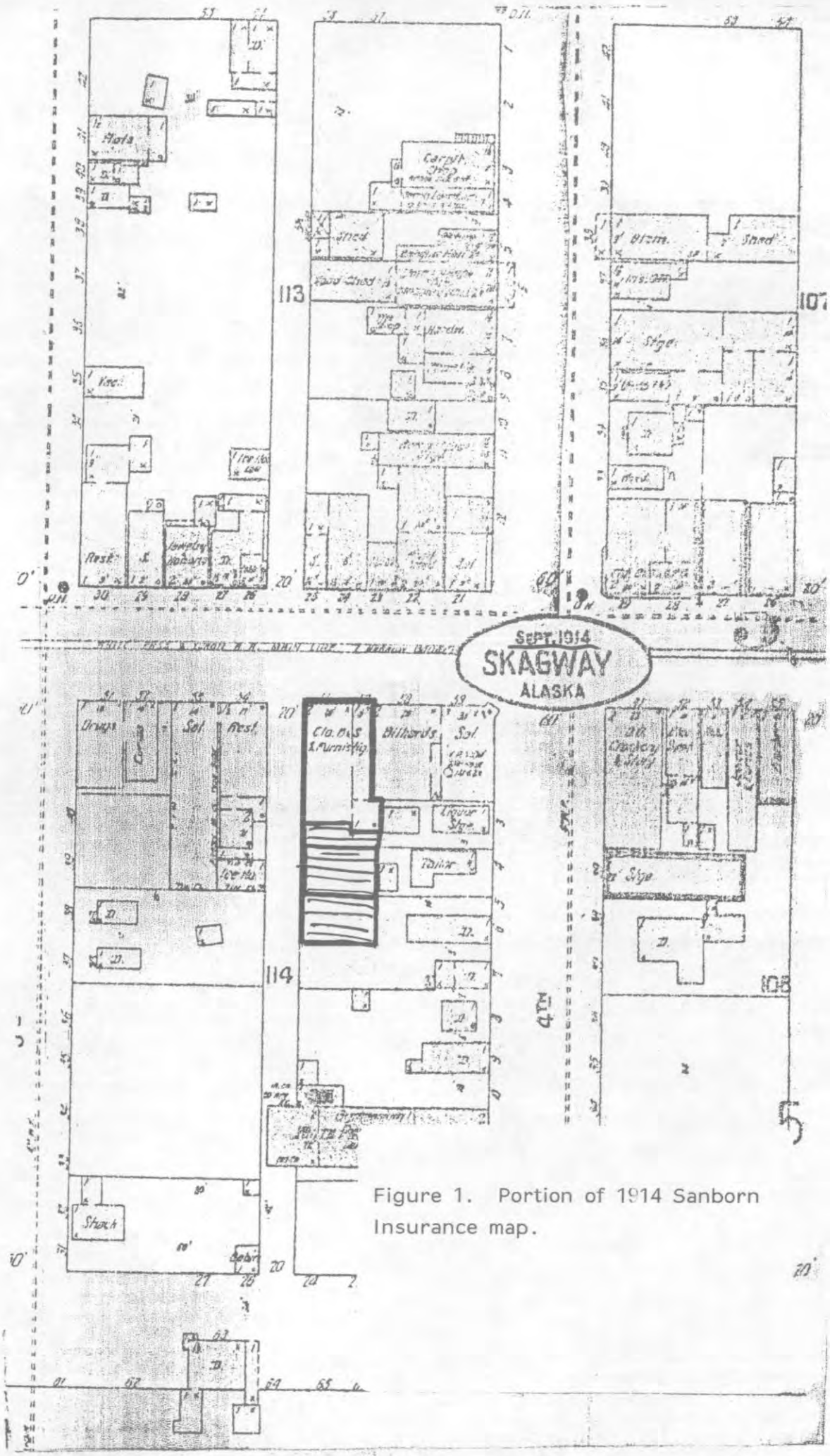


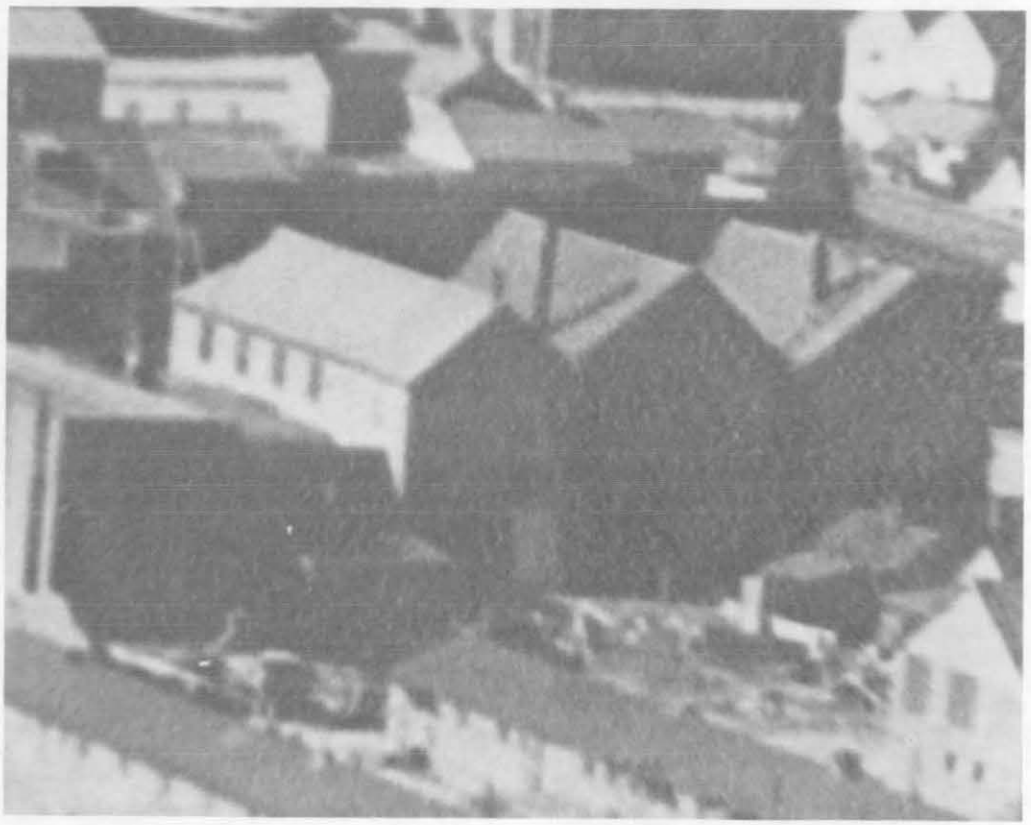
Figure 1. Portion of 1914 Sanborn Insurance map.



Photograph 7. Detail from a ca. 1916 photograph. Note modification of east first floor windows and addition of second floor window.



Photograph 8. From a ca. 1926 photograph.



Photograph 9. Detail from a ca. 1943 photograph.



Photograph 10. Ca. 1945. Dedman's Photo, Skagway.



Photograph 11. From a ca. 1950 photograph. Note roll roofing. Dedman's Photo, Skagway.



Photograph 12. Detail from a ca. 1950 photograph. Dedman's Photo, Skagway.



Photograph 13.
October 1977.
N.P.S. photograph
by T. Busch.



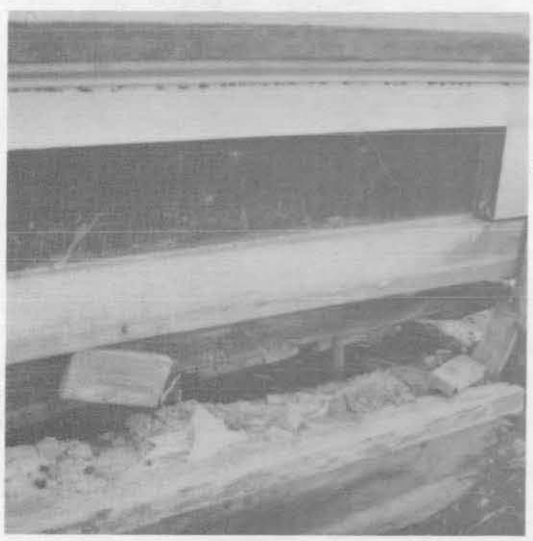


Photograph 14. 1979.
N.P.S. photograph by
Richard Frear.

Photograph 15. 1981.



Photograph 16. West elevation, October, 1977. N.P.S. photograph by T. Busch.



Photograph 17. West storefront detail. N.P.S. photograph by P. Bathurst, 1978.



Photograph 18. 1977. N.P.S. photograph by T. Busch.



Photograph 19. False front detail, 1978. N.P.S. photograph by P. Bathurst.



Photograph 20. April 1980.
Exterior work in progress

N.P.S. photographs by D. Snow



Photograph 21. April 1980. Note typical 1 x 12 diagonal sheathing with horizontal boards at historic window location.



Photograph 22. 1981. Southwest corner. Building offset from foundation.

Remove existing weatherhead and install below grade electrical approach

Restore 1908 windows



Photograph 23. East elevation.

Raise boardwalk to finish floor level



Photograph 24. West elevation.

Remove plywood and restore glazing

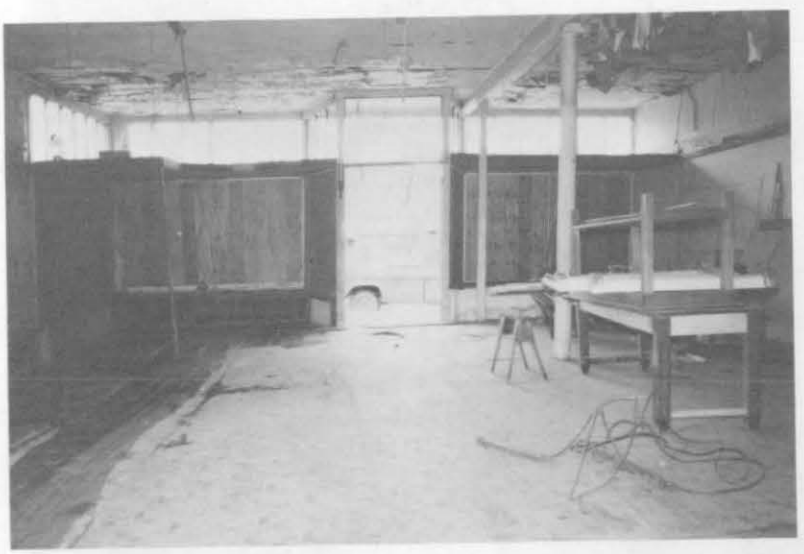


Remove plywood, install matching siding.

Photograph 25. North elevation.



Photograph 26. 1978. As found conditions.



Photograph 27. 1978.
After partial debris removal.

Frst floor west wall

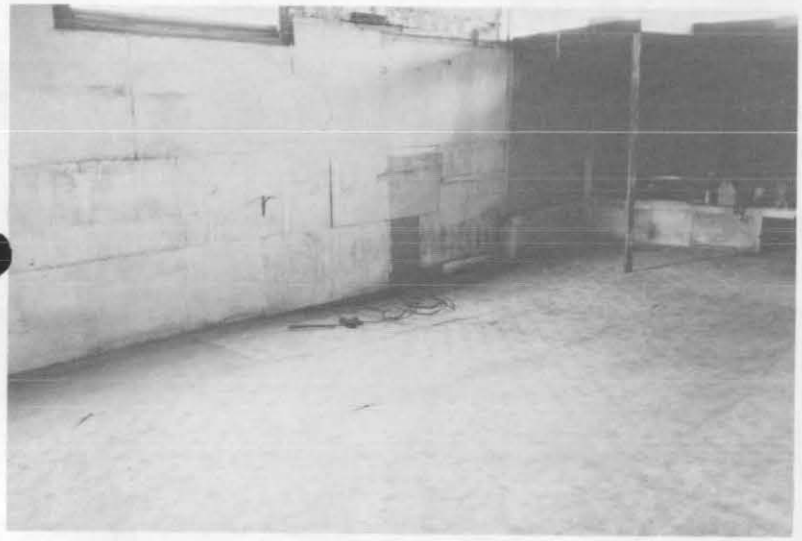
1978 N.P.S. photographs
by P. Bathurst



Photograph 28. 1981. After floor removal.



Photograph 29. 1978. As found conditions.



Photograph 30. 1978. After debris removal.



Photograph 31. 1978.

First floor

N.P.S photographs by P. Bathurst

First floor

N.P.S. photographs
by P. Bathurst



Photograph 32. 1978. As found conditions.



Photograph 33. 1978. Installation of lifting scaffold in progress.



Photograph 34. 1978.
As found floor conditions.

First floor

1978 N.P.S. photographs
by P. Bathurst



Photograph 35. East wall, as found conditions, 1978.



Photograph 36. 1978. East wall after removal of debris and fiberboard finishes.



Photograph 37. 1981. East wall. Floor removed, foundation in place.



North wall, first floor
N.P.S. photographs
by P. Bathurst

Photograph 38. 1978.
As found conditions.



Photograph 39. 1978. After debris removal.



Photograph 40. 1978. After debris removal.



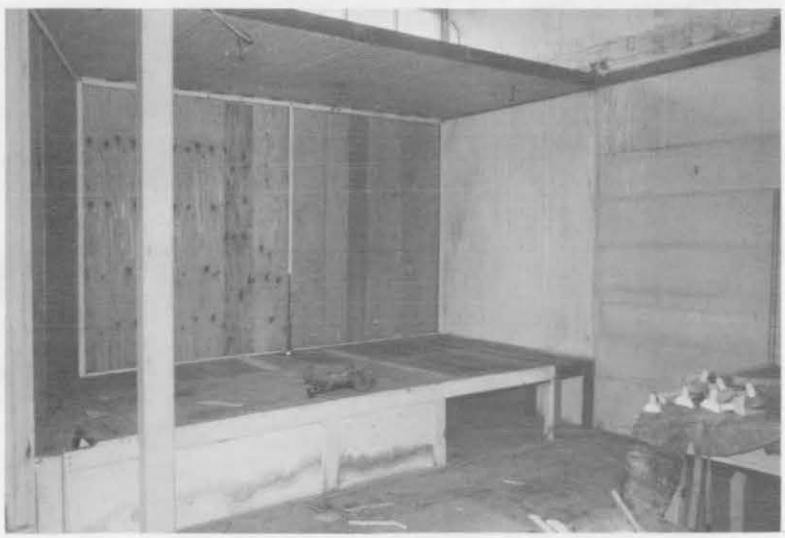
Photograph 41. 1978.



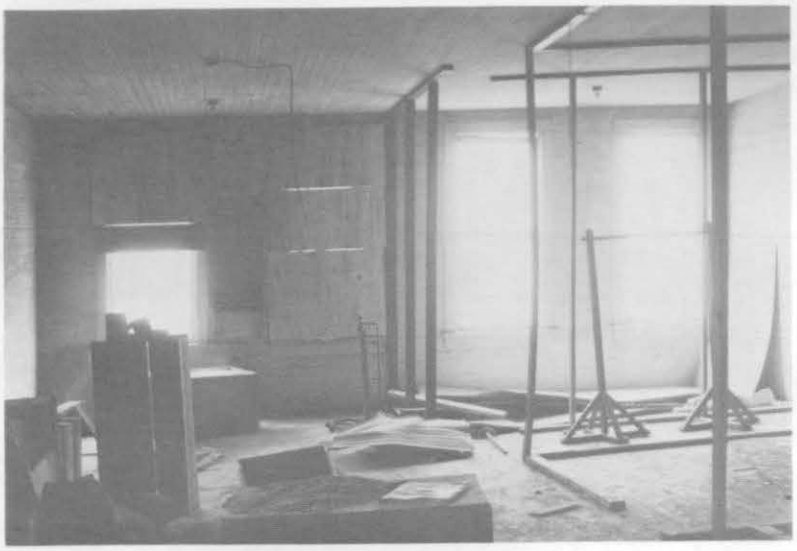
Photograph 42. False ceiling. 1978.

First floor, northwest

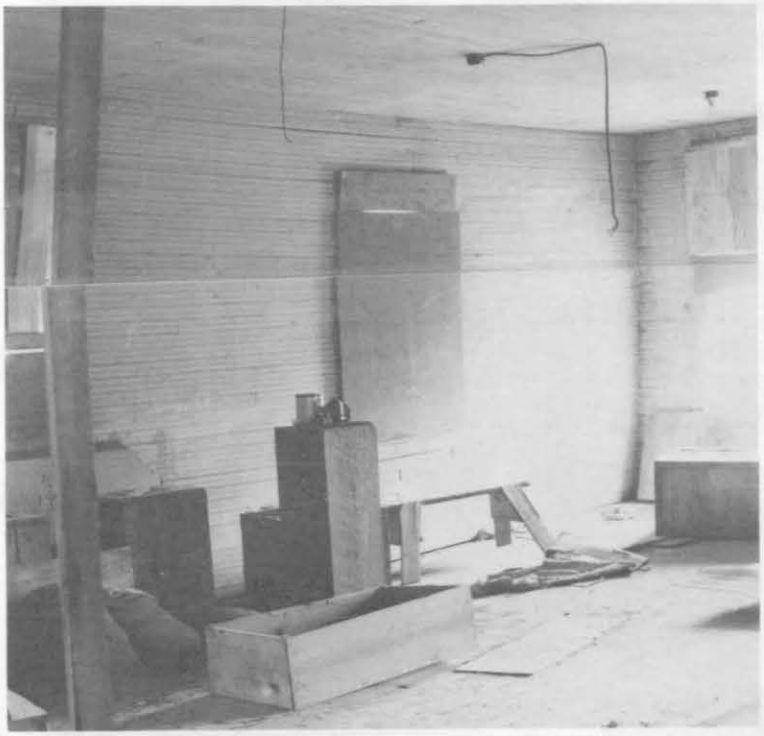
N.P.S. photographs
by P. Bathhurst



Photograph 43. Display window. 1978.



Photograph 44. 1978. As found conditions, west wall.



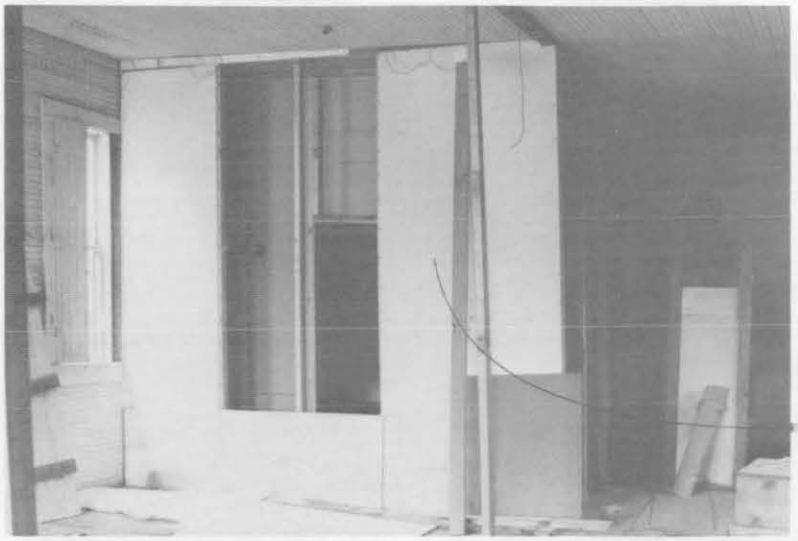
Photograph 45. 1978. As found conditions, southwest corner.

West room, second floor

1978 N.P.S. photographs
by P. Bathurst



Photograph 46. June, 1981.
West wall.



Debris and partitions removed 1979

Photograph 47
Northeast corner.

West room, second floor

As found conditions 1978.
N.P.S. photographs by
P. Bathurst.



Photograph 48. Southeast corner.



Photograph 49. South wall.



Photograph 50. Northeast corner.



Photograph 51. Southeast corner.

Remove partition and stove pipe



Photograph 52. Southwest corner.

Open doorway

Second floor, east room, June, 1981

Remove debris, miscellaneous wiring and boards

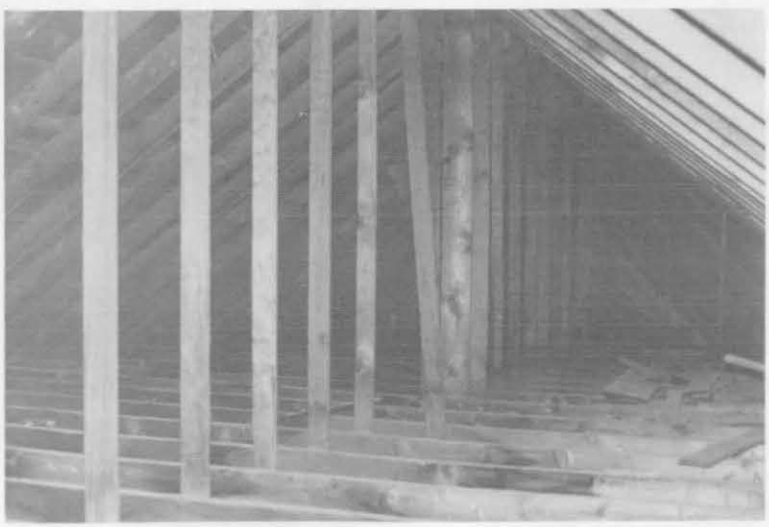


Photograph 53. West end.

West attic

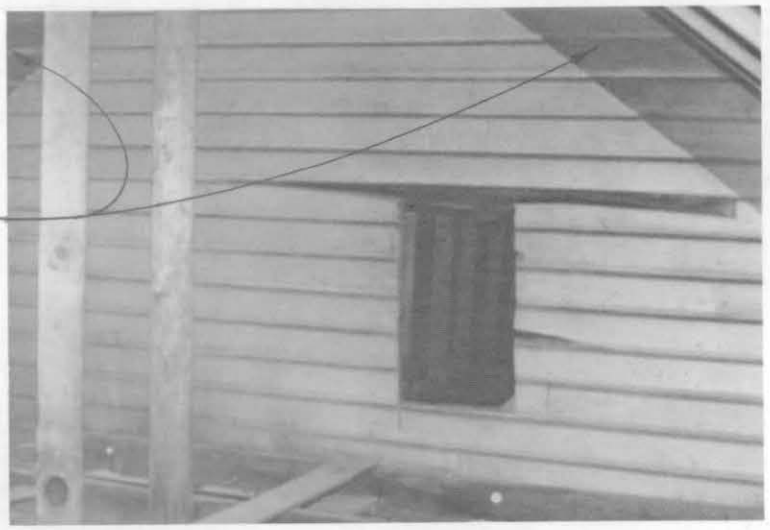


Photograph 54. Northeast portion.

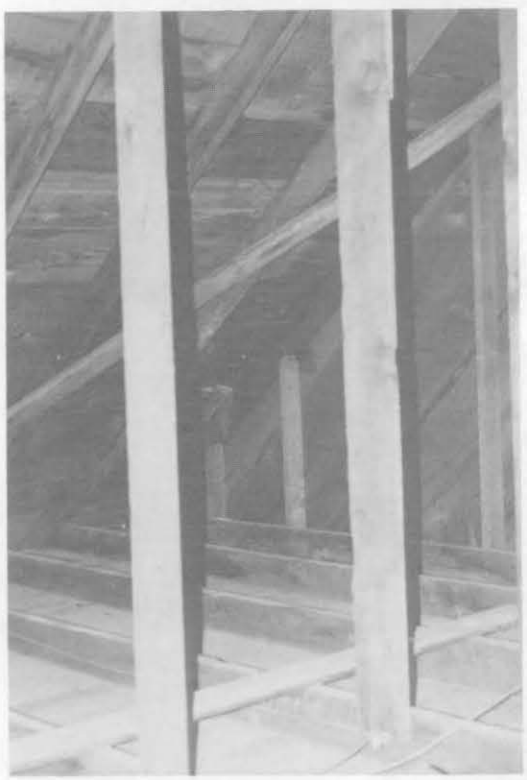


Photograph 55. Southeast portion.

Ghost of 1900
original trim



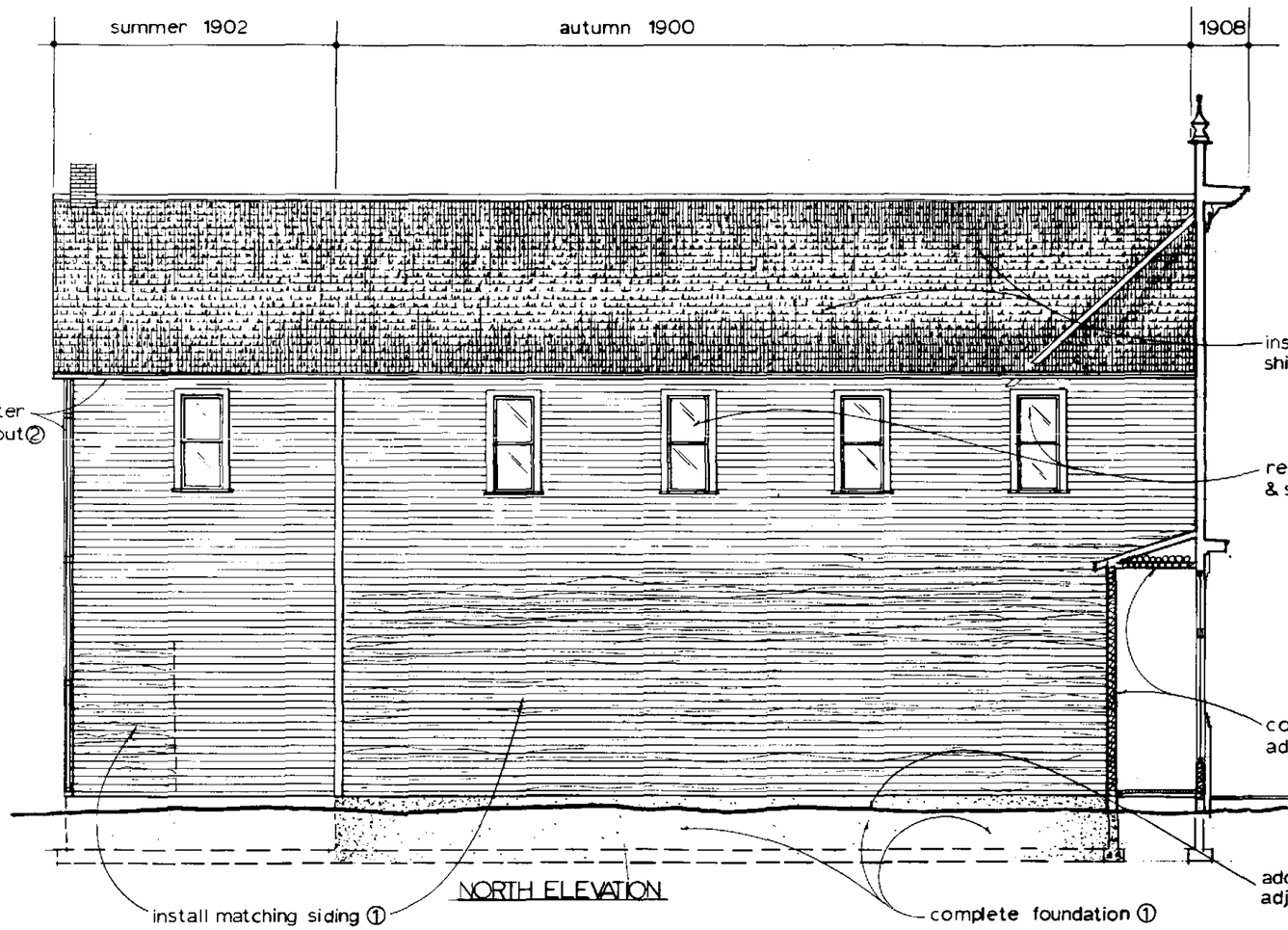
Photograph 56. West end.



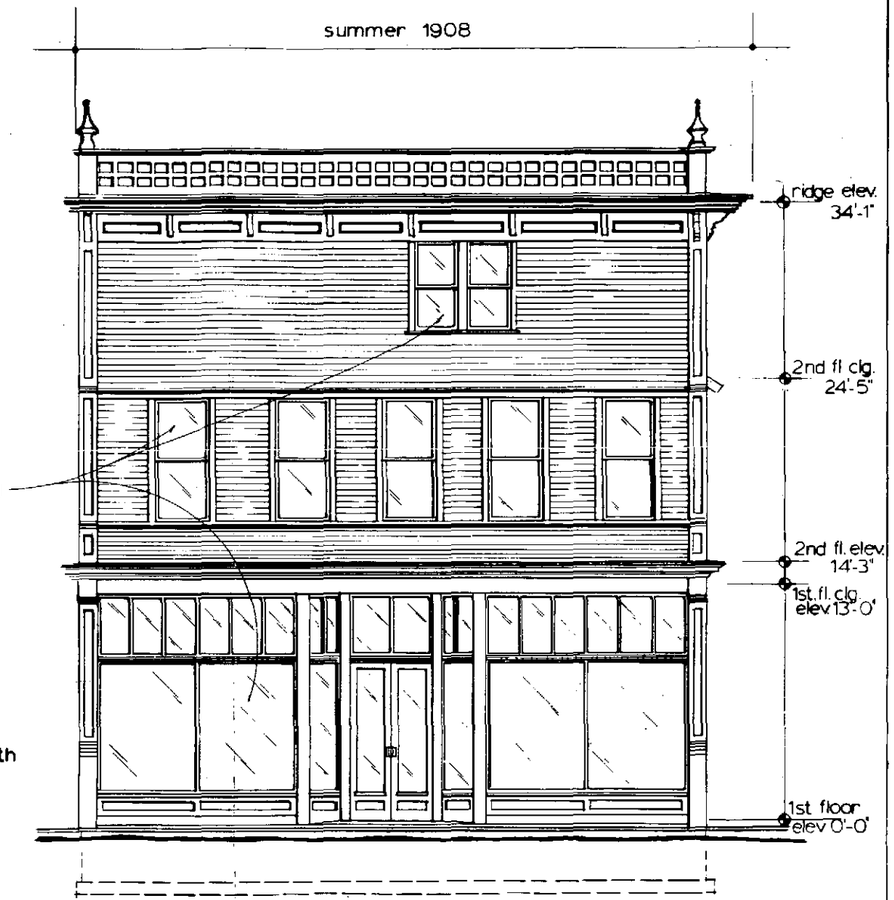
Photograph 57. Northeast corner.

1902 east attic

RECOMMENDED TREATMENT DRAWINGS



NORTH ELEVATION



WEST ELEVATION

LYNCH & KENNEDY HABERDASHERY and DRY GOODS

HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

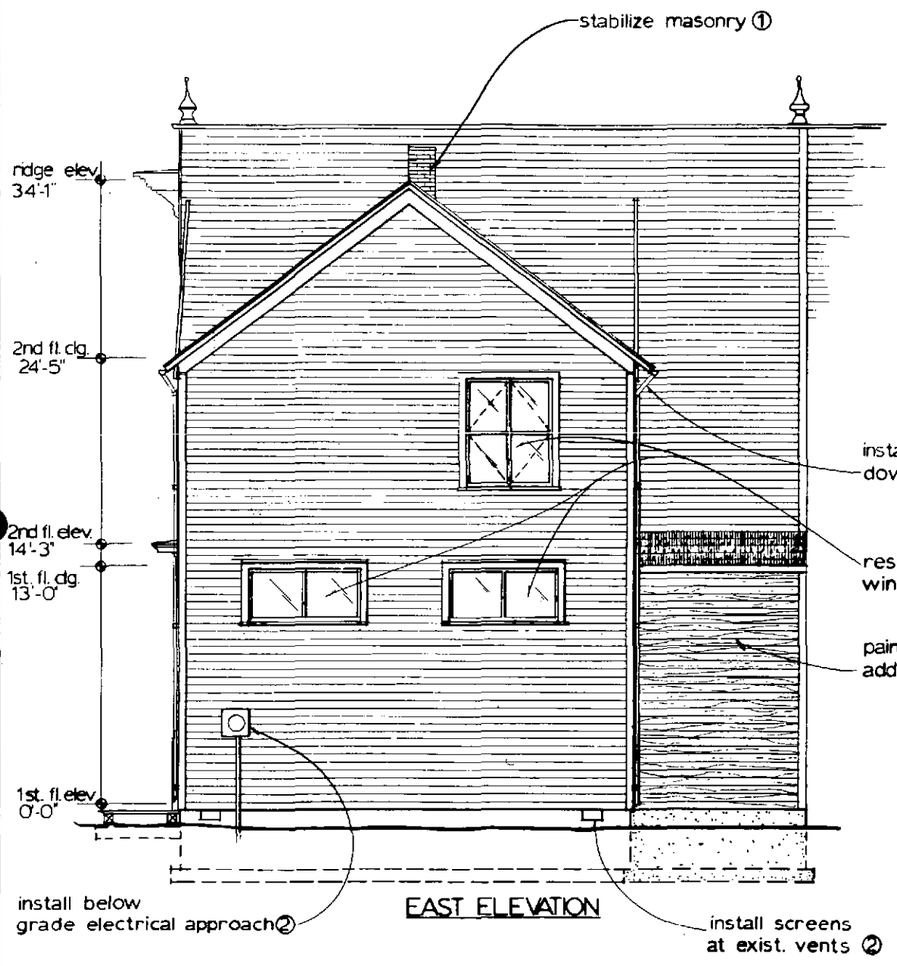
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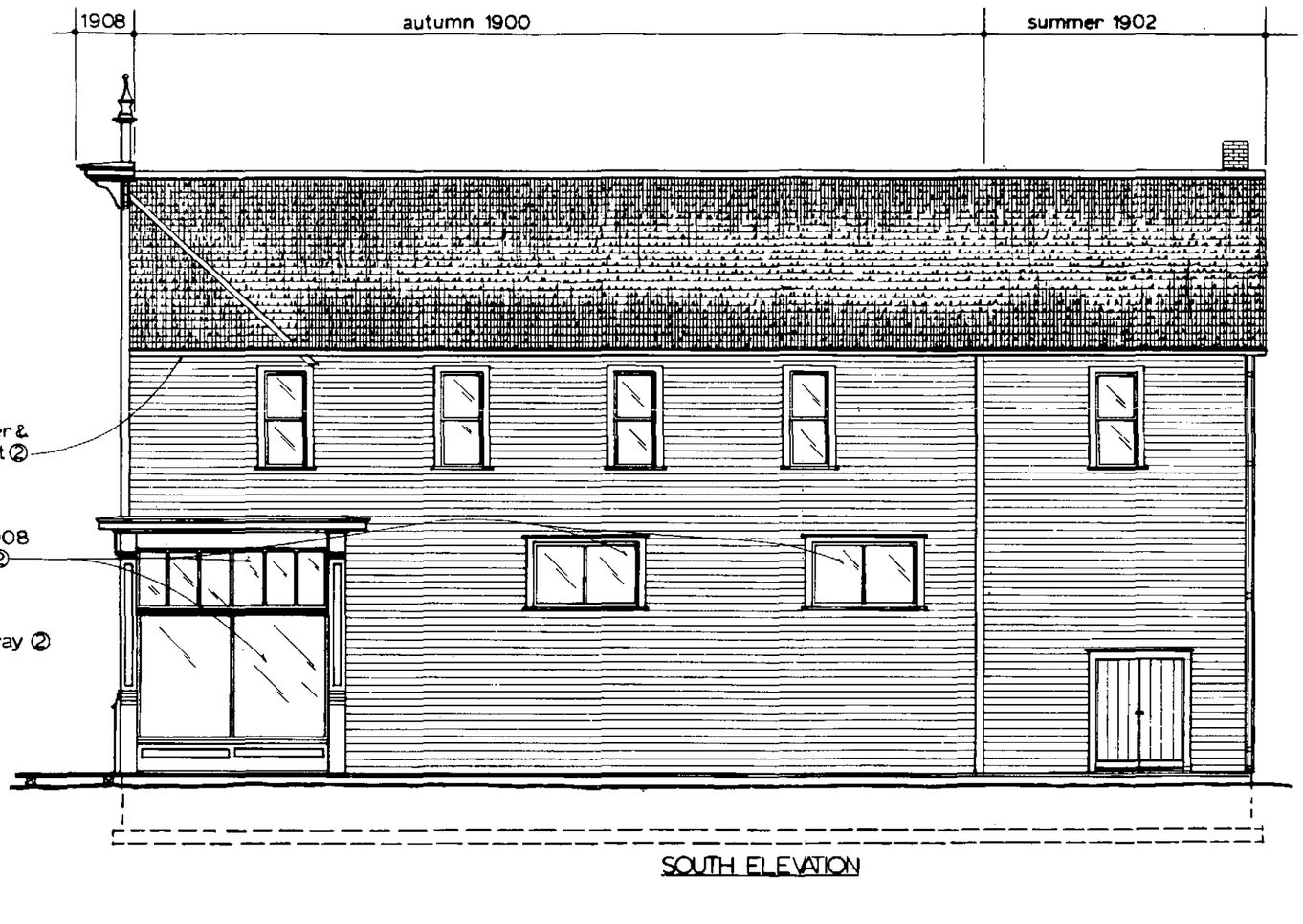
Rev. 5/1983

PCC DESIGN	DRAWING NO. 461 25008A
DS DRAWN	Pkg 114 / sheet 1 of 4
RLC CHECKED	
8/31/81 DATE	

ON MICROFILM



EAST ELEVATION



SOUTH ELEVATION

LYNCH & KENNEDY HABERDASHERY and DRY GOODS

HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

priority ①

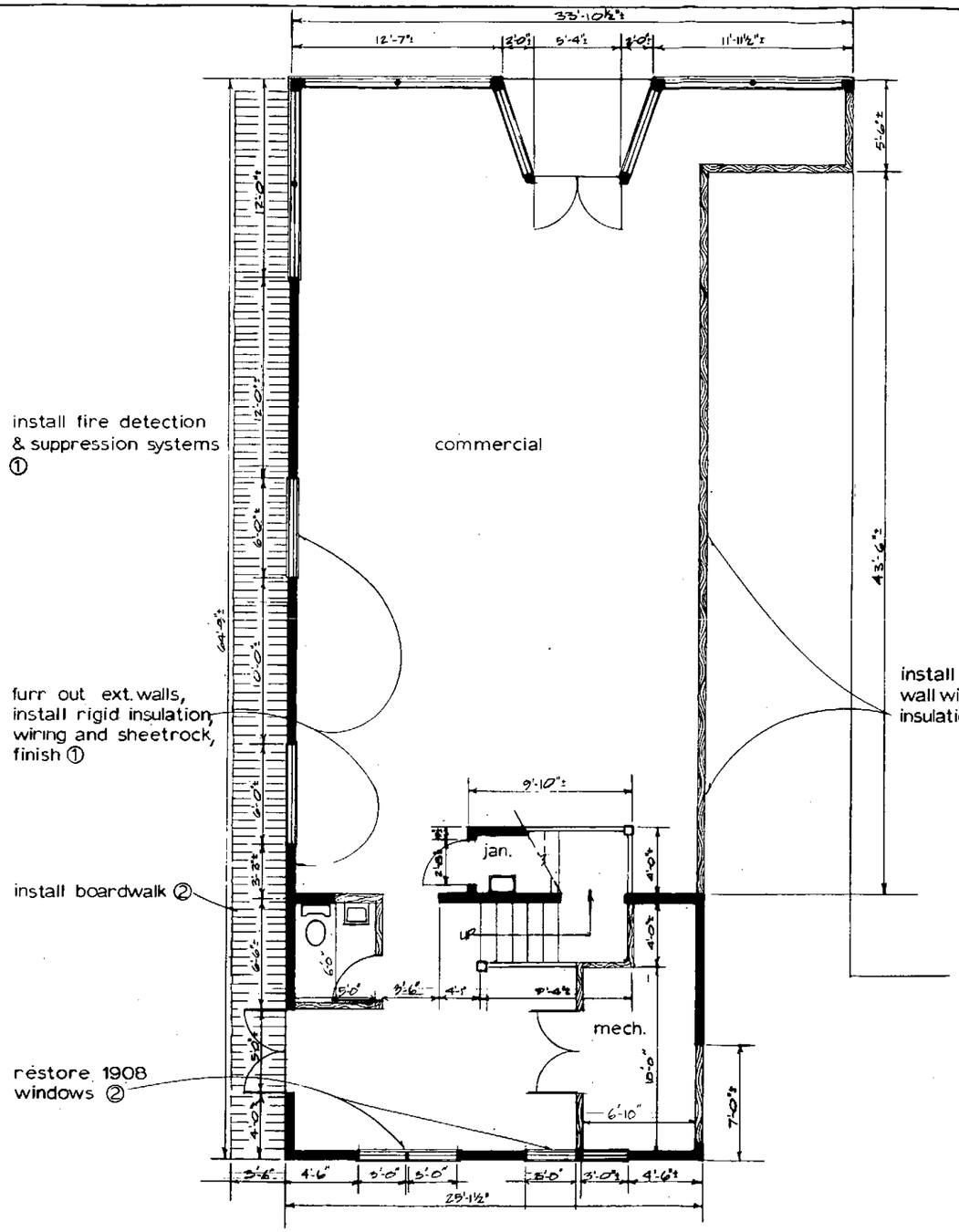
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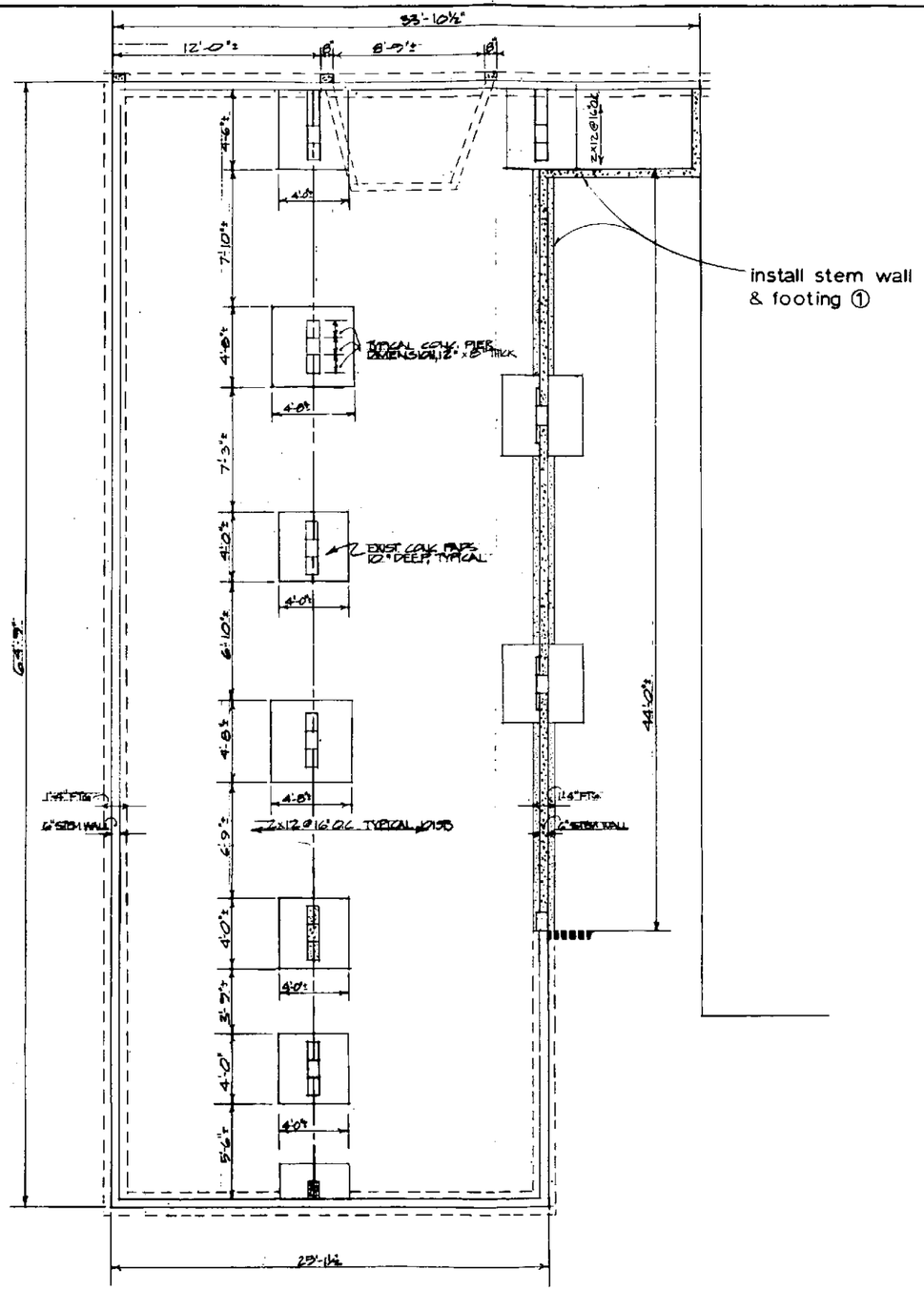
Rev. 5/1983

PC DESIGNED	DRAWING NO. 461 / 25008A
DS DRAWN	Pkg 114 / sheet 2 of 4
RLC CHECKED	
8/3081 DATE	

ON MICROFILM



FIRST FLOOR PLAN



FOUNDATION PLAN

LYNCH & KENNEDY HABERDASHERY and DRY GOODS

HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend: exist, new, remove

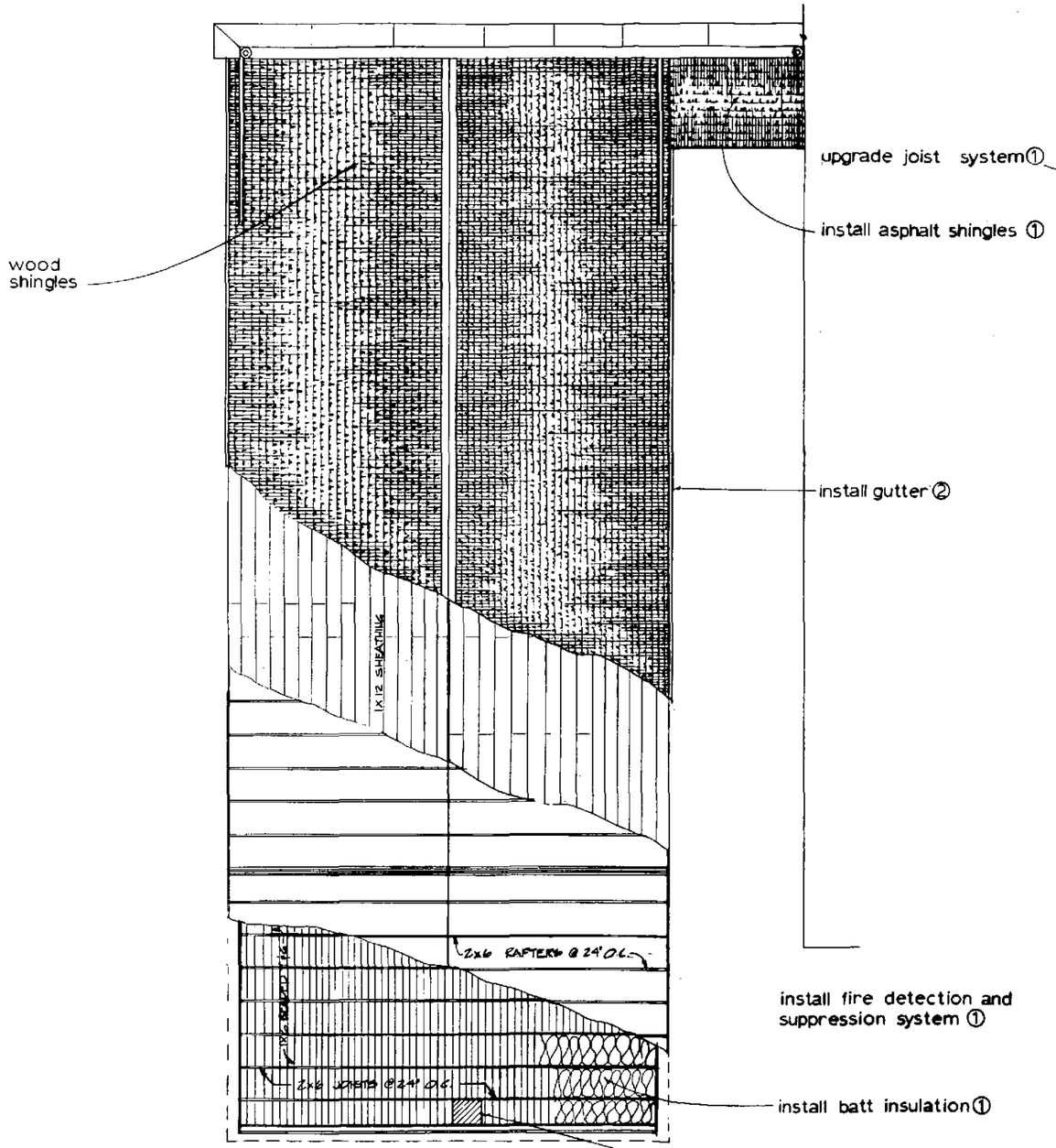
scale 1/4" 1'-0"

north

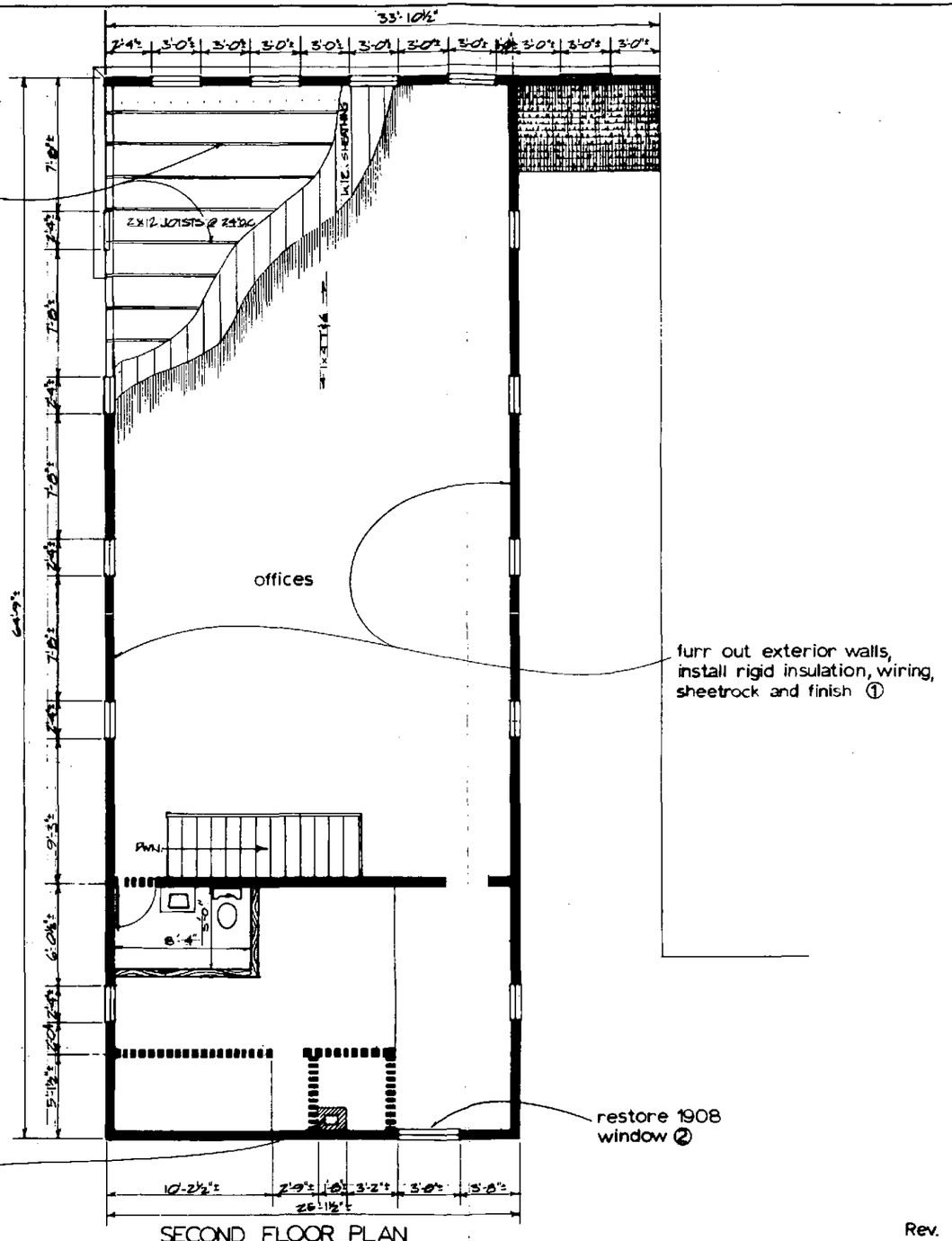
Rev 5/1983

PC DESIGNED	DRAWING NO. 461 25008A
DS DRAWING	Pkg 114 sheet 3 of 4
DS CHECKED	
8/30/81 DATE	

ON MICROFILM



ROOF and ROOF FRAMING PLAN



SECOND FLOOR PLAN

LYNCH & KENNEDY HABERDASHERY and DRY GOODS

HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend: priority ① exist new remove

scale 1/4" 1'-0" (0 2 4 6 8 10 FEET)

north

Rev. 5/1983

PC DESIGNED	DRAWING NO. 461 / 25008A
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ON MICROFILM

J. BERNARD MOORE HOUSE AND CAPTAIN WILLIAM MOORE CABIN

ADMINISTRATIVE SECTION

The J. Bernard Moore House, an eight-room, one-and-one-half story, wood frame residence, and the Captain William Moore Cabin, a two-room, single-story log cabin, are located on the original Moore homestead, east of Lot 10, Block 24, at the east end of Fifth Avenue in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. These buildings are included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior and interior appearance and architectural character of these buildings are considered to be contributing elements to the nationally significant district. The cabin has additional significance as the first structure in Skagway and as the brief home of Captain William Moore, pioneer steamboat captain of British Columbia and southeast Alaska, and the explorer of the White Pass. The buildings are therefore classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of both buildings is preservation and restoration to their 1900-1905 appearance for interpretation as examples of gold rush era architecture. Part of the interior of the Moore House is proposed to be restored for interpretation as an example of an early gold rush era residence and specifically the home of J. Bernard Moore. Several of the less significant rooms would be used for support functions. All of the interior of the Moore Cabin is proposed to be preserved, also for interpretation.

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

Interior treatments required, in addition to restoration and preservation, are structural improvements and environmental control systems.[2]

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Moore cabin had three developmental stages: 1887-1896, the period of construction and low use; 1896-1901, the cabin's peak use and the construction of additions which became the J. Bernard "Ben" Moore house; and post-1901, when the cabin was removed from the house and moved to its present site and used as an outbuilding. The Ben Moore house attained its present configuration in 1900-1901 and has remained little changed since the 1914 alterations made by the Kirmse family.

Captain William Moore,[1] his son, J. Bernard "Ben",[2] and a Tlingit Indian, Nan-suk, built the Moore cabin during November 12-13, 1887 and May 28 - August 1, 1888.[3] The published diary of Ben Moore relates its contruction. The following are excerpts:

> November 12 [1887]: Saturday. Laid the foundation logs for our future cabin measuring sixteen by sixteen feet on the bank, about twenty feet from the creek where it forks.[4]
>
> November 13, Worked all forenoon getting out more logs for our cabin some of which we float and haul down this [Mill] creek.
>
> November 14, We feel that we would have liked very much to have got our cabin either completed or further along before leaving here, but it is time to get away from here, because winter is close at hand . . .
>
> May 26th, [1888] Saturday. Arrived at Mooresville, Skagway Bay . . .
>
> May 28th. Commenced cutting and getting out more logs for the log house we started to build up above near the creek last fall just before leaving here.

May 30th. Got several small logs out for our house.

May 31st. Chained off and relocated one hundred sixty acres of land reaching from ordinary high tidemark back up along the high bluff on the east side of the bay and toward the Skagway River.

June 1st. Placed one square of logs in position in our house today.

June 6th. Made up a small raft of logs in readiness to take up creek for our house tonight when the tide comes up.

June 8th. Hauled some house logs up the creek today and placed a couple of squares on.

June 10th. Worked all day rafting logs for our house and placing them in position.

June 13th. The schooner Charlie[5] anchored in the bay at 6 a.m. and landed a few pieces of casing lumber and shingles from Juneau.

June 15th. Cut a doorway in our log house and cased it up. Chinked some of the spaces between the logs.

June 16th. Moved over into our log house this afternoon before it was completed, putting up our tent within the square of the log walls.

June 17th. Rafted some more timber and poles to our house. . . . Hired two Indians at thirty-five dollars per month and their board, one of whom was Nan-Suk, the same we had here with us last fall; the other is named Billy.

June 18th. We finished putting up the rafters this evening.

June 19th. Did considerable work chinking the logs all day.

June 26th. Some nails and a few bundles more of shingles, and a padlock we had sent for arrived today from Juneau.

July 7th. Finished placing shakes on one side of the roof of our cabin.

July 8th. Were obliged to put in some extra pole rafters on the other side of the house in order to work our shingles in. House will be shingled on one side of the roof, and shaked on the other side.

July 10th. Finished shingling and shaking house today.

July 11th. Finished digging a trench around our house and banking up the ground all around the lower logs.

July 13th. Worked during the forenoon on the house, and in the afternoon on the wharf.

July 17th. Did some chinking.

August 1. Packed our necessary gear--tent and other stuff--into the boat, locked up our log cabin with its few odds and ends, and left Skagway . . .

The cabin was not completed when the Moores left August 1, 1888. According to Ben Moore, it lacked "a door, proper windows, and so forth."[6] During the following eight years, Captain Moore and son Ben rarely visited their cabin and homestead. Ben Moore's reminiscence relates two brief visits, in May 1891 and April 1894, just to inspect conditions, "seeing that our log house and everything there was all right."[7] Captain Moore with two Indians repaired the water-damaged

wharf at Skagway during April-June 1894, and Ben Moore camped near the cabin while guiding the first prospectors over the White Pass in March 1895, but the cabin remained uncompleted.[8]

Instead of residing at Skagway Bay, the Moores worked in the canneries, sawmills, and mines of southeast Alaska while maintaining the family residence in Victoria. The cabin and wharf were used as proof of their sincere desire to open a deep water port and acquire from United States and Canadian officials a franchise to build a toll pack trail over the White Pass to the headwaters of the Yukon River.[9]

The Moores' active interest at Skagway Bay reflected the history of mining along the Yukon. Their first actions in 1887-1888 followed on the heels of the Fortymile gold stampede in which Ben Moore had participated. In 1893-1894 the discovery and subsequent rush to Circle City, Alaska, prompted the Moores to renew their efforts. In 1896 Captain Moore acquired financial aid from a group of British and Victoria investors called the British Columbia Development Association. This syndicate incorporated the Alaska and Northwest Territories Trading Company. Through its agent, Ernest E. Billinghurst, the company acquired an interest in the Moores' homestead for $1,800. The company funded the Moores' activities from the summer of 1896 until acquiring Captain Moore's interest in 1903.[10]

In June 1896, Captain Moore and Ben met at Skagway. Ben had brought his family, his Tlingit wife Klinget-sai-yet or Minnie, five-year-old son Benny, and three-year-old daughter Edith Gertrude. The family moved into the log cabin. Ben Moore's reminiscence relates, "My wife and I worked together fixing up the log house, chinking it better, putting in a good window, a back and front door, a rough floor, and making pieces of rough bunks and furniture out of poles."[11] Between July 18 and July 24, 1896, the United States Deputy Surveyor platted the Bernard Moore Trading or Manufacturing site of 160 acres at Skagway Bay. Improvements included a log house, wharf, barb wire fence, eight acres cleared, brush stable, and pack trail.[12]

During July-September Captain Moore and Ben carried the Royal Canadian mails into the interior mining camps, leaving the cabin vacant, Ben's family staying near Haines. Ben Moore's reminiscences ended September 11, 1896.[13] He does not mention if he or his father returned to spend the winter of 1896 at Skagway, but the number of newspapers dated September 1896 pasted to the interior walls and roof of the cabin suggested that someone was there trying to keep out the north wind.[14] It is doubtful if they spent the entire winter.

By the winter of 1896-1897 Captain Moore had returned to Victoria with news of the Klondike discovery. E.E. Billinghurst and the Alaska and Northwest Territories Trading Company agreed to fund the clearing of the White Pass Trail, construction of a sawmill and buildings at Skagway, and the enlargement of Moore's wharf. Captain Moore returned to Skagway the spring of 1897 to prepare for the impending rush. Ben Moore and family arrived in June. They moved into the cabin. Billinghurst also arrived in Skagway in June. According to a clipping from the Alaska Searchlight, a Juneau newspaper, he shipped sawmill machinery via the steamer Alki, and reported that a hotel and stores were to be constructed.[15] These structures, erected near the present Fifth and State in Skagway, have often been confused with the Moore cabin and Ben Moore house.[16]

While the Klondike stampeders arrived and staked out their townsite of Skagway in July-August 1897, Ben Moore constructed a story-and-a-half frame structure just south of the Moore cabin. This 16 by 14 feet core became the center of the present Ben Moore house. Historic photographs taken during the summer to winter of 1897 suggests the following construction dates for additions to the Moore cabin: July-August 1897, a 16 by 14 feet story-and-a-half structure to the south, the core of Ben Moore's house; between September and October 1, 1897, an approximately 6 feet wide entry on the front or south wall of the two-story addition with a porch across the entire front and the completion of a 16 by 16 feet lean-to addition to the Moore cabin's east wall; and, by January 1898, one room, 14 by 17 feet, with a shed roof at the east wall of the house. These additions were enumerated in a list of improvements to the Moore property by January 28, 1898.[17]

Further changes occurred between April 29, 1898, and June 1898. A photograph taken in June 1898 shows the gap covered between the two lean-to additions to the west side of the Ben Moore house. Between June 1898 and August 1, 1898, the exterior of the house received its first paint. The Ben Moore house and attached Moore cabin retained this configuration for two years.

The Ben Moore house has often been confused with the Moore wharf bunkhouse on what became the center of Fifth and State, which was moved to a site near the sawmill by a miners and citizens committee in October 1898.[18] The Ben Moore house is in its original position on the Moore lot as surveyed by Frank H. Reid and W. Thiebaudeau in 1898.

The Moore cabin and the Ben Moore house attained their present configuration between the winter of 1899-1900 and the winter of 1900-1901. Specific dates of construction cannot be determined, but photographs taken during those years suggest the following:

A photograph taken in the spring of 1900 indicates that the Moore cabin was removed from the rear of the Ben Moore house between the winter of 1899 and that following spring. The cabin was moved to the northwest corner of Ben Moore's lot and placed on a wood pier foundation with two steps up to the front door.[19] A description of the cabin appeared in the January 1901 annual edition of the Daily-Alaskan:

> The lower portion of the old house [cabin] is divided into two rooms with ceilings six feet in height and the walls and ceilings are still adorned with old newspapers with which they were papered in the early '80s. The rooms still contain the old crude furniture, bunks, etc., which Mr. Moore used during his first years in Skagway, and he intends to preserve the building and contents in their entirety as a memento of the city. In time it will probably grow into a museum of city history that tourists will be glad to visit.[20]

The present overall configuration of the Ben Moore house was attained sometime between April-May 1900 and the spring of 1901, when Ben Moore completed a major remodeling of his house. After the removal of the Moore cabin, the present rear or north half addition of the house became all one unit, with a new roof having a hip on the west end and a shed on the east. The two-story core and its east addition remained the same except for the replacement of three windows on the front with four new sash windows. Brick chimneys replaced the two metal pipe chimneys in the kitchen and northwest bedroom. A brick chimney was also built at the eastern half of the rear wall. Two earlier metal pipe chimneys in the parlor and dining room were removed.[21]

This change to brick chimneys was probably a reaction to an ordinance of the June 1900 incorporation laws of Skagway requiring brick chimneys on all structures in town. The installation of sash windows was probably a reaction to the availability of sash windows from a local factory begun in the summer of 1900.[22]

During this period, three outbuildings were built or moved near the Moore house. The 10 by 15 feet shed east of the house still stands. The Moore lot was also landscaped sometime prior to 1904. A photograph of that year shows the prosperous Ben Moore family in front of their neatly painted home.[23]

The Ben Moore family occupied the house until 1906, when they moved to Tacoma. Ben Moore divorced his Indian wife, and the family never returned. The house was rented.[24]

Skagway jeweler Herman Kirmse rented the house until his death in 1912. Thereafter, his wife Hazel rented it and on September 14, 1914, bought the Moore lot and buildings for $700.[25] The 1914 Sanborn fire insurance map reveals no change in the overall configuration of the Moore house.

According to the recollections of Jack Kirmse, Hazel Kirmse's son, the interior of the house was remodeled shortly after purchase in 1914. The wall dividing the dining room and parlor was removed. The fireplace and

chimney were added to the west end of the parlor and new windows replaced the old. The front porch was remodeled to its present configuration and a doorway was provided between the porch and the kitchen. A new toilet and sink were installed in the bathroom. Mrs. Kirmse had the house painted white with green trim similar to her curio shop on Broadway.[26]

Jack Kirmse helped run the family curio and jewelry store during the summer. During those summers he supervised the most recent alterations. Though not recalling the exact dates, he remembers placing the asphalt false-brick siding on the building in the late 1940s. After his mother's death in 1962, he put in the shower and bathtub, replacing a vintage six-foot tub with feet. A new window and plumbing were installed in the kitchen around the same time.[27] On September 5, 1979, Mr. Kirmse transferred the property to the National Park Service.

Endnotes

1. Captain William Moore was born in Germany on March 30, 1822. He immigrated to New Orleans in 1845 or 1846 and operated steamboats on the Mississippi. He participated in the Mexican War off the Texas coast and in 1851 went to California following the gold rush. The remainder of his career was spent following gold rushes. Captain Moore piloted the Henrietta, the second steamboat to reach Yale, British Columbia, at the headwaters of the Fraser River, during the Fraser River gold rush in 1858; he piloted the first steamboat up the Stikine River from Wrangel, Alaska to Glenora, British Columbia during the first rush to the Cassiar in 1862; during the 1870s, he controlled a transportation system of steamships, steamboats, toll roads, and lake schooners, connecting Victoria with the Cassiar mines; and after exploring the White Pass in 1887, he promoted the White Pass route as the most feasible route from tidewater to the Yukon headwaters. He blazed the White Pass trail, supervised the construction of Moore's wharf, and succeeded in channeling many of the Klondike stampeders through Skagway. In 1899-1900 he constructed a mansion (part of what is now called the Pullen house) and lived either there or in his Victoria home, where he died March 30, 1909. Clarence L. Andrews, "Biographical Sketch of Captain William Moore," Washington Quarterly, 21, (1930): 195-203, 271-280; 22, (1931), 32-41. Art Downs, Paddlewheels on the Frontier, (Survey, B.C.: Foremost Publishing Company, 1967), pages 25, 39. Norman Hacking, "Captain William Moore: Frontiersman," B. C. Outdoors, (November-December 1971): 56-61; (July-August 1972): 46-51.

2. J. Bernard "Ben" Moore was the youngest of Captain Moore's four sons: John, William D., Henry, and J. Bernard. Born in 1865 in New Westminister, British Columbia, he actively participated in the 1887 gold rush to Fortymile. In 1888 he filed for United States citizenship and completed his papers in Juneau five years later. In 1896 he filed for 160 acres of land at Skagway Bay for himself, his father, and a group of British and Victoria investors. The next six

years were spent trying to hold on to his share, often fighting with his father. In 1906 he left Skagway and shortly thereafter lost his fortune and family. He died in San Francisco in 1919. J. Bernard Moore, Skagway in Days Primeval (New York: Vantage Pass, 1968), passim.

3. Moore, Skagway, pages 105-106, 114-128.

4. The cabin's present dimensions are 16.8 by 15.1 feet.

5. The schooner Charlie belonged to John J. Healey, trader at Dyea. Moore, Skagway, page 116.

6. Ibid, page 173.

7. Ibid, pages 156, 169.

8. Ibid, pages 171, 172-173.

9. Edwin C. Bearss, Proposed Klondike Gold Rush National Historical Park, Historic Resource Study (Washington, D.C.; Government Printing Office, 1970), pages 28-33.

10. Bearss, Historic Resource Study, page 77; Moore, Skagway, pages 181-182; Gordon Bennett, Yukon Transportation: A History (Ottawa: Parks Canada, 1978), pages 37-38. The Alaskan (Sitka), August 20, 1898, 2:1-3.

11. Moore, Skagway, page 178.

12. Plat, United States Survey #13, Bernard Moore Trading and Manufacturing Site, Anchorage Office, Bureau of Land Management, Department of the Interior. Captain William Moore had earlier claimed the same 160 acres, October 20, 1887, and filed his location notice May 24, 1888, but never perfected title. Book of Deeds 1, page 1, Magistrate's Office, Skagway, Alaska.

13. Moore, Skagway, pages 182-202.

14. Newspapers cover the walls and ceiling of the cabin. The earliest date is 1888, the latest, 1896. The newspapers include the Victoria Colonist, the New York Graphic, and the London Illustrated Weekly.

15. Alaska Searchlight clipping accompanying letter, Samuel J. Heron to Senator Thomas H. Carter, July 6, 1897, NA, Microcopy 430, roll 4, Letters Received, Secretary of the Interior.

16. The first frame structure built in Skagway was the wharf bunkhouse which served briefly as Captain Moore's home and was in the center of Fifth and State. This structure has often been confused with the Ben Moore house, inaccurately claimed the first frame structure built in Skagway. It is, however, the oldest standing frame structure. See photographs, Klondike Gold Rush, SE25 from the Alaska Historical Library; Klondike Gold Rush, MR14 from the Yukon Archives, there #5042. The wharf bunkhouse no longer stands.

17. Moore property plat, January 28, 1898, NA, RG 49, Skagway Townsite file. Records of General Land Office.

18. Klondike Gold Rush photograph MR14 from Yukon Archives, #5042. Part of the myth of violence in Skagway is based upon the story that a miners' committee forced Captain Moore from his cabin in 1897 and hauled it off to the tide flats. The building moved was the wharf bunkhouse. Its removal occurred in October 1898 when Captain Moore was well settled in the upper story of his bay windowed appartment of the Moore business block (now known as the Pullen Annex, HS23D). The Moore cabin was at that time incorporated as a room in the Ben Moore house. For the myth see Berton, pages 147-150; Bearss, Historic Resource Study, pages 77-79; Howard Clifford, The Skagway Story (Anchorage; Alaska Northwest Publishing Company, 1975), pages 10-13; and William James Betts, "The Dreamer Who Lost a Town," Alaska Sportsman (July 1964): 24-26, 56.

19. Refer to photographs.

20. Daily Alaskan, annual edition, January 1901, page 14.

21. Refer to photographs.

22. Daily Alaskan, April 11, 1900, 1:4; July 7, 1900, 1:7.

23. The color of the Moore house has yet to be determined. During the same time, however, Captain William Moore completed his mansion (now called the Pullen House) and painted it pea green. The Ben Moore house may have been painted the same color. Daily Alaskan, April 28, 1900, 4:3. (Note: Preliminary paint analysis indicates a gray with dark green paint scheme.)

24. Hackling, "Captain Moore," page 61.

25. Minnie E. (Moore) Roskamp, J. Bernard Moore, Edith (Moore) Gestner, Frances Flora Moore to Hazel G. Kirmse, September 14, 1914, Book 9 of Deeds, page 260, Magistrate's Office, Skagway, Alaska.

26. Jack Kirmse to Robert L. Spude, September 20, 1979.

27. Ibid.

J. BERNARD MOORE HOUSE

Building History and Description

The Bernard Moore House (HS-24D) is typical of many Skagway historic structures in that what appears today is the result of a number of successive additions and alterations to an original "core" structure, alterations which generally occurred in such a compressed time period that complete documentation is difficult at best. The original Moore residence was the Captain William Moore Cabin (HS-24C), begun in 1887 and moved to its present location in 1899 or 1900. During the summer of 1897, Bernard Moore began construction of a story-and-a-half structure to the south of the cabin. This structure measured approximately 14'-4" by 16'-4" and was the "core" around which the presently existing structure grew. A wood-framed gabled structure, it consisted of 1 7/8" by 3 3/4" stud walls with 7/8" by 5 1/2" drop siding, exterior and interior. The south elevation had a door and double sash window on the first floor and a single sash window on the second, while the north elevation apparently had a second floor window. (No known photographs of the building's north elevation prior to 1901 exist; existing evidence confirms the presence of at least a window on this facade.) Upon "completion," the exterior had 7/8" by 5 1/2" corner boards and window and door trim. The interior had tongue-and-groove flooring and ceiling boards and was one room with interior access to the second floor. As previously mentioned, a number of alterations to this structure occurred in the form of "wings" to the building, the last of which was made possible by moving the cabin to the west of the house.

The following chronology cites the known revisions to the Moore house, based primarily on historical photographs: (See Figure 1.)

November 1887 - Construction begun on Captain Moore's log cabin.

By Summer 1897 - Original construction of 14'-4" X 16'-4" story-and-a-half structure by Bernard Moore.

Fall of 1897 - Addition of 6' wide entryway with continuous shed roof across south facade.
10' X 16' addition to east side of cabin.

By January 1898 - 14' X 16'-4" addition with shed roof to east side of structure; addition had 4 over 4 double sash windows on south and east facades and a metal flue.

January 1898 - Survey of Moore estate shows cabin and addition and "core" structure with entry and east wing additions.

By June 1898 - "Gap" between cabin and house filled in, providing new access to second floor; addition had door on east facade.
14' X 16'-4" addition with hip roof to west side of structure; addition had 2 over 2 double sash windows on south and west facades.

By August 1898 - Original structure, entry and two "wings" painted for first time.
Additional 4 over 4 double sash window added to south facade under porch shed roof.

Winter of 1899/1900 - Cabin moved to west of house.

by 1901 - 14'-3" addition added across full north side of structure; addition had hip roof on west end and shed roof across the remainder, double sash window on west facade, one window on north facade and a metal flue on the east end. Second floor window on south facade enlarged to single light double sash window.
Enclosed shed entryway added at east door.

Brick chimney replaced metal flue on northwest corner of original structure and kitchen (first addition) flue.
Small outbuilding constructed to the east of the house.

By 1904 - House painted for second time.
South window on east "wing" changed from 4 over 4 sash to 1 over 1.

1914 - Moore estate transferred to Kirmse family.

Circa 1914 - Fireplace/chimney added to west wall of second addition with two flanking triple-paned windows.
Front porch extended and additional windows added.
Door added from kitchen to newly extended porch.
Interior doorway between original structure and second addition enlarged.
Building painted "Kirmse" white with green trim.
North window installed in north west bedroom.

1940s - False brick siding added to the structure.
Kitchen chimney changed from brick to concrete block.

1960s - Large "picture window" added to kitchen.
New bathroom and kitchen plumbing installed.

September 1977 - Estate acquired by National Park Service.

Record Conditions

The exterior of the structure was covered with asphaltic false-brick siding which, in addition to being non-historic, made an assessment of

the wood siding, window sills and window and door trim impossible. This asphaltic siding, although it did "protect" the siding from the wind and driving rain, had aided in its deterioration. The material absorbed and trapped moisture next to the wood siding and prevented air circulation which would aid in its preservation. This trapped moisture had promoted the growth of moss in areas. The windows range from historic sash windows to a variety of non-historic fixed window configurations, some of which were covered with makeshift "storm windows." These "storm windows" collected rainwater and trapped it next to the windows and window sills. Improper runoff of rainwater compounded the deterioration problem. The increase in wall thickness due to the addition of the asphaltic siding had lessened the roof overhang so that water poured onto the edge of the storm windows and siding. The asphaltic siding material was removed in the summer of 1981 (see photographs).

Some of the areas of the wood foundation sills that are visible appear to be in a deteriorated condition--a very common situation on historic structures within Skagway. The building has adequate ventilation "shafts" around the perimeter of the building, but these are normally kept covered. The existing roofing consists of a tar-based material which had a number of paint applications. This material, in addition to being non-historic developed a number of cracks and leaks in several areas, threatening historic woodwork and wallpaper.

The brick chimneys also are in need of repair. The only remaining historic chimney--of the 1900 - 1905 period--has a mortar apparently composed almost entirely of lime and sand. Due to weathering, this mortar as well as the mortar on the second non-historic brick chimney, is very soft and has left many of the bricks loose and in need of repointing. The glazing of many of the windows is in poor condition or gone entirely. Gutters exist along the south elevation of the front porch and the east shed addition. The former is an early, though original wooden gutter, while the latter is of metal; both are loosely mounted. A V-shaped gutter existed along the north facade and was found on the ground along this wall. A similar gutter had been used on the west facade as evidenced by the presence of the gutter mounts. The dating of

these gutters is unknown as they appear in none of the very early 20th century photographs.

The interior exhibits the revisions that the building underwent, as three different door and window casings, six head corner blocks, two base and three different siding types are all visible. The walls all received wallpaper, the latest layer of which had been painted throughout. All first floor wallpapers were removed in the summer of 1981. An area of the ceiling wallpaper in Room 5 was rapidly deteriorating, an area underneath the worst roof leak. The front rooms had linoleum flooring which was found in a very worn condition. The upstairs room had only one layer of wallpaper and untreated flooring. The flooring in this room revealed evidence of the earlier interior stairway, also indicated by a faint "ghost" on the dining room north wall. "Ghosts" along the exterior of the original building's north wall reflect the pitch line of earlier additions (June 1898), the original second floor window and an earlier, historic chimney. Within the attic space, the hip roof of the second (1898) addition is visible with shingles intact, (varying in width from 4" to 10 1/2" and 16" long), as is the location of an earlier flue opening into Room 2. Also visible in both attic spaces is the east and west unpainted walls of the original structure and the original structure's shingles, (4" to 9" in width by 16" long), with a 4" original roof overhang. Any work undertaken must leave this area unaffected.

In circa 1901-1905, a picket fence surrounded the building's yard. This fence was apparently of approximately 1" by 2" squared-off vertical boards nailed to horizontal 2 X 4s, with a base of two horizontal planks. There was a boardwalk with handrails from the site's southwest corner to the front door and around the west side. Currently, there is a wire fence along the road or south side of the lot and a picket fence along the west. The picket fence was possibly created from the original fence, as historic photographs indicate that post positions and picket sizes are very similar. A small fenced-in area exists at the front of the building. From the public boardwalk at the southwest corner of the lot is a concrete walk to the front door, while traces of the boardwalk to the west of the house remain.

Archeological Synopsis

Two areas of excavation were undertaken at the Moore House. Test Trench 16 (TT16) was placed 64 feet south of the structure through a circular depression, to determine what caused the anomoly, and to maintain a control stratigraphic profile from a location some distance from the building. The second area was north of the structure (EU17). A grid system was laid out consisting of five foot by five foot square units measured off the midpoint of the north wall. The grid was aligned with the north wall of the house. Five of the units, and half of another were excavated. All units were excavated by natural stratigraphy to maintain close control of the artifacts, despite the extra time this took. All soil was screened through 1/4 inch mesh.

Two major features were found. The most important was the impression of the bottom sill log of the Moore Cabin, giving its precise original location. It was found thirteen feet to the north of the Moore House, and fifty feet east of the present location of the Moore Cabin. The bottom of the sill impression was sixteen inches below the present grade. A few items of hardware, nails and window glass may relate to the original use of the cabin.

In addition, a wood lined septic tank was found. It was about five feet wide, from east to west. The north edge of it was located twelve feet north of the house. Its southern edge was not uncovered; it was at least seven feet long, probably much longer. The top was originally sixteen inches below the present surface, and at least four and a half feet deep. When a black sulferous smelling sludge was encountered in the septic tank, excavation was halted for fear of contracting diseases. The presence of this sludge precludes the possibility that this was a cellar under the cabin.

The septic tank was probably added in 1914 when the Kirmses bought the Moore House, and made several improvements to the property, including a toilet in the bathroom. The town installed a sewer system in the 1940s.

In addition to these two features, remnants of the white picket fence along the north lot line were found fifteen feet north of the structure. Evidence consisted of a post hole, and a linear pile of stones along the fence line. In addition, two whole liquor bottles were found aligned with the fence. They were probably protected by grass growing along the fence, and hence never collected and thrown away.

Test Trench 16, 64 feet south of the house, extended another sixteen feet south through a ten foot wide depression. This proved to be the remains of a flower bed, probably used by Mrs. Kirmse after 1914. The southern two and a half feet of TT16 provided an undisturbed profile of the yard stratigraphy.

Recommendations

The remains of the Moore Cabin found behind the Moore House constitute the most significant archeological remains found in Skagway to date, in terms of their association with the original settler of the community. Only a small portion of this site was excavated, as this was only a testing program and was not authorized for full excavation. Much information may still lie in the ground, and must not be disturbed. Any earth disturbance proposed north of the Moore House, including foundation work or architectural investigation, must be preceeded by full archeological salvage of the area to be disturbed. Adequate notice must be received to allow for preparation of a sound research design and funding. The area that cannot be cleared extends along the entire north side of the house, and northward approximately twenty five feet.

Also recommended is at least one other test along one of the other walls of the house, preferably the south, next to the oldest portion of the house. Any utility lines that must be installed in the vicinity of the privy shown in early photographs to the east must also be preceeded by archeological testing. Other than the privy, it is unlikely that the yard held any other features that would be of archeological interest.

Treatments and Evaluation of Effect

The significance of this structure is not related to architectural detail but rather to the use and presence of the structure during the gold rush era and post gold rush period, 1898-1914. Therefore, restoration of the exterior form, with appropriate replacement materials and repair of existing materials, and preservation and restoration of the interior finishes, is an appropriate course of action.

Alternative Treatments

A. No Treatment

The pre-1981 appearance of the house was attained in the late 1940s with the application of the asphaltic false-brick siding. Other late period features, such as the roofing, chimney and interior finishes, are also not appropriate to the interpretation of the 1900-1905 historic scene. Additionally, because of the conditions and deterioration described previously, routine maintenance would not be an adequate action to preserve the resource. The no treatment alternative would result in the continued degradation of the building. This alternative is not recommended.

B. Exterior Restoration to Pre-1900 Appearance with Interior Finish Preservation

This alternative could be subdivided to any of the pre-1900 appearances as described previously, providing an appearance of the structure as it was during the early part of the historical period. However, this alternative would require removal of one or more additions built by Ben Moore. This is not justifiable as they are part of the evolutionary history of the structure during the historic period. Since this alternative would require removal of major portions of the structure as built by the original owner, it is not recommended.

C. Recommended Treatment: Exterior Restoration to the ca. 1900-1905 Period with Interior Finish Preservation and Restoration

This alternative would retain all the major additions to the structure providing an appearance of the house as finalized by J. Bernard Moore. Sufficient physical and photographic evidence exists for an acceptably accurate exterior restoration. Additional photographic evidence is available for the preservation of the interior parlor finishes. This alternative would retain the structure in a form most appropriate for interpretive purposes and is recommended.

Specific Recommended Treatments

Site

1. Reconstruct picket fence approximately six feet in height, located as shown in photographs 8 and 10.

2. Reconstruct elevated boardwalk four feet wide approximately one foot above grade. This will protect the yard and the visitor since flooding of the yard occurs, as it did historically. Additionally, the boardwalk will aid in directing visitors during interpretive tours.

3. Signs should not be placed on the exterior of the building. If signs are used, they should be near the perimeter of the property.

Foundation

The high watertable conditions endanger the structure, which should be raised and a new foundation contructed. The finish floor should be approximately eighteen inches above the existing grade. Final grading should provide backfill at the foundation to provide drainage away from the structure and a building to grade relationship as seen in historical

photographs. (See Archeological Synopsis above for compliance requirements necessary before foundation work is undertaken.)

Roof

Removal of all as-found roofing materials occurred in the summer of 1981 and were replaced with plastic coated steel foil and fire retardant treated shingles (see photographs 26 and 27). Rebuild chimneys with reinforced masonry using 1:4:8 (Portland cement:lime: sand) mortar. Install 1 by 3-inch wood ridge capping.

Exterior Walls

As stated previously, asphaltic false-brick has trapped moisture within the wall, causing deterioration. In the spring of 1981 this material was removed, revealing that deterioration was indeed accelerating. Physical evidence in regard to trim and window locations was revealed.

Siding was cleaned and prepared for oil-alkyd paint. Paint analysis had not been completed at that time but will provide accurate color restoration. Trim boards (typically 1" by 6") were not reinstalled at corners, eaves, doors and windows. These were stored and to be reinstalled and painted as indicated by the paint analysis. Restoration of drip caps and flashing will be required at windows beneath sloping eaves. Caulk siding butt joints of the addition and cover with 1" by 6" trim.

Exterior Doors and Windows

All historic doors, door frames, window sash and window frames will require on-site determination as to restoration requirements. Surprisingly, however, the historic sash and frames are in very good

condition and should require only cleaning, preparation and painting. Paint sash flat white. The glass within the historic windows is typically unbroken, however, most glazing work must be redone. Restored windows should have sash, frames and trim matching the existing period windows. Some windows to be removed contain glass which has the appropriate defects for glass of the restoration period which should be salvaged and reused in restored windows. All doors and windows will require weatherstripping. Other treatments are noted on the drawings.

Interior

As outlined in the draft Skagway Historic District Management Plan, the use of the Moore House is directed toward interpretation of the three south first floor rooms with the north first floor and second floor rooms being either used for support functions or unused. Interior surfaces do not appear to be in any danger from immediate deterioration, therefore, no treatments are recommended for the interior finishes of the north first floor and second floor rooms. The south first floor interior finishes are to be restored to the ca. 1900-1905 period, which is a painted wainscot with unpainted walls and ceilings in the kitchen, varnished wood walls and ceiling in the dining room, and painted wood walls and ceiling in the parlor.

Flooring

The existing 3 inch wide floor boards may be in acceptable condition but a more comprehensive evaluation will be necessary prior to treatment. The floor should be leveled when the new foundation is installed. The floor finish should meet two criteria: present a historic appearance and preserve extant material. Assuming preservation of the existing flooring, the kitchen and dining room floors should be sanded and refinished with an appropriate varnish or shellac. The parlor floor treatment should be the same but with the addition of period linoleum or a rug. The kitchen probably should have a period linoleum.

Floors on the north side and second floor of the structure can remain untreated until such time as adaptive use of these rooms is required. Remove insulation from the floor of second floor rooms. Install insulation at rafters.

Interior Walls and Ceilings, First and Second Floor

The wall and ceiling wallpapers of the first floor of the structure were removed in the summer of 1980. Samples were retained from all rooms. These should be stored within the structure. The existing interior siding now exposed at the first floor south rooms is the appropriate finish for the historic period. If possible, remaining threads from the wallpaper fabric backing need to be removed. Reconstruction is recommended of the wall between the parlor and front room which was extant during the ca. 1900-1905 historic period. This would entail minimal conjecture and would be structurally advantageous. The north first floor rooms require no treatment, unless future use occurs; if adaptive, then these rooms should have walls sheetrocked, if interpreted, then part of the board finish could be retained. The northeast utility room will house the mechanical plant. This room will require 5/8 inch sheetrock on the ceiling and on all walls. Second floor rooms should have wall finishes preserved. (If the building is furnished, climate control requirements may require removal of the interior wall siding boards for installation of insulation).

Attic Spaces

Adjacent to the second floor room are attic spaces over the various additions. Fiberglass batt insulation was installed in the autumn of 1980. No additional treatment is required.

Evaluation of Effect of the Recommended Treatment

The purpose of the recommended treatments to the structure is to attain the appearance and characteristics of the ca. 1900-1905 historic period and to provide interpretable interior space. The results will increase the life of the building and will safely provide access to an historic resource. The restored building will be a beneficial contribution to the historic scene as it existed during the ca. 1900-1905 period.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District and on the J. Bernard Moore House.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required but this material is not of the ca. 1900-1905 historic period or is deteriorated beyond salvage. The building has been recorded to standards prescribed by the Historic American Buildings Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The significance of the building is its association with the gold rush and post-gold rush periods, (the exterior and interior appearance exemplifying Klondike Gold Rush era architectural development) and as the home of J. Bernard Moore. Preservation and restoration for interpretive purposes will not adversely affect the qualities which make it historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. Rather it will approximate the ca. 1900-1905 historic scene through utilizing the

house on its present site, reproducing elements of that period which are beneficial to the structure, such as the wood shingle roof.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. As stated above, the proposed undertaking will result in the re-creation of the ca. 1900-1905 historic scene. The exterior modifications necessary to make the building site accessible to the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Prior to work on the interior of the building, record the interior to Historic American Buildings Survey standards, utilizing 4 x 5 photos and other appropriate methods.

2. Establish programming and funding requirements for archeological compliance before utility and foundation work is undertaken.

3. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Foundation & utility excavation	$12.50/cu yd	80 cu yds	$ 1,000
	Removal of south porch	(Lump sum)		300
	Restore picket fence	$8.50/lin ft	710 lin ft	6,000
	Restore boardwalk	$20/sq ft	460 sq ft	9,200
	Remove concrete walk	$3/sq ft	290 sq ft	900
3.	Concrete	$1000/cu yd	20 cu yd	20,000
4.	Masonry			
	Restore chimneys	$2000/chimney	2 chimneys	4,000
5.	Metals	None		
6.	Wood & Plastics			
	Restore wall framing & sheathing	$2/sq ft	190 sq ft	400
7.	Thermal & Moisture Protection			
	Matching siding	$5/sq ft	31 sq ft	200
	Restore south porch vertical siding	$5/sq ft	90 sq ft	500
	Wood shingles at restored south porch	$1000/square	.5 squares	500
	Flashing	$4/lin ft	13 lin ft	50
8.	Doors & Windows			
	Reconstruct windows	$300/window	4 windows	1,200
	Restore windows	$200/window	13 windows	2,600
	Reconstruct door	$400/door	1 door	400
9.	Finishes			
	Mech. room sheetrock	$1/sq ft	580 sq ft	600
	Refinish wood floor, parlor, dining room & kitchen	$5/sq ft	690 sq ft	3,500
Divisions 10 through 14 - Not applicable				
15.	Mechanical and fire suppression systems		Total Systems	46,400
16.	Electrical, fire detection and intrusion detection systems		Total Systems	22,300
				$120,050

CAPTAIN WILLIAM MOORE CABIN

Building History and Description

The William Moore Cabin (HS-24D) was the first known structure in Skagway. Begun in November 1887, shortly after the arrival of Captain Moore and his son, Ben, to the area, work proceeded for only a few days until they left for the winter. In May of the following year, work was renewed, aided by the arrival of casing lumber and shingles from Juneau on June 13. In mid-June, the Moores moved into the cabin, setting up a tent inside as the roof was not yet complete. Work continued until the end of July when it was finally "completed," and they again left the area for the winter. However, according to Ben Moore's diary, the cabin still lacked "a door, proper windows, and so forth." For the next eight years, the cabin was seldom lived in but did at least serve as the Moore's stake on the land. In June of 1896, Ben Moore brought his family to the area and, setting up residence in the cabin, completed the chinking, window and door work, installation of a floor, and crude pole furniture.

According to historic photographs and the "Map of Bernard Moore Trading and Man'fg. Site Survey No. 13," in the fall of 1897 a 10 foot by 16 foot addition was built on the east side of the cabin. Additions were being undertaken to both the cabin and the main residence, which was begun in the spring of 1897. During the winter of 1899-1900, the cabin was moved approximately 50 feet to the west of the main house where it still remains, although in a state of deterioration. No definitive photographs of the cabin prior to its move exist, only photographs which confirm its existence and approximate location.

From the earliest available photographs and what remains today, a good account of its historic appearance is possible. The building had a perimeter foundation of 6" X 6" and 4" X 6" wood sills and a center longitudinal sill of two 1 1/2" X 7 1/2" boards, all resting on log piers which supported the building approximately a foot above the ground. Approximately 4" log floor joists in the east-west direction were squared on the bottom for a proper sill seat and on the top to receive the wood

flooring. Resting on the sills were hewn and "V-notched" wall logs (11" for the first course, 8" for the remaining courses), eight courses on the east and west walls and sixteen courses on the gable end walls making a structure 16'-9" X 15'-3" (exterior dimensions) and 15'-1" X 13'-6" (interior dimensions). Diary accounts mention the installation of chinking; from existing evidence, it appears that the chinking employed was cloth and newspapers in addition to smaller logs wedged or nailed into place. Horizontal pole rafters varying in size from 3" to 5" in diameter extended 28" on the south and 12" on the north beyond the exterior plane of the end walls. Photographs reveal six courses of shakes on the east side of the roof and roughly the same number on the west (though unverifiable from existing photographs) which made for a 22" average exposure. (Diary accounts reveal "house will be shingled on one side of the roof and shaked on the other side.") Vertical planks, 1" X 11 5/8", were nailed to the inside of the logs with muslin and newspapers applied as a wallpaper treatment. These newspapers date from 1888 to 1896 and come from a variety of publications including: "Scientific American," "Illustrated London News," "The Examiner: San Francisco," and the "Victoria Semi-Weekly Columnist," among others.

Two doors were provided, one at each end of the building. The south door measured 2'-0 1/2" X 6/-1"--a board-and-batten door with "Z" bracing--constructed of two boards--1" X 12 1/4" and 1" X 11 3/4". It had a single-pane, pegged window opening 11 5/8" X 17 3/8". The door was mounted with corrugated T-hinges, had a door pull (possibly leather, wood or wrought iron), and a hinge hasp mounted on a cross member below the window. Access steps were of two wood treads framed into wood stringers. Exterior trim measured 3/4" x 5". The north door measured 2'-8 5/8" X 5'-7", the bottom of which was approximately 12" above the floor. Like the south door, this door had a window opening measuring 2'-0" X 2'-6 1/4" composed of 6 panes, each 9 3/4" X 11 3/4" X 3/32" glass, with 2" X 4" exterior trim. The door was mounted on strap hinges, had a bronze door bolt, a bronze chain bolt, a leather door pull and a wooden drop arm.

Log joists divided the interior into a lower level and loft area, leaving a lower room ceiling height of 6 feet. These joists consisted of 8 east-west logs resting on the exterior wall perpendicular to which were smaller logs forming an attic "platform." A 3'-1" X 3'-0 1/4" opening provided access to the loft above. The scuttle door was a typical Z-braced board-and-batten door mounted with 3 leather straps for hinges and had a rope pulley mounted on one of the rafters. The interior had 1" X 11 3/4" flooring in the north-south direction with a vertical plank wall of similar size boards, although this wall was not continuous across the room. A 1" X 1" nailer on the floor and ceiling served as the means of attaching these planks. A built-in pole bed existed at the north end of the west "room." Apparently, a stove existed in the southwest corner of the interior as a 10" diameter hole was cut into the ceiling in this corner with a 1'-2" X 1'-8" metal housing, which still exists, for the flue; framing at the rafters for this flue still exists. Only one window existed, a 6 over 6 double sash opening in the west wall, each sash measuring 2'-4" X 1'-11" with 3/32" thick glass. Though undated, a small shed was later added to the north end of the structure prior to 1937. The ruined remains of this shed were removed in the 1970s.

The building, along with the Moore residence was transferred to the Kirmse family in 1914 and apparently the only work undertaken on the structure, with the possible exception of the shed, was a new roof. This roof had plywood sheathing and 16" by varying width shingles with a 5" exposure. The Moore estate was transferred to the National Park Service in September of 1979.

Record Conditions

Early photographs reveal that some of the logs became deteriorated at an early date and efforts were undertaken to try to hold the logs in place. Today, many of the logs below the roof line are in an advanced state of deterioration. Many of these logs have no structural integrity left and many of the notched joints have long since rotted away. The bottom log on the east elevation has shifted outward noticeably, due in part to the

total disintegration of the notches which held it in place. A real danger exists in resetting or replacing this log, as with many of the other logs. While each vertical wall plank is double or triple nailed into each log (the nails appear to be accessible to cut in place to free the wall planks), any replacement work will be a very difficult and delicate operation. Needling and jacking of the wall would be the most commonly used technique for log replacement, regardless of whether the wall was left "in place" or jacked up. The dangers of needling are twofold. If the building is supported at the roof line, the possibility of total collapse of the east, and to a lesser degree the south, walls exists unless some type of consolidation or support were undertaken beforehand, such as both an interior and exterior bracing system. The other concern is whether there is enough structural integrity in any of the logs to withstand a needled support, again prior to some type of consolidation. The logs at eaves level do appear to have the necessary integrity.

The building presently rests on the ground due in part to soil deposition in the area but also due to settlement related to rotting of the piers, two of which are visible. Because of this condition, the bottom of the sills are decayed, the extent of which is undeterminable until some excavation work is undertaken. Stone supports have been placed under the sills and the lower east and west wall logs in an apparent attempt to control the settlement. Much of the log chinking is decayed or missing which in conjunction with the rotten logs allows for much air and water infiltration. Though the wall planking does appear to be in good condition, this infiltration has deteriorated some of the historic newspaper wall covering, much of which is intact and in repairable condition. A large part of the ceiling paper has fallen but is still in one piece. Only 4 feet of the interior partition is intact, but the full base "plate" remains. A small area of plank flooring exists in the loft area; whether this ever covered the entire area is unknown. The doors and window need only minor work--replacing broken glass in the doors and window, reconstructing muntins in the rear door window and some wood and hardware repair. The plywood of the new roof system is highly visible on the exterior and detracts from the historical integrity of the building.

Archeological Synopsis

One excavation unit, subdivided into four four-foot long sections separated by six inch balks, was placed along the east side of the Moore Cabin. The trench was three feet wide. It exposed the stone piers placed under the bottom log at each corner and in the center of the log, flower bed borders probably associated with the Kirmses, and twenty inches of sediment that have accumulated since the cabin was first moved to the site.

The flower bed borders represent two different time periods. The earlier one was made of bricks aligned about twenty inches from the cabin wall. It was three and a half inches below the ground surface. A later border was composed of round river cobbles just to the inside of the bricks, and just above them. In addition, a strip of wood with nails every six inches was found three inches below the surface and nine inches from the structure wall. This was probably used to anchor the ends of string or wire for pea, bean or flower vines to grow on. These strings can be seen in a photograph from the 1930s.

The soil sediments consist of alternating sand and humus layers in very thin strata. They may indicate varying seasonal deposition around the building.

In addition to the excavation unit along the east side of the Moore Cabin, the excavation of a soils test was monitored approximately 35 feet west of the cabin. This trench had only about two inches of humus, covering four inches of sand. There was no stratigraphy. Ground water was encountered at 3'-2" below the surface.

Recommendations

While of minor interest to archeologists, these remains cannot be considered significant. It is expected that artifact analysis will yield additional information regarding the specific use of the building during

the Kirmse period. No additional archeological work is necessary at the Moore Cabin, with one possible exception. When the earth insulation on the attic floor is removed, perhaps an archeologist should sift it for artifacts. If this recommendation is implemented, the earth should be removed by the archeologist so that proper control of data will be exercised. Any artifacts removed would be assumed to have been associated directly with the use of the structure, and therefore of interest to interpretation.

Treatments and Evaluation of Effect

This structure is significant for its association with the Klondike Gold Rush and with gold rush promoters Captain William Moore and his son, Ben. The structure is not in itself architecturally significant except as an example of frontier vernacular construction. The late nineteenth century newsprint on the cabin's interior walls is an important feature which should be preserved.

Alternative Treatments

A. No Treatment

It is quite possible that the cabin, despite severe deterioration of some exterior logs, could remain standing for a few more years; indeed, the structure is in remarkably good condition considering its age and environment. However, the structure is now at a stage where routine maintenance alone is not sufficient for its long term preservation. Comparison of historic and contemporary photographs indicates that the deterioration of the building is accelerating. The expected effect of the no treatment alternative would be the loss of the structure. This alternative is not recommended.

B. Exterior Restoration to the 1888-1896 Period and Preservation of the Interior

Historical and archeological evidence indicates that the sill logs were supported on small stones. This alternative would require the construction of a foundation system to restore the close proximity of sill logs to grade relationship. Even with wood preservative treatments, the building would be subjected to excessive water when the site becomes flooded. Additionally, the structure was not at its present location during the 1888-1896 period. Therefore, this alternative is not the appropriate treatment and is not recommended.

C. Exterior Restoration to the 1896-1900 Period with Interior Preservation

As indicated by historical documentation, this treatment would require removal of material from the Moore house and relocation of the cabin back to the north side of and reattachment to the house. Expense, loss of fabric from the house, and conjectural restoration of details suggests that this alternative is not justifiable even in light of this as the most significant historic period. This alternative is not recommended.

D. Recommended Treatment: Exterior Restoration to the 1900-1905 Period with Interior Preservation

This alternative will optimize conditions for preservation and maintenance by raising the structure above grade, the reason the cabin was placed on piers when it was moved to its present location by 1901. This treatment will restore the correct appearance of the building for this location. Sufficient photographic documentation for this period is more available than for periods prior to 1900, minimizing conjecture in the restoration process. This treatment is recommended.

Specific Recommended Treatments

Site

1. Level the grade beneath the cabin with fill, blended to the existing adjoining grade.

2. Do not attach signs to the structure, and if identification or interpretive signs are used, place them near the perimeter of the property.

3. Remove the existing fence west of the cabin. Reconstruct the 1900-1905 fence west and north of the cabin.

Foundation

Raise structure and support on new timber pier and girder system on concrete footings, minimally exposed.

Exterior Walls

The cabin is regarded as the most historically significant structure in Skagway today, just as it was in 1901 when Bernard Moore stated his intention to preserve the building. In view of this, the structure warrants treatment of a higher level than other historic structures in Skagway. Such treatment will entail construction of a protective shelter around the cabin while it is dismantled and treated.

The dismantling is necessitated by the need to access all surfaces of the wall logs, and to insert a wind and moisture barrier. Also due to the extremely weak condition of many wall logs, conventional jacking apart of the logs to insert replacements would cause crushing or breaking failure.

The extent of deteriorated log replacement has been considered as well as other methods and procedures. It was estimated that a conventional replacement approach would result in the south and west walls, for example, being nearly completely replaced. Partial replacement with in-fill pieces is not recommended since the result would detract from the visual integrity of the structure.

The recommended treatment approach is a combination of replacement of severely deteriorated logs with an epoxy consolidant treatment for logs in early stages of deterioration.

The following is the recommended procedural steps for treatment:

1. Construct a protective shelter around the cabin.

2. Install a temporary bracing system in the attic.

3. Install a bracing system to retain the interior wall planks in their existing locations.

4. Install exterior wall braces to prevent wall collapse.

5. Lift upper portion of the structure (above eaves level) as a unit. Adquate vertical lift capability is necessary to allow for work access and final deposition of the structure 1'-6" above the existing elevation.

6. Remove main wall logs individually, slowly and carefully, cutting nails to interior planks as removal proceeds.

7. Continue the procedure to and including the sill logs. Inspect each log to determine required treatment (retain as is, treat with epoxy consolidant, or replacement). Logs to be retained or treated should be stored off-site until the foundation is complete and logs can be reinstalled.

Logs with advanced deterioration or with major portions missing should be replaced. Approximately six logs were found in this condition during investigations. Inspect all log members for decay sources and treat appropriately. Logs with a sound outer surface but with internal degradation should be test treated with epoxy consolidant. This will require access to all surfaces of the logs, necessitating their removal from the structure for treatment. Approximately ten logs were found in this condition. The test period should be a minimum of one year. If the epoxy consolidant method results in acceptable appearance and structural qualities, retain those logs; if not, replace and provide for periodic log replacement. This treatment approach should provide the necessary structural stability with an acceptable appearance, while maximizing the retention of extant material.

Doors and Windows

Treat with wood preservative and restore all doors, sash, glazing, frames and trim. Restore existing hardware and provide reproduction hardware as required.

Steps

Restore south steps and construct similar steps at the north doorway.

Roof Structure

Retain the existing roofing since it is in relatively good condition and acceptable in appearance. At such time as roofing replacement is necessary, replacement with shakes would be appropriate, and the metal flue should be restored. The existing rafters are in acceptable condition. Rafter ends should be treated with a wood preservative.

Floor

Retain the extant floor framing and planks. Eliminate decay sources and replace decayed wood planks in-kind.

Interior Walls and Ceiling

As previously noted, the interior newsprint finish is a significant feature of the cabin; most of this material is extant. Because the building is so susceptible to ground moisture, the lower six to eight inches is deteriorating. Other losses are found at the ceiling where moisture, age, and gravity have contributed to losses. Some fabric is hanging from the ceiling, temporarily held with push pins. To preserve this material, the following procedure is recommended. First, install a moisture and wind barrier immediately behind the wall and ceiling planks. The material must be carefully selected since it may be visible to some degree through the exterior log joints. Second, reattach the newsprint and fabric to the wall and ceiling planks as required. Third, treat the fabric and newsprint to arrest decay.

Ceiling Structure

The existing ceiling joists appear to be in acceptable condition. However, the north central joists deflect as much as two inches. The earth insulation on the attic floor should be removed. If monitoring of these ceiling joists indicates continuing deflection then supplemental support could be provided by a cable and turnbuckle system within the attic space.

Evaluation of Effects of the Recommended Treatment

The purpose of the recommended treatments to the structure is to assure its preservation, to attain the exterior appearance and characteristics of

the 1900-1905 period, and to provide interpretable interior space. The results will increase the life of the building and will safely provide access to this element of the historic scene.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District and on the Captain William Moore cabin.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the Natioal Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building will be required but this material has so deteriorated or is so unsafe that it would be lost regardless of the proposed action. The building has been recorded to standards prescribed by the Historic American Buildings Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

   Treatment and interpretation of the building will preserve the qualities which make it historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment. Rather it will contribute to the preservation of the 1900-1905 historic scene through utilizing the cabin on its present site, reproducing elements of that period which are beneficial to the structure, such as the pier foundation.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building site accessible to the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Prior to work on the structure, record the interior to Historic American Buildings Survey standards, utilizing 4 by 5 rectified photos and other appropriate methods.

2. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Editorial Note: In reference to the roofing discussed in the foregoing text, further physical investigation and comparison with historic photographs indicate both sides of the roof had six courses of shakes. It is credible that Ben Moore, in his diary, used the term "shakes" when refering to hand-split shakes, and the term "shingles" when refering to sawn shakes.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Structure lifting	(Lump sum)		$ 1,300
	Shoring & bracing	(Lump sum)		1,300
	(other site work included with house)			
3.	Concrete			
	Install pier foundation footings	$700/cu yd	1.3 cu yd	1,000
4.	Masonry	None		
5.	Metals			
	Restore sheet metal flue	$30/lin ft	4 ft	200
6.	Wood & Plastics			
	Install replacement logs	$100/log	6*	600
	Epoxy consolidant treatment	$25/lin ft	70 ft*	1,800
	Reconstruct steps	$200/each	2 sets	400
7.	Thermal & Moisture Protection			
	10 mil polyethylene moisture barrier	$1.50/sq ft	470 sq ft	700
	Wood shakes	$500/square	4.4 squares	2,200
8.	Doors & Windows			
	Restore doors	$300/door	2 doors	600
	Restore windows	$200/window	1 window	200
9.	Finishes			
	Preserve interior papers	$10/sq ft	675 sq ft	6,800
10.	Specialites	Not Applicable		
11.	Equipment	"	"	
12.	Furnishings	"	"	
13.	Special Construction	"	"	

* Unit totals for log work dependent on full inspection during dismantling. These figures are minimum work needed.

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
14.	Conveying systems	Not Applicable		
15.	Mechanical	"	"	
16.	Electrical	"	"	
				$ 18,100

HISTORIC AND RECORD PHOTOGRAPHS

Figure 2 and photographs 4, 5, 8, 9, 15-18, and 20 are from the Klondike Gold Rush National Historical Park collection.

Photographs 26 through 32, 34 through 43, 48 through 63, and 68 through 78, by Paul C. Cloyd, National Park Service, Denver Service Center, April, June and July, 1981.

The sources of other photographs are as indicated.

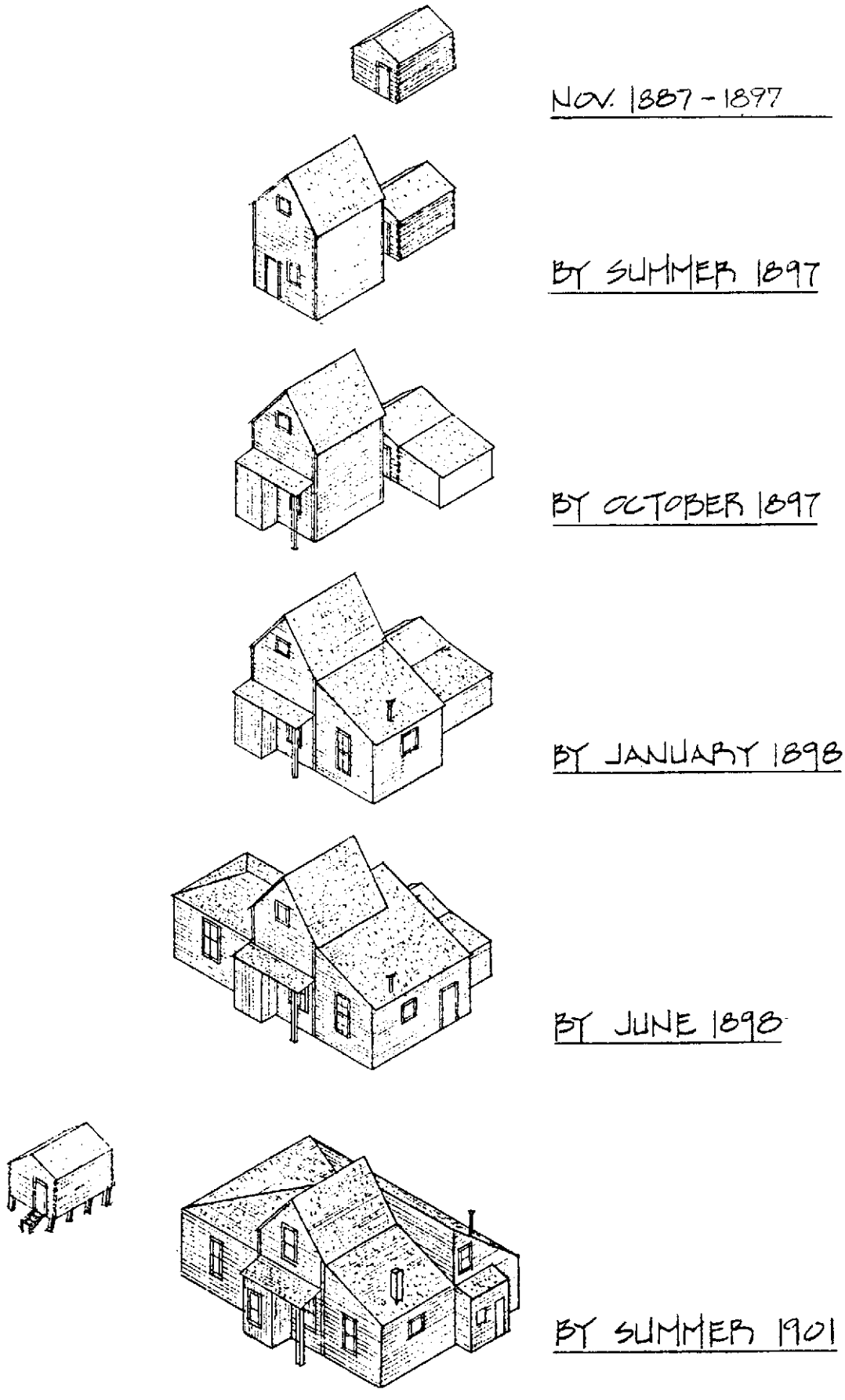


Figure 1. Historic development of Moore Cabin and House.

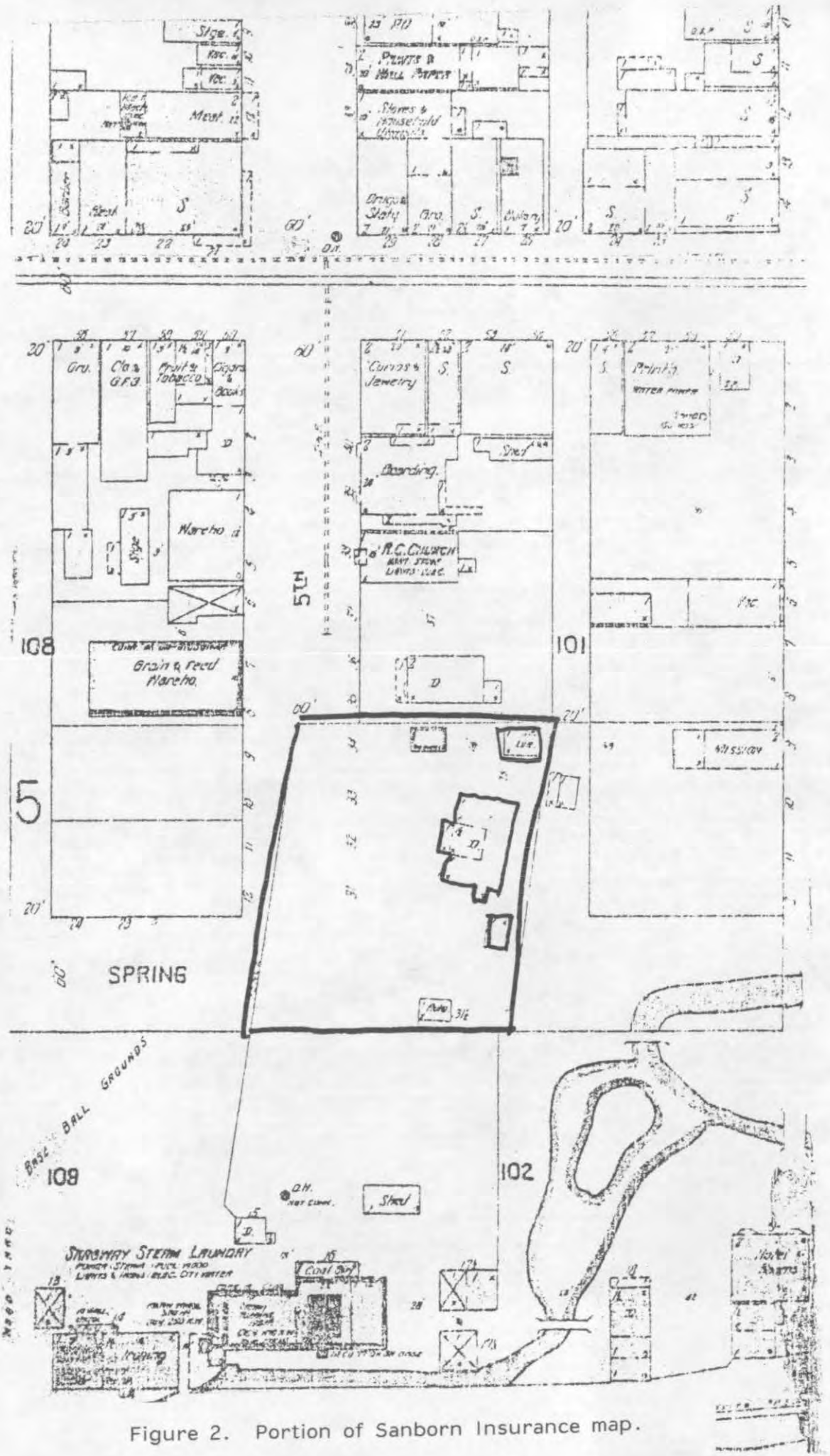


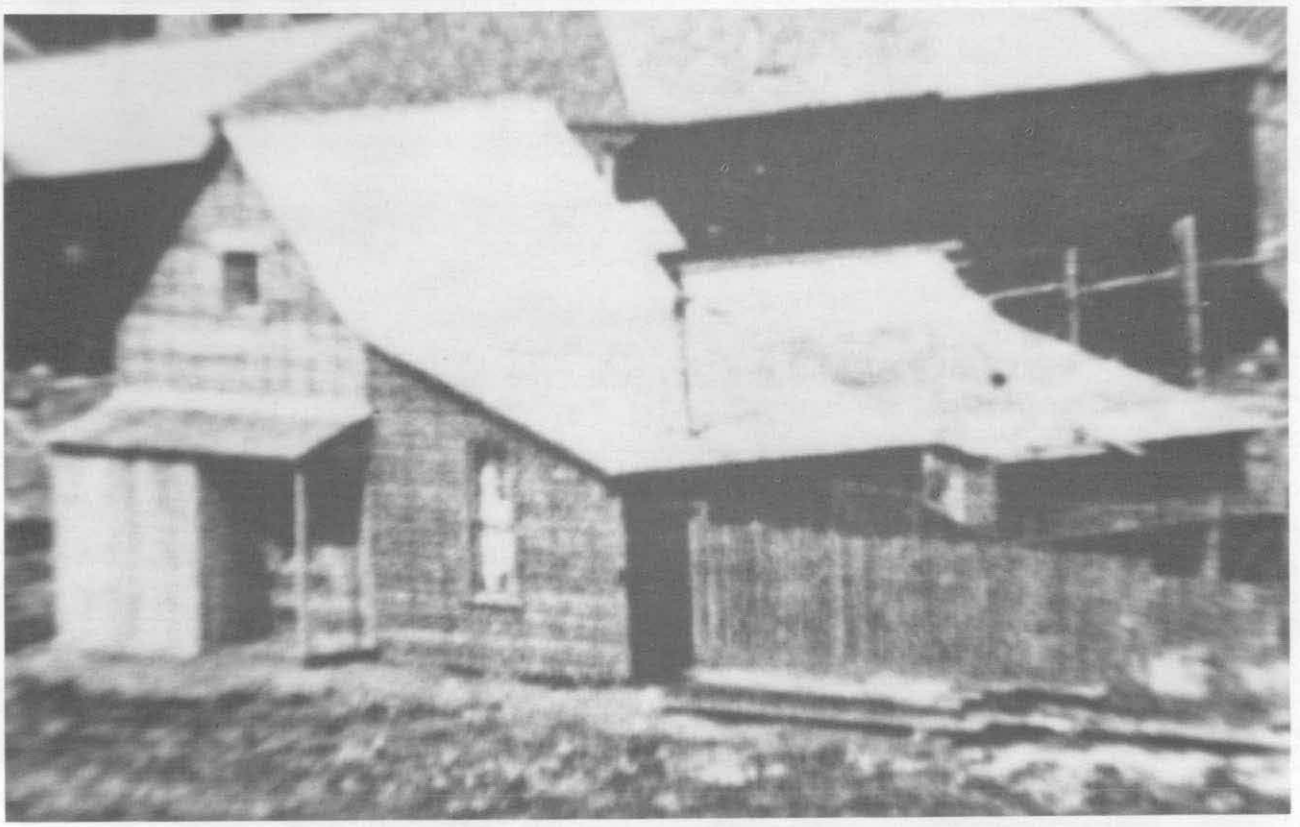
Figure 2. Portion of Sanborn Insurance map.



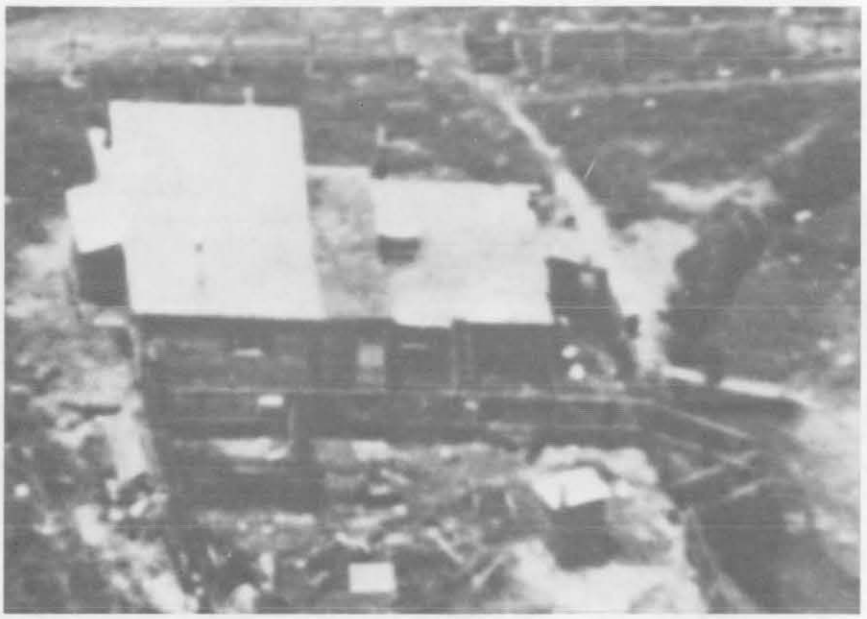
Photograph 1. July-August 1897. Alaska Historical Library.



Photograph 2. Detail from a Sept. 1897 photograph. Univ. of Washington, Suzzallo Library.



Photograph 3. Detail from an April 29, 1898 photograph. View from Southeast of house and cabin (at rear). University of Washington.



Photograph 4. Detail from a June 1898 photograph.
View from east.



Photograph 5. Detail from a ca. 1900 photograph.
View from southeast. Note relocation of cabin.



Photograph 6. 1901. View from southwest of Moore House. Note window trim differences. Days of '98 Museum collection.



Photograph 7. 1901. University of Alaska, Fairbanks.



Photograph 8. Detail from a ca. 1901 photograph. North addition had not yet been painted.



Photograph 9. Detail from a ca. 1905 photograph. View from north. Note single window at house and shed addition at cabin's north wall.



Photograph 10. Portion of a 1904 photograph. View from southwest. Note elevated boardwalk and paint scheme on house. University of Alaska, Fairbanks.



Photograph 11. Ca. 1904. Interior view of parlor looking east into dining room. Days of '98 Museum.



Photograph 12. Ca. 1904. Southwest corner of parlor. University of Alaska, Fairbanks.



Photograph 13. Ca. 1904. Northeast corner in parlor. University of Alaska, Fairbanks.



Photograph 14. Ca. 1904. North wall of northwest bedroom. University of Alaska, Fairbanks. J.B. Moore Collection.



Photograph 15. July 6, 1907. View from southeast.



Photograph 16. Detail from a ca. 1910 photograph. View from east. Note corbelled chimney cap at the southeast chimney and two additional flues extending from east end of roof.



Photograph 17. Ca. 1916. Moore House in center foreground. Note the north windows are all in place as found.



Photograph 18. Date unknown. Moore cabin, view from southeast.



Photograph 19. Date unknown. Moore cabin, view from southeast. Anchorage History and Fine Arts Museum.

Note condition of roof



Photograph 20. Date unknown.



Photograph 21. Oct. 1977. N.P.S. photograph by T. Busch.



Roofing material removed summer 1981

Infill window

Asphaltic sheathing removed summer 1981

Photograph 22. North elevation.

Infill windows

Moore House Oct. 1979.
N.P.S. photographs
by R. Copeland



Chimneys removed summer 1981

Photograph 23. West elevation.

Railing removed summer 1981



Remove meter box

Remove gutter

Photograph 24. East elevation.



Window restored to off-center location summer 1981

Asphaltic sheathing and railing removed summer 1981

Photograph 25. South elevation, Oct. 1979.
N.P.S. photograph by R. Copeland.

Wood shingle roof installed summer 1981

Remove window and porch

Infilled areas of original window

Infill of historic window (not an original window, see photograph 8)



Photograph 26. View from southeast, July 1981.



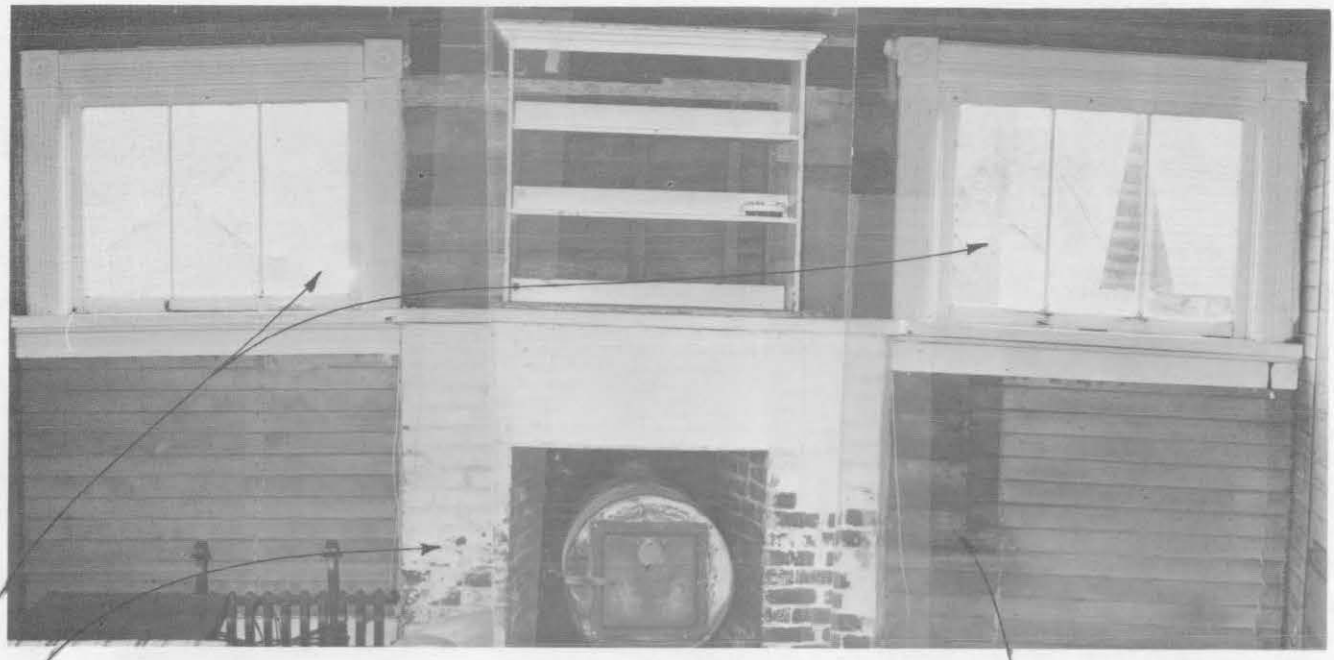
Photograph 27. View from northwest. July, 1981. New shingle roof installation in progress.



Photograph 28. Window trim detail. June 1981.



Photograph 29. Restored window trim detail.



Photograph 30. West wall of parlor. June 1981.

Remove fireplace

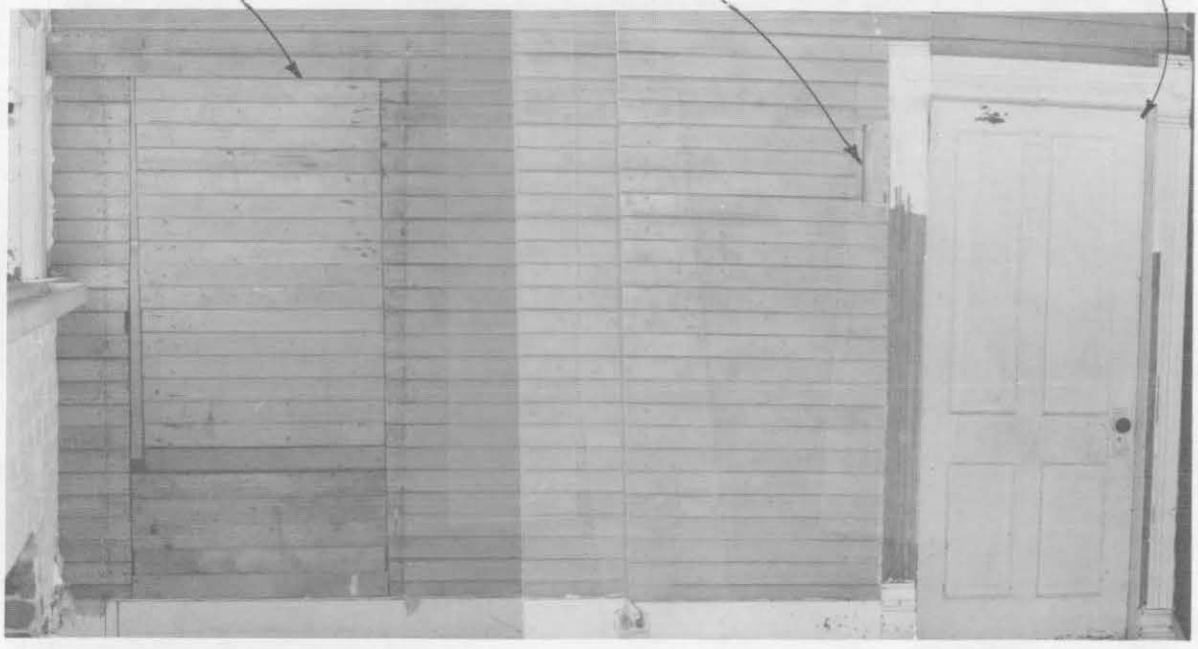
Infill windows

Location of original window

Location of original door

Location of flue at wall

Door installation probably post 1915



Photograph 31. North wall of parlor. June 1981.



Photograph 32. South wall of parlor. June 1981.



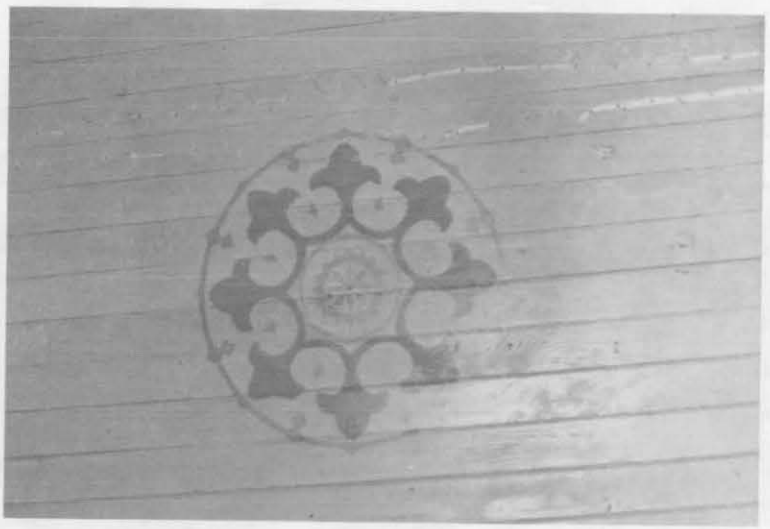
Photograph 33. East wall of parlor.
N.P.S. photograph by R. Copeland, Oct. 1979.

Fabric finishes removed spring 1980.

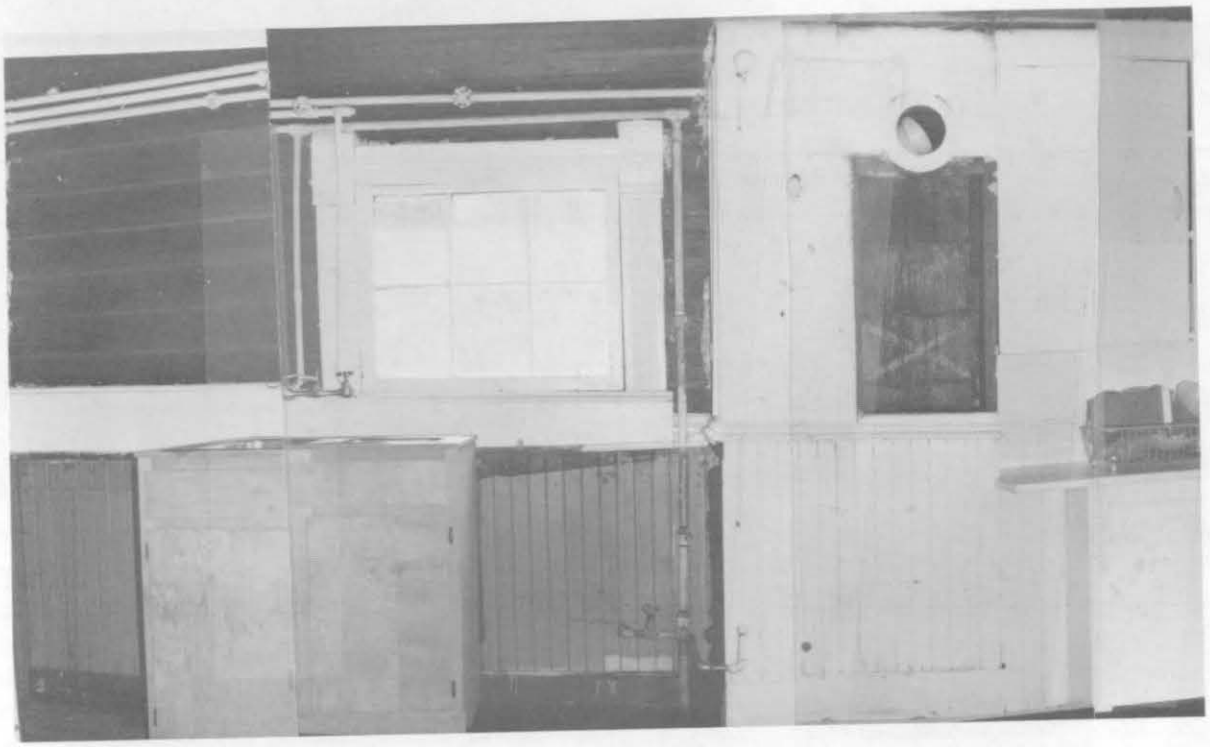
Historic wall location. See photographs 11 and 13.



Photograph 34. June 1981. Floor detail at parlor-dining room opening.



Photograph 35. Detail of parlor ceiling decoration. June 1981.



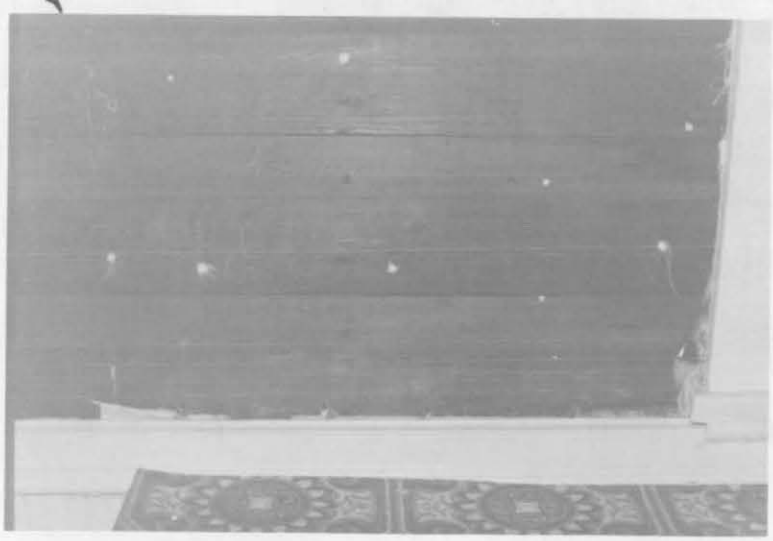
Photograph 36. East wall of kitchen. June 1981.



Photograph 37. West wall of kitchen. June 1981.



Photograph 38. South wall of kitchen. June 1981.



Historic graffiti by daughter of Bernard Moore; "Edith Moore"

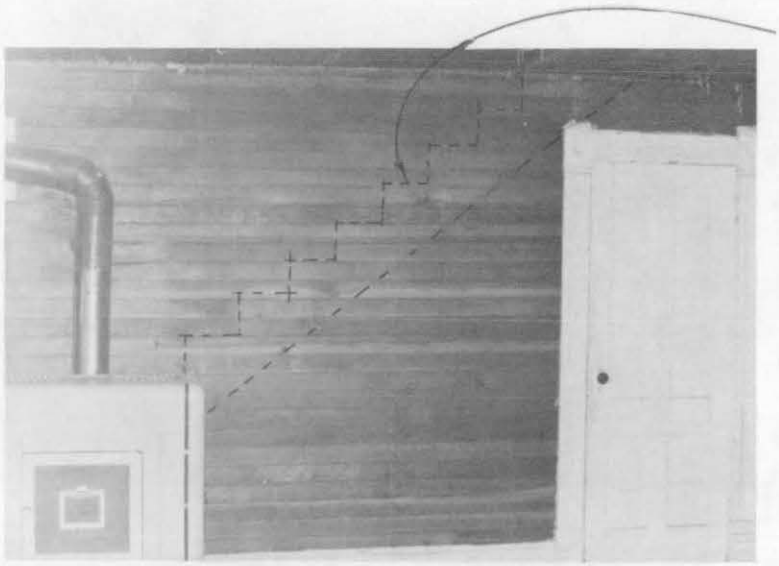
Photograph 39. Graffiti detail.



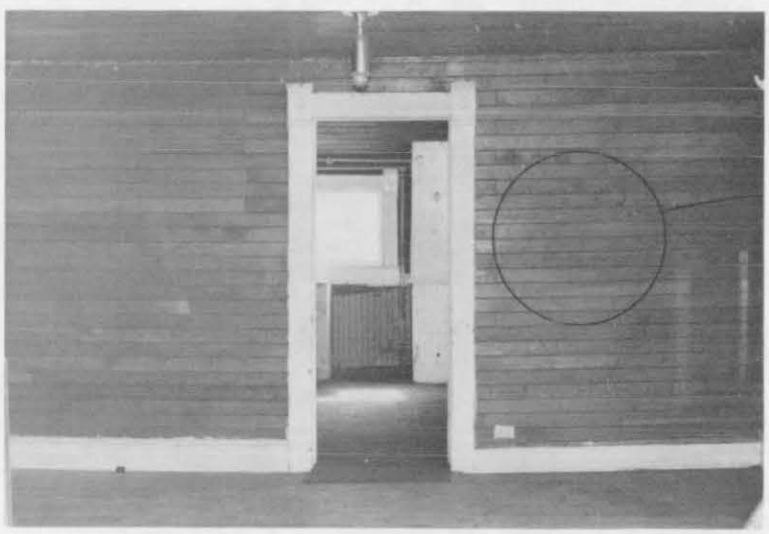
Photograph 40. Kitchen, north side.



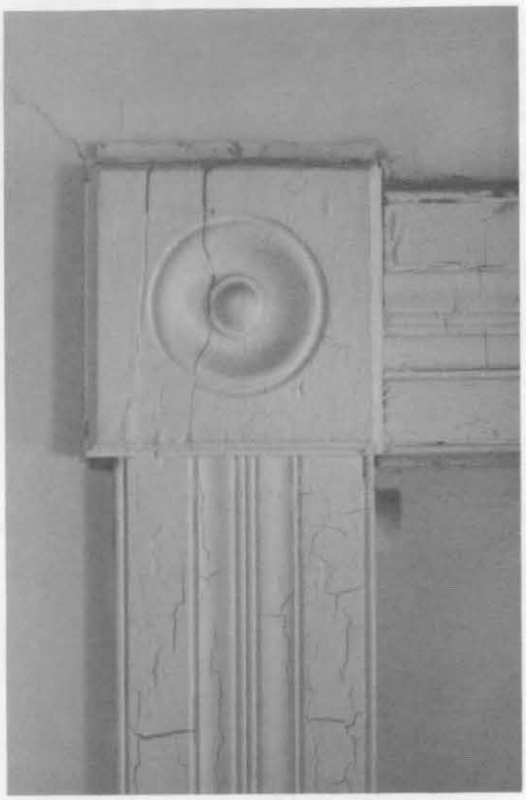
Photograph 41. Dining room, south wall.



Photograph 42. Dining room, north wall.



Photograph 43. Dining room, east wall.

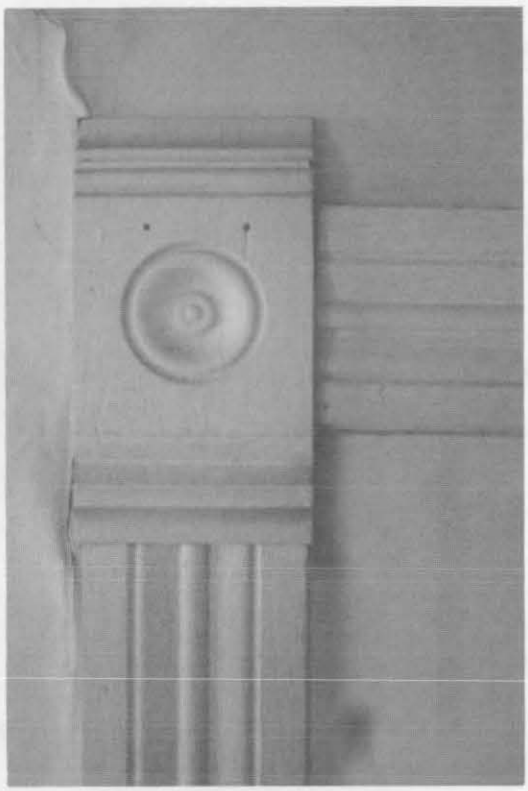


Photograph 44. Trim detail, parlor, west wall.

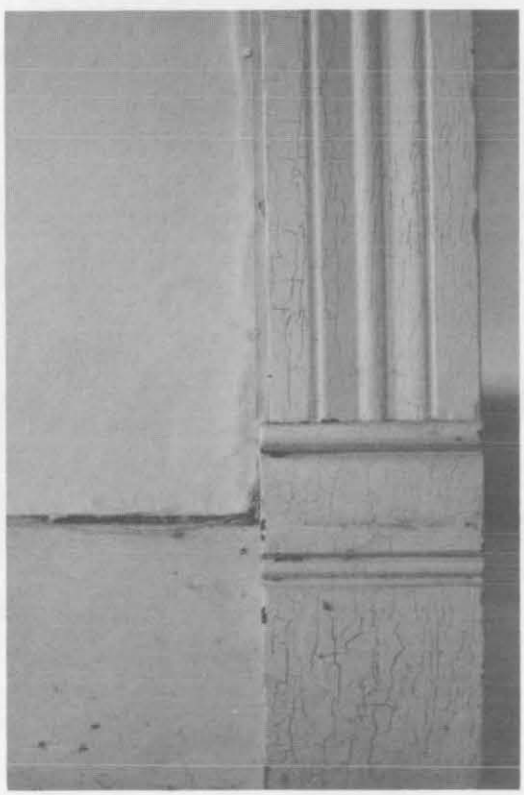


Photograph 45. Trim detail, parlor, east wall.

N.P.S. photographs by
R. Copeland, Oct. 1979.



Photograph 46. Trim detail.



Photograph 47. Trim detail, parlor, north door.

N.P.S. photographs by
R. Copeland, Oct. 1979.



Photograph 48. South porch, south wall.



Photograph 49. South porch, north wall.



Photograph 50. South porch, west wall. June 1981.



Photograph 51. South porch, east wall. June 1981.



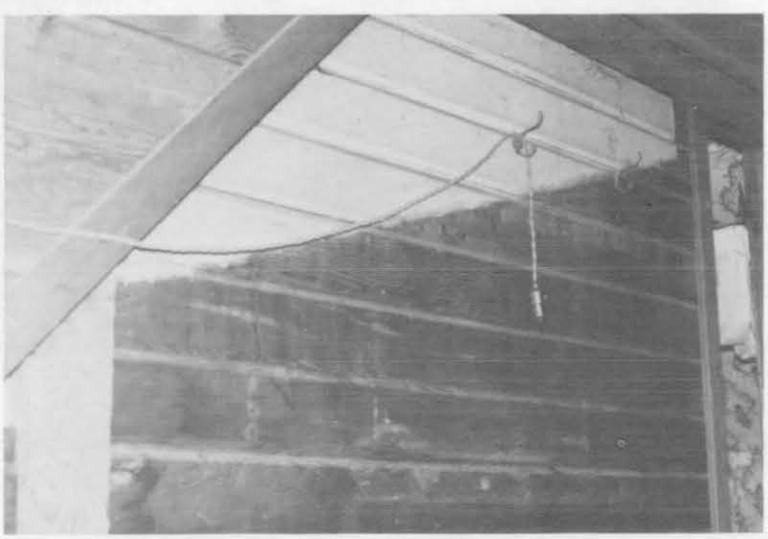
Photograph 52. Attic room, north wall. June 1981.



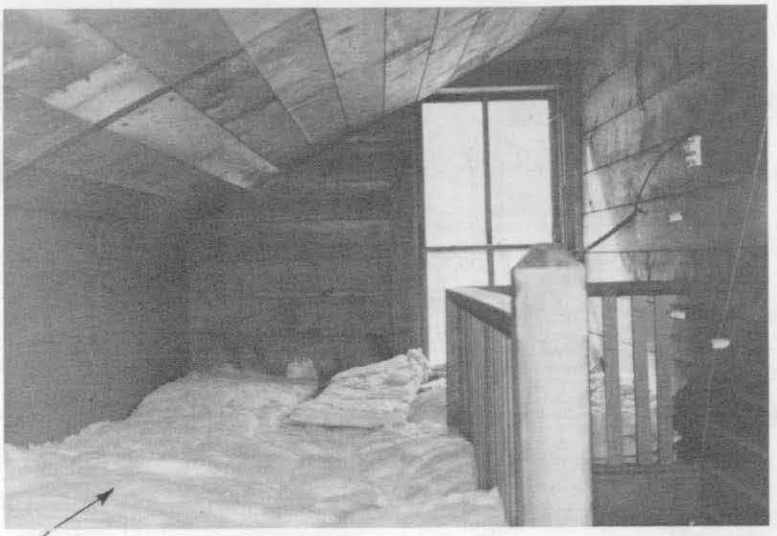
Photograph 53. Attic room, south wall. June 1981.



Photograph 54. Stairwell.



Photograph 55. Attic hall, south wall.



Photograph 56. Attic hall, east end.

Remove insulation from floor.



Photograph 57. Attic hall, west end.

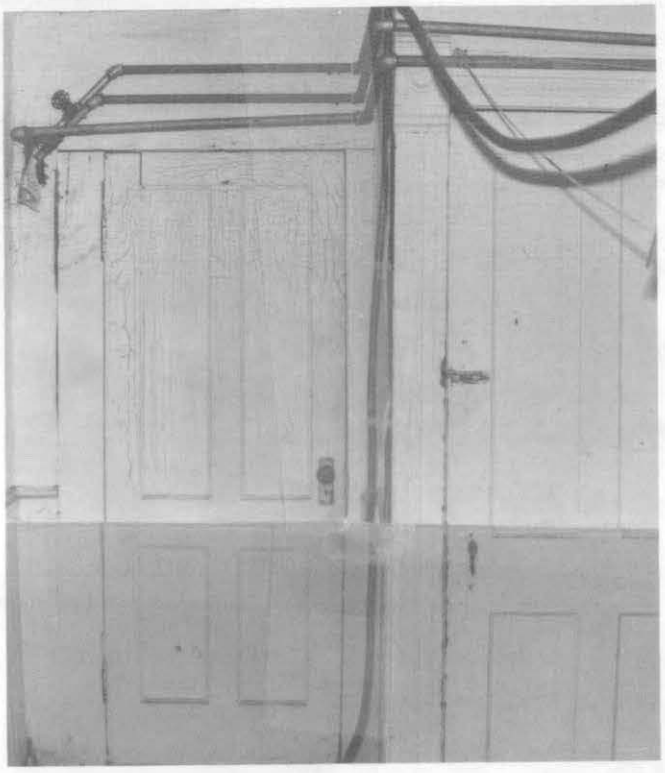


Original roof now enclosed by 1901 addition

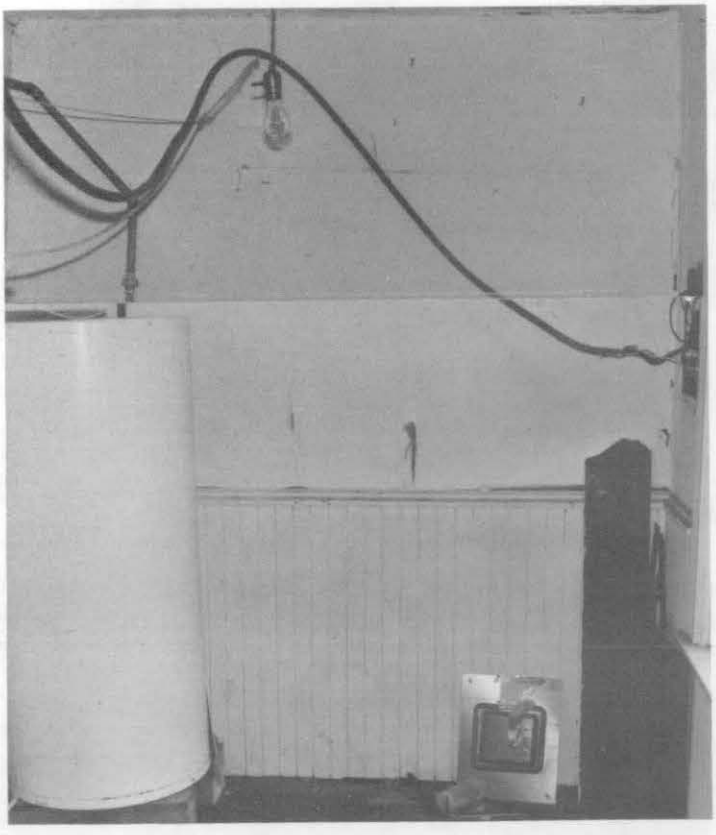
Photograph 58. Attic, southwest.



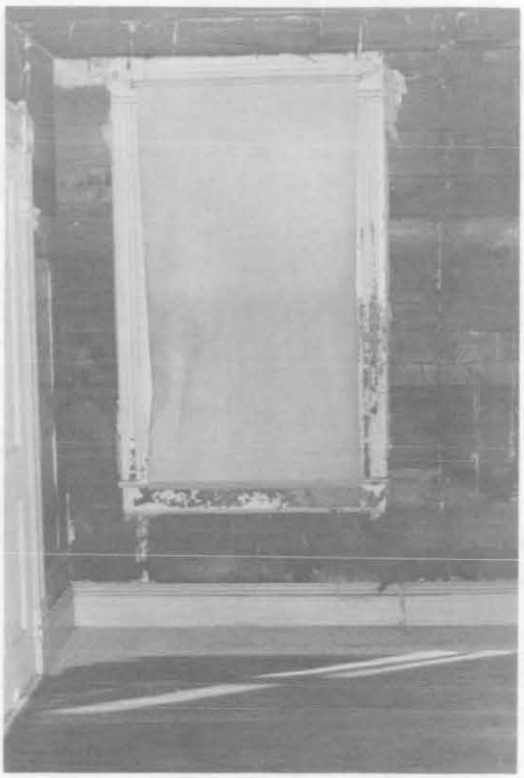
Photograph 59. Attic, northeast.



Photograph 60. Mechanical room, south wall.



Photograph 61. Mechancial room, north wall.



Photograph 62. Northeast bedroom, northwest corner.

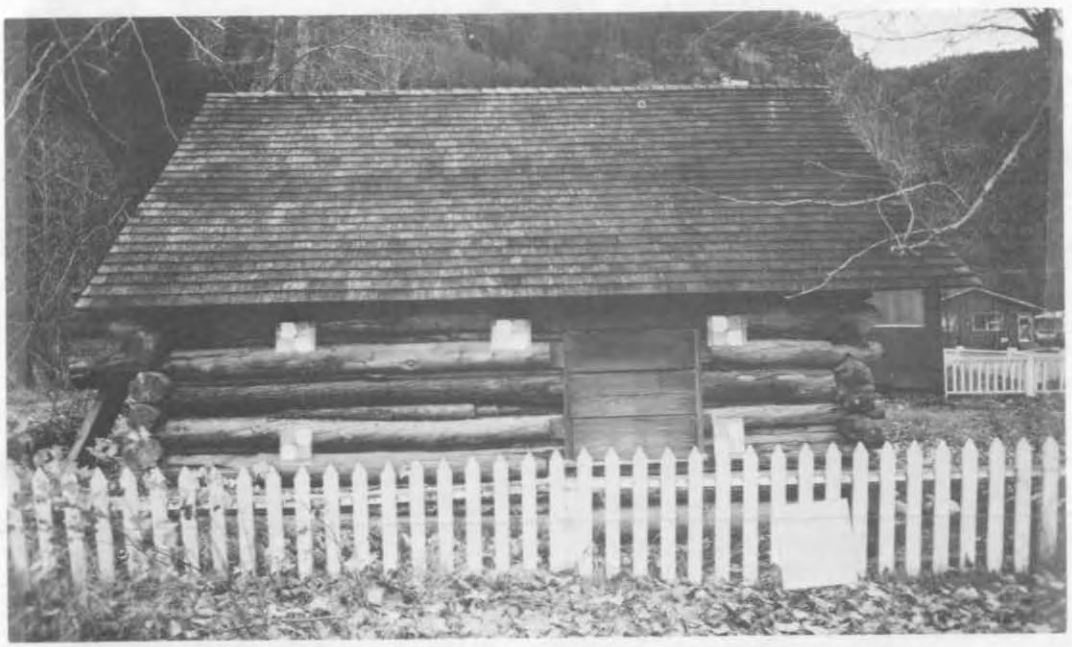


Photograph 63. Northeast bedroom, northeast corner.



Photograph 64. Moore Cabin, south elevation.

N.P.S. photographs by T. Busch, Oct. 1979



Photograph 65. Moore Cabin, west elevation.



Photograph 66. Moore Cabin, east elevation.

N.P.S. photographs by
T. Busch, Oct. 1979.



Photograph 67. Moore Cabin, north elevation.

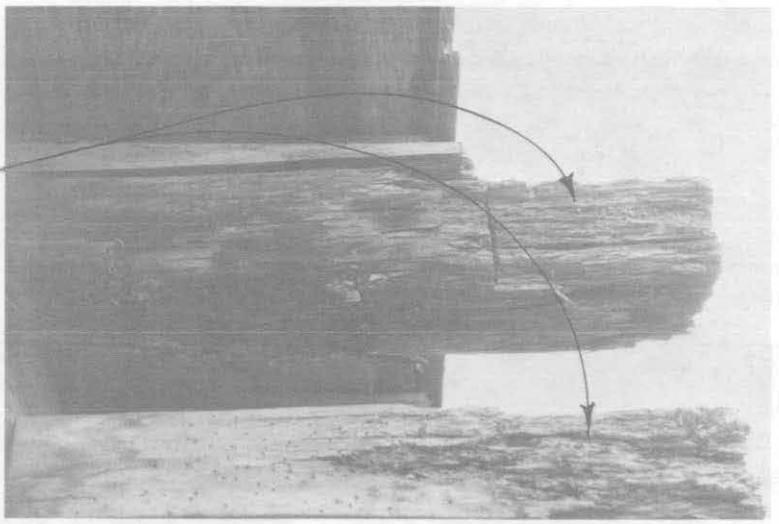


Photograph 68. Moore Cabin, east wall stone support. April 1981.

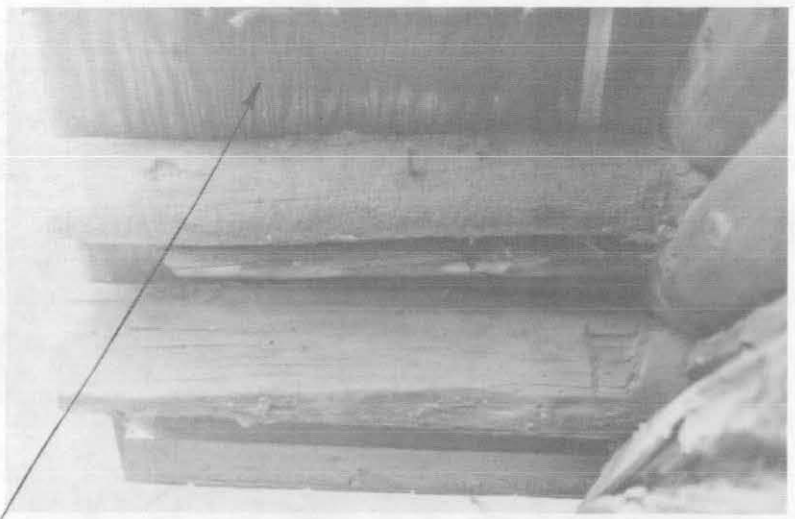


Photograph 69. Moore Cabin, southwest corner joint detail. April 1981.

Test treat with
epoxy consolidant



Photograph 70. Moore Cabin, north eave detail.



Photograph 71. Moore Cabin, south eave.

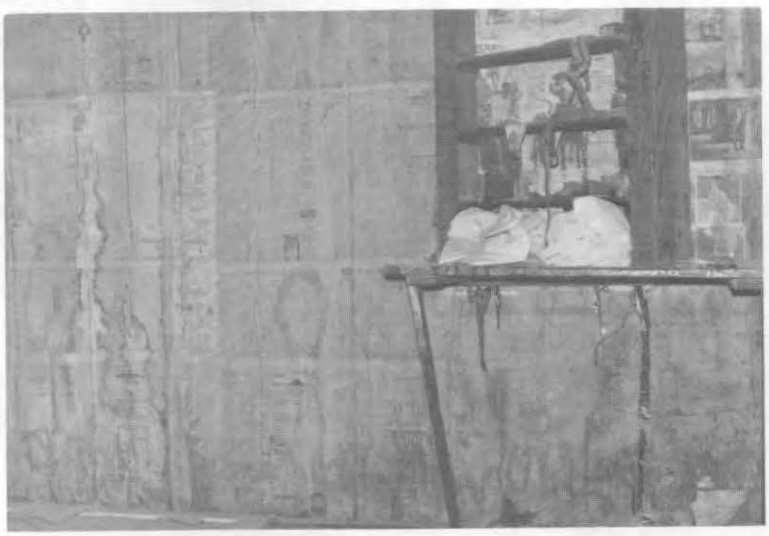
Remove plywood roof deck



Photograph 72. Moore Cabin,
northeast eave detail.

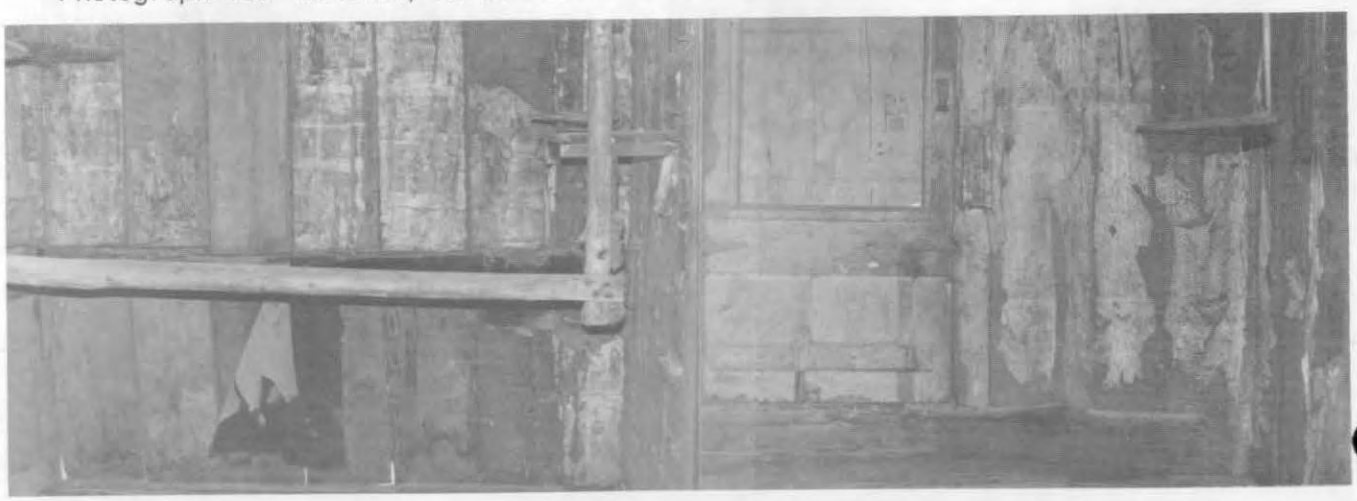


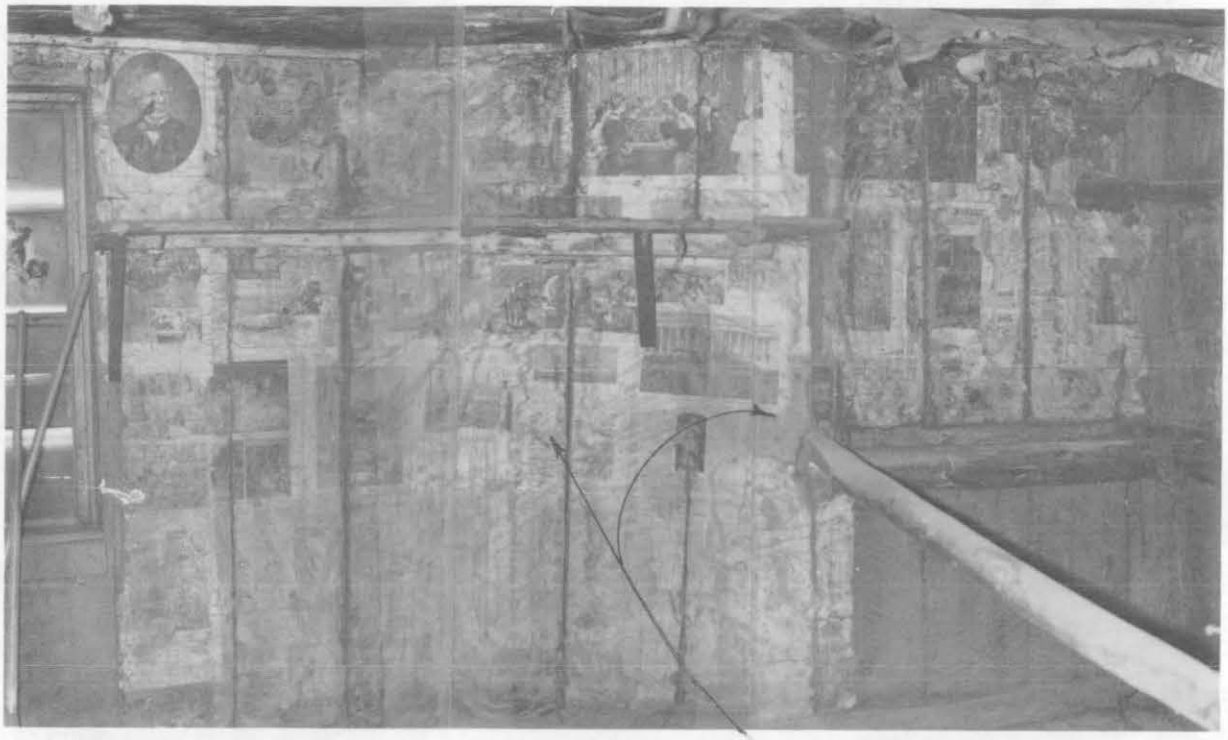
Photograph 73.
Interior, south wall.



Photograph 74.
Interior, east wall.

Photograph 75. Interior, north wall.





Photograph 76. Interior, west wall.

Preserve paper finish

Remove plywood roof deck



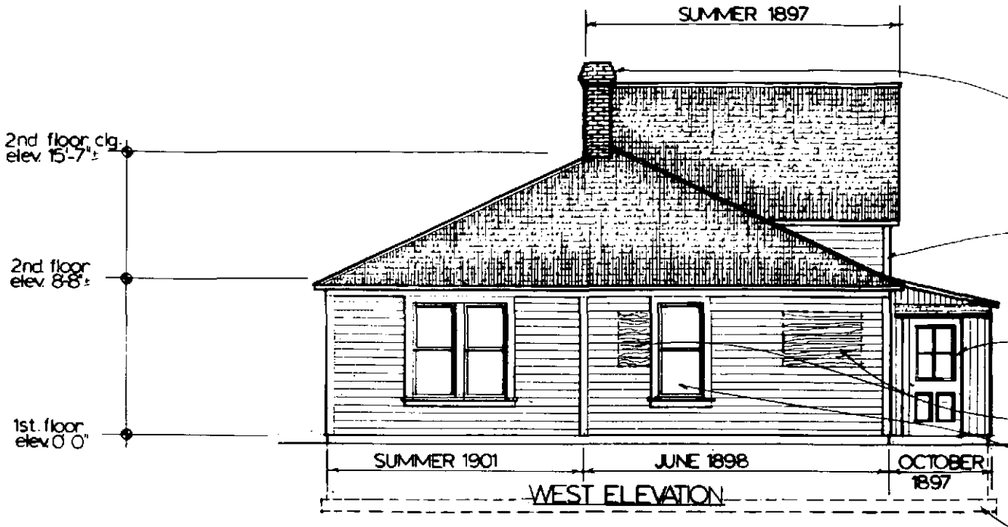
Photograph 77. Attic joint detail, northeast corner.

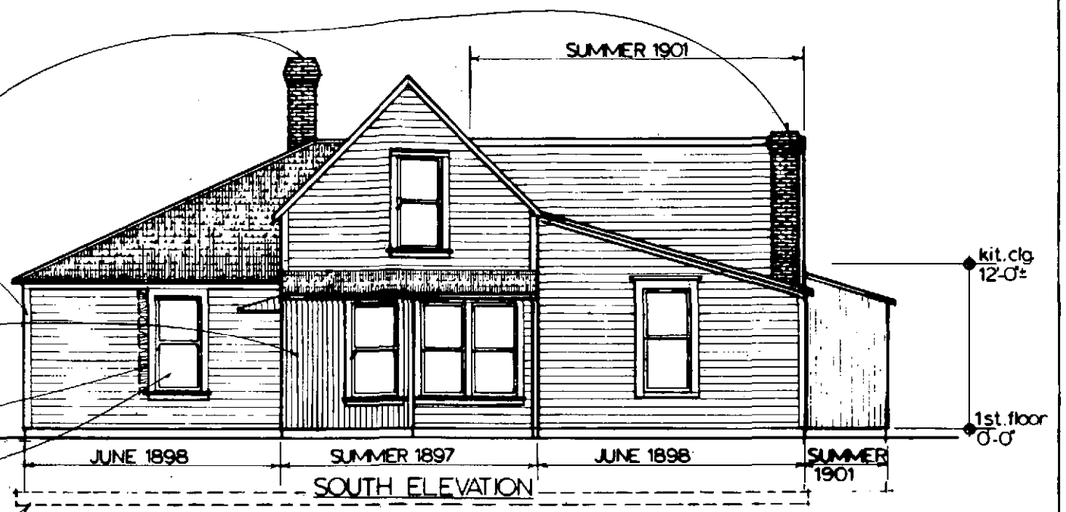


Photograph 78. Attic, south end.

Remove earth

RECOMMENDED TREATMENT DRAWINGS





restore chimneys ③

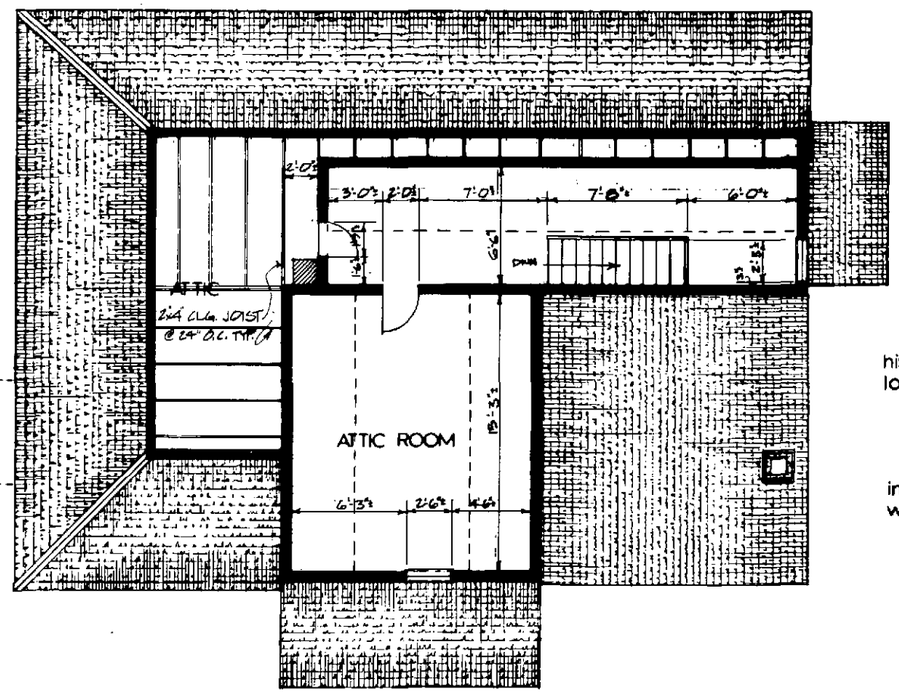
restore trim ②

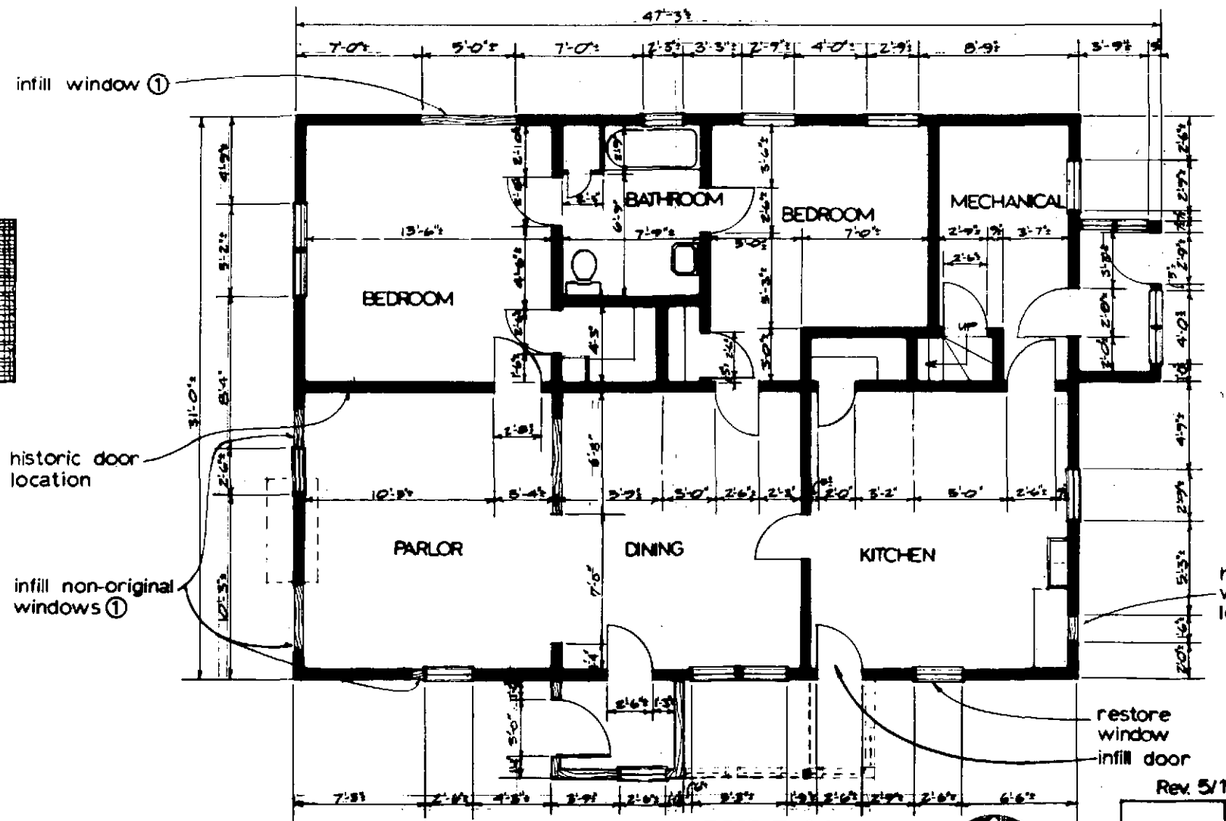
reconstruct south porch & door ②

install matching siding ①

restore windows ②

install stem wall foundation ①





infill window ①

historic door location

infill non-original windows ①

historic window location

restore window

infill door

FIRST FLOOR PLAN

legend existing ▬ new ═ priority ①

scale 1/4"=1'-0"

north

0 2 4 6 8 10 FEET

J. BERNARD MOORE HOUSE

SECOND FLOOR PLAN

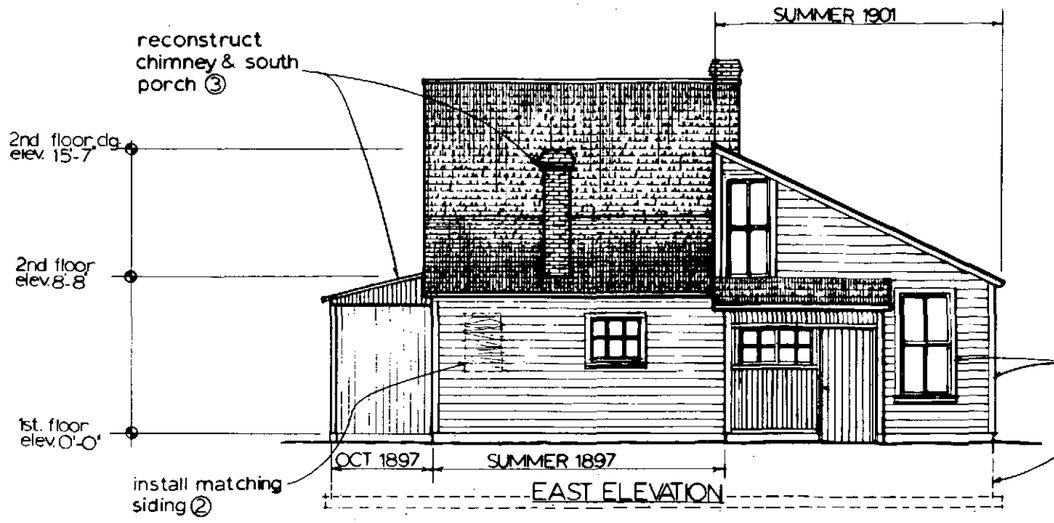
HISTORIC STRUCTURE REPORT

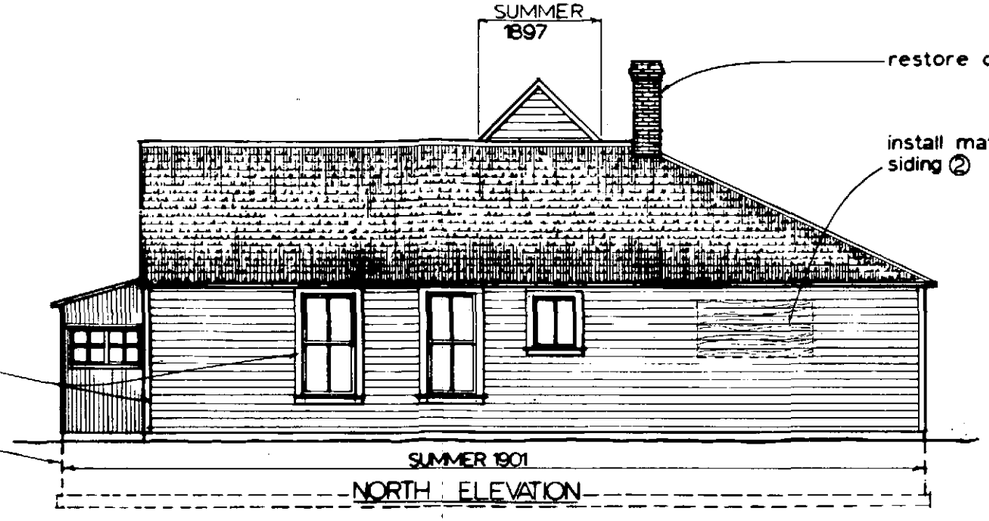
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

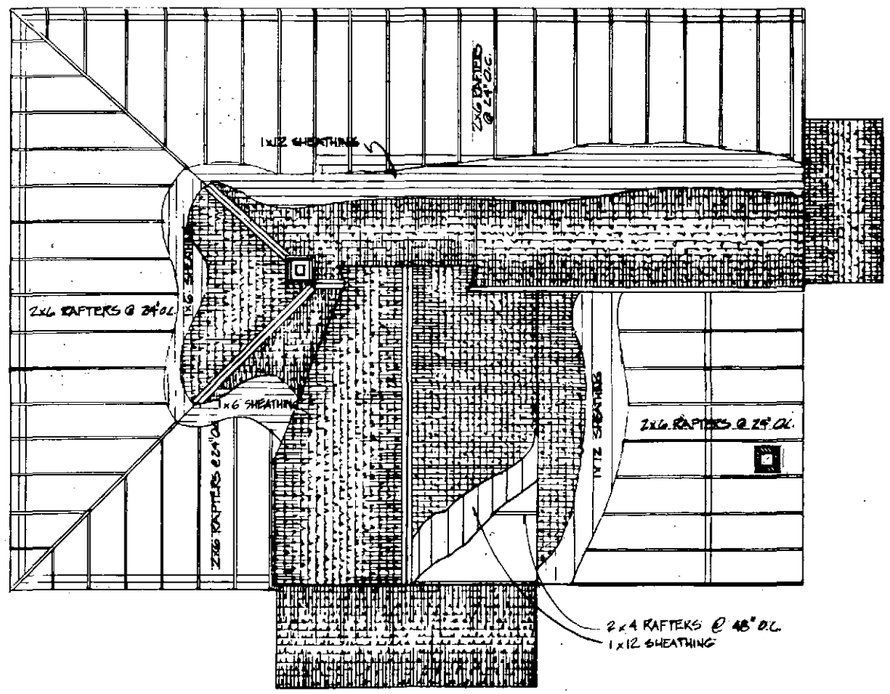
Rev. 5/1983

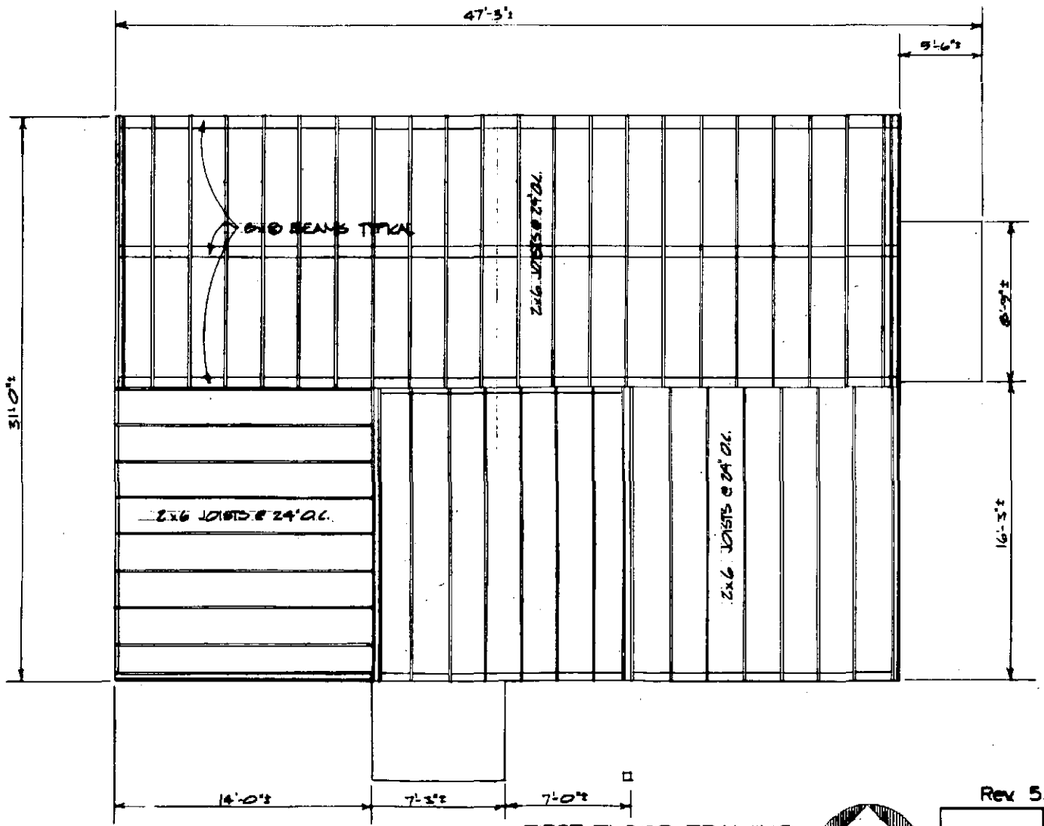
PC checked DS	DRAWING NO. 461 25000A		
drawn RLC	Pkg 114	sheet 1 of 2	
checked 8/30/81			

ON MICROFILM









J. BERNARD MOORE HOUSE

HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

ROOF FRAMING PLAN

FIRST FLOOR FRAMING

north

scale 1/4"=1'-0"

0 2 4 6 8 10 FEET

priority ①

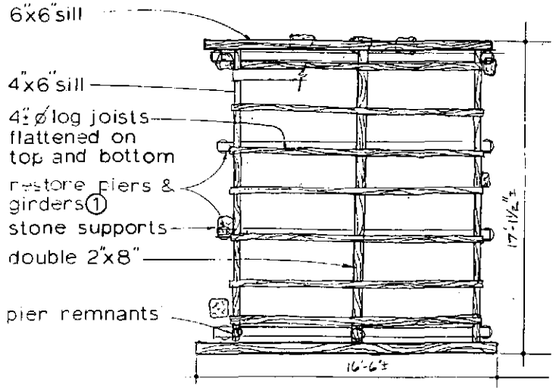
Rev. 5/1983

PC	DS	RLC	8/30/83

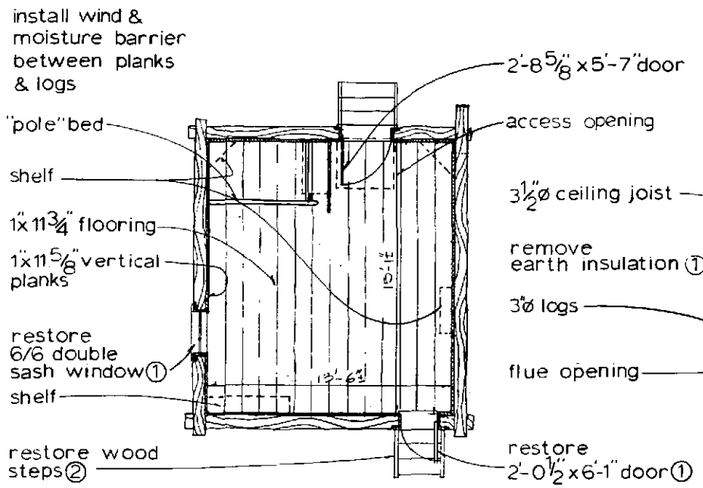
DRAWING NO. 461 / 25000A

Pkg 114 | sheet 2 of 2

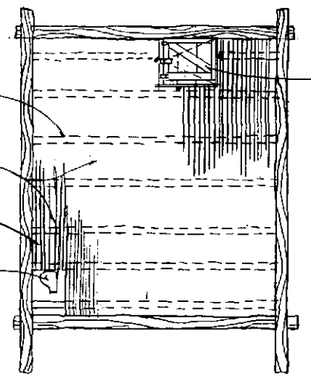
ON MICROFILM



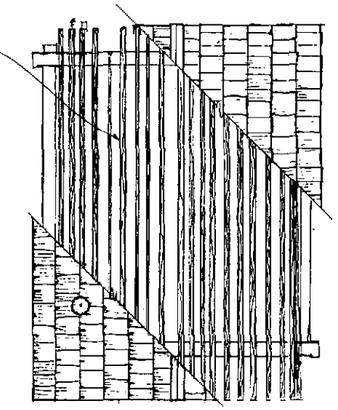
FOUNDATION PLAN



FLOOR PLAN

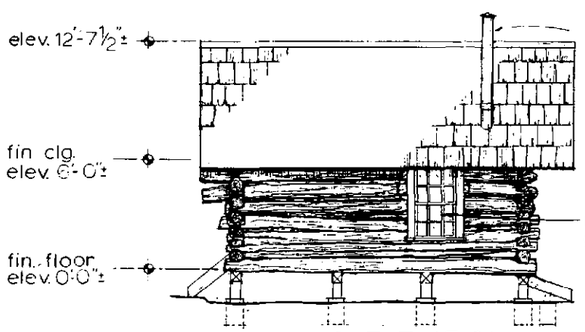


ATTIC PLAN

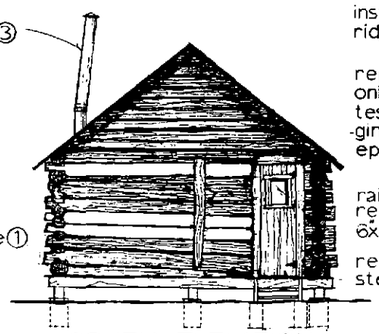


ROOF & ROOF FRAMING

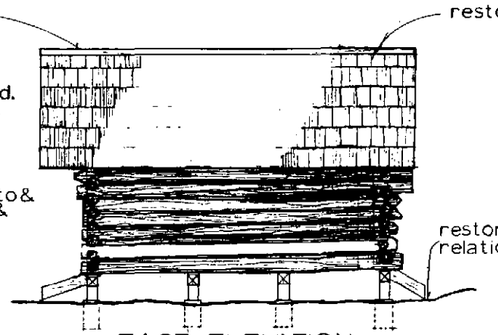
north



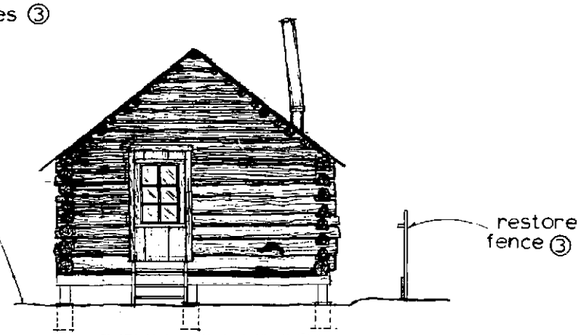
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

CAPTAIN WILLIAM MOORE CABIN
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend: exist. ≈≈≈, new ═══, priority ①

scale: ¼"=1'-0" (0 2 4 6 8 10 FEET)

10/1983
Rev. 5/1983

PCC DESIGNED	DRAWING NO. 461 25001B
PCC DRAWN	Pkg 114
RLC CHECKED	sheet 1 of 1
8/30/81 DATE	

ON MICROFILM

PANTHEON SALOON

ADMINISTRATIVE SECTION

The Pantheon Saloon, a complex of wood frame, one, one-and-one-half, and two-story units, is located at the north end of Lot 1, Block 27, in Skagway, Alaska. The false-fronted portion of the building faces Broadway at the corner of Fourth Avenue. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. Therefore, the building is classified in significance category 1b, and must be preserved and maintained--management category A.[1] One facade of the building is one of two unique examples of the indigenous architecture of Skagway--it has cobblestone, driftwood, and rough tree trunks as columns incorporated into the false front.

The proposed exterior treatment of the building is preservation and restoration to its gold rush period appearance to support the interpretation of the gold rush era historic scene. The interior is proposed for adaptive use retaining the option of reconstruction of a saloon interior for interpretation. The adaptive use could be commercial use through a leaseback agreement, park support operations, or a combination of the two. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity and finishes to meet contemporary standards.[2]

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Pantheon Saloon was built in September 1897--one of the first wood frame structures in Skagway--but most of its 1897 appearance is not presently visible. The visible elements are the remains of an 1898 remodeling of the roof line; the most significant facade, a composite of 1898, 1903 and 1917 remodelings; the rear two-story addition which echoes a circa 1905 reconstruction; and the south and west additions that were built in the 1940s. The Pantheon Saloon of today is a frightful hodgepodge. Yet, on closer inspection, the features slightly obscured but still remaining which make the Pantheon Saloon a building more significant than it first appears can be seen.

The following suggests some answers to the questions of how the Pantheon Saloon attained its present configuration, when its various parts were built, who used them and how they were used.

Hotel Rosalie

Photographs taken in September 1897, a month after Skagway's platting, show a one-and-a-half story wood frame structure on the corner of Broadway and Fourth Avenue. Who owned the building is unknown, but a sign extending from the structure's Broadway facade read "Hotel Rosalie."[1] The first issue of the Skagway News, October 15, 1897, carried an advertisement, "Hotel Rosalie--Comfortable rooms; First-class meals, and lady cooks. Broadway and Bond (Fourth Streets)."[2]

The Hotel Rosalie--the core structure of the later Pantheon Saloon--was probably built quickly and cheaply. The builder used vertical boards with battens, installed a single metal stove pipe at the building's center, and had built it in such a hurry that he missed the north lot line by two feet. Stampeders probably crowded into the approximately 18 foot by 28 foot hotel and slept and ate en mass, sharing the building's open

interior. By February 1898 the Hotel Rosalie management had transferred their business to a new location in a barge on the beach at the foot of Broadway.[3]

Brownell Hardware

The ex-hotel building then became a hardware store. Don Carlos Brownell arrived in Skagway from San Francisco during February 1898, the peak of the Klondike stampede. He opened his Brownell Hardware to supply the Klondikers with sleds, tools, stoves, hardware, boat supplies, and mining equipment. He added twenty feet to the building's rear, setting up his residence there.[4] Business was good. By September 1898 Brownell had decided to transform the building's shack-like appearance into something sturdier. A one-and-a-half story false front was attached to the east facade and extended across the three-foot space between his building and the store to the south. Brownell removed the south wall of his building and extended his roof line to the store to the south. This increased the hardware floor width three feet. A door led into the new store space from the south half of the facade. A double door corner entryway divided glass display windows on the north and east walls. Two windows in the upper half of the facade let light into the attic. A rear door led into the building from the north. When these remodelings were completed, the Skagway News commented, "D.C. Brownell's hardware store, with its new glass front and side, looks as neat and attractive as a cream chocolate booth at the church fair."[5]

For nearly five years D.C. Brownell operated his hardware store. The Skagway News and the Daily Alaskan published trivial news items about the store. In December 1898 he received several tons of goods, from tacks to kegs of nails. Other advertisements include, "gold scales for 75¢ at Brownell's"; "99ers attention, full line, fine quality Miners Tools . . ."; "U.R.A. sensible man if you buy your sled and stove at Brownell's"; "Oakum, Pitch, Nails for Scows"; "giant powder and giant hydraulic mine equipment"; and "Mrs. Jones--Oh! Mrs. Brown, isn't

getting dinner a disagreeable task in this hot weather. Mrs. Brown--No, no, Mrs. Jones. It's a joyous task for I have a Blue Flame Oil Stove exactly like the one in Brownell's Window. It's Fine." These advertisements exemplify what the hardware store stocked.[6] Brownell also gained local attention by writing articles for eastern journals, such as the Iron Age of Pennsylvania. He was also a sought after commentator on diverse topics, from the re-election of President William McKinley to the cure for chest pain.[7] Merchant Brownell also subscribed to local funds for the firemen, Fourth of July, or local mining committees.[8]

In 1902 the attraction of a boom at Valdez, Alaska, convinced D.C. Brownell to remove his hardware store from declining Skagway to the new railroad center to the west. In October he packed up his goods and boarded the Pacific Clipper Line's Santa Anna.[9]

Pantheon Saloon

In 1903 saloon owner John F. Anderson acquired the building.[10] He opened the Pantheon Saloon, gave the building its present overall configuration, and owned the property for forty years. In 1903 his first task was to transform the hardware store into a saloon.

Anderson had help. Charles O. Walker, a cabinet maker, part-time bartender and cook became a partner in the Pantheon and built its facade. He had previously designed the driftwood mosaic facade on the Arctic Brotherhood Hall. Using elements from there, he created a unique facade with driftwood trim, smooth stones placed in mortar halfway up the wall, and two tree trunks used as columns under the false front. In the words of the Daily Alaskan, "An artistic front is being put into the old Brownell building. . . . Below the windows the walls are made of rough stone set in cement, trimmed with rustic work similar to that which has made the front of the Arctic Brotherhood hall famous."[11] A double door entry led into the building. Windows south of the doors let in light. An ornamental circular window was installed north of the doorway.[12]

On the inside, a new bar lined the south wall. The dividing wall toward the rear of the building was retained.[13] Jack Peterson, a bartender formerly wth the Idaho Saloon at Third and Broadway, managed the saloon and tables. Harry B. Flaherty, better known as "Tuck," a former White Pass railroad foreman, was the genial host and "mixologist" behind the bar. Charlie Walker prepared the free lunches.

On June 27 John Anderson applied for his liquor license and six days later the Pantheon opened.[14] The Daily Alaskan announced the opening, "The Pantheon saloon, at the corner of Fourth Avenue and Broadway, will be opened tonight to the public. . . . The saloon will serve Barthell's best beer, and the very best of wines and liquors will be served. The Pantheon has recently been furnished especially for a first class saloon, and is one of the most artistic and pretty places in the city."[15]

The Pantheon became a popular social center for transient miners, longshoremen, and railroad workers.[16] During its heyday, from 1903 until local prohibition in 1916, many were the number who worshipped at this temple of joy juice. Shelves of alchohol lined each side of the mirror behind the bar.[17] The house specialty was Cyrus Noble whiskey as attested to by two large signs painted on the false front and north exterior wall, "Cyrus Noble Whiskey, old good".[18] There were other attractions. Along the barroom's north wall were three nickel-in-the-slot machines, and on the bar was a five dollar slot machine.[19] West of these was a stereoptican machine. By putting a quarter in the slot, patrons could watch, as an old timer puts it, a "girlie show." Stereoptican photographs mounted on a drum would flap by fast enough to give the appearance of motion.[20]

Shelves on the north wall, near the doorway, served as a mineral display case.[21] Minerals and gold from surrounding districts, in both Canada and Alaska, were placed on display. Maps hung from the wall. Brochures were available. During a local mining excitement in 1904-1905 the Pantheon advertised, "Ho for Alsek and Kluahne [sic.]. Mining Men, Latest Information Regarding the New Diggings Cheerfully Given. The

Pantheon."[22] Anderson also promoted local mining, donated funds for mining road subscription drives, and invested in mines at Bullion City, Kluane District.[23]

The bar and fixtures were ornate. Contemporary photographs and descriptions reveal excellent wood work, polished mirror and spittoons, beer towels, and rail. Dividing the barroom from the back room was an eight foot partition with an ornamental railing at the top, an open space between it and the ceiling. The rear room contained tables for cards or drinking and had a separate entrance at the northwest corner. This allowed for women to come into the saloon without actually entering the barroom, a social taboo in Victorian society and against Alaskan law. A rear stairway led to the second floor. John Anderson lived upstairs except when his wife Katherine periodically resided in town. When they rented a house, the room served as a gentlemen's club room or card room.[24]

In 1905 the gold mining excitement at Fairbanks attracted most of the Pantheon saloon work force and patrons.[25] Anderson, however, remained and continued operations with bartender Charles Beddington.[26] After another decade, on August 21, 1916, Skagway residents had voted for local prohibition and closed the town saloons, including the Pantheon. National prohibition went into effect the following year.[27] Anderson considered renting his saloon as a shop and had installed a plate glass window into the building's facade in September 1917, but the lack of business convinced him to close his doors, store his goods, and move to Seattle.[28]

In 1926-1927 young George Rapuzzi and his brother, Louis, rented the Pantheon Saloon and opened it as a museum for the increasing number of tourists. They had a stampeder's sled out front and, inside, displays of remnants of the gold rush. The slot machines, stereoptican show, and barroom paraphernalia had been removed, however.[29] In 1943 John Anderson recorded the sale of the building to the Rapuzzi brothers.[30] They, in turn, rented it to a Juneau saloon man who reopened the bar to take advantage of Skagway's boom caused by the arrival of the military

during World War II. Business boomed. The bar had standing-room-only. And the saloon man capitalized on the situation. He expanded operations by building the 50 foot by 21 foot addition to the south and putting a ten-foot wide shed roofed addition across the entire 46 foot rear. Besides the liquor business, the bar had illegal gambling upstairs. A change window in the door to a small room in the shed roofed addition suggests a gambler's cage for chip exchange.[31]

When the Army left after the war, the business languished. In 1948 the Rapuzzis sold the enlarged building to restauranteur James Patterson.[32] Patterson opened the Brown Derby restaurant in the old Pantheon Saloon, removing the bar and installing a counter and booths. Celotex was installed on the walls. The small cafe operated until Patterson's health began to fail. In 1957 he transferred it to Joe and Felicia Braun.[33]

The Brauns reopened the cafe as Brownie's Bakery. The south addition became the bakery, where Joe Braun installed a concrete pad under the floor to support a bakery oven. Here he made breads, rolls, and pastries. The two-story part of the complex became living quarters. The old first floor saloon card room became a living room and kitchen. A bathroom was installed under the stairway. The rear shed-roofed addition became a bedroom. The upstairs became a second bedroom and another bathroom was installed. The building's roof was recovered and a second floor, six feet higher on one end, was constructed over the south addition.[34]

Brownie's Bakery remained in business until Mr. Braun's health began to fail. In 1973 they rented the restaurant to Reno Zack and Elsie Ketchum. At that time Bea Lingle painted the mural along the old barroom's north and west walls. The next year, in 1974, the Brauns sold the bakery to Jack and Marjorie Brown.[35]

The Brown's reopened the bakery. They built a false ceiling and dividing wall in the south addition and sold bakery items across the counter in the new store space. A doorway connecting the new store space with the cafe was cut through the east end of the dividing wall.

False-wood paneling was installed on the store walls and on the south wall of the cafe. The Brown's operated the cafe two years. In 1976 they removed the cafe counters, stools, and booths and remodeled the shop. In its place they opened the Other Red Onion curio shop. In 1977 the building was sold to the National Park Service.

Endnotes

1. See photographs.

2. Page 4, column 1.

3. See photographs. Advertisement, Skagway News, February 18, 1898, 2:3.

4. Skagway Enumeration, Twelfth Census, 1900, microcopies at Klondike Gold Rush National Historical Park. D.C. Brownell was 47, born in Utah, married (wife, Ada), with one son (Don C.). See photographs. The rear addition may have been built before Brownell acquired the building.

5. Skagway News, September 16, 1898, 3:1. Physical description based upon photographs.

6. Advertisements from Skagway News, December 30, 1898, 3:4; January 13, 1899, 5:2; January 20, 1899, 5:2. Daily Alaskan, February 3, 1899, 4:3; February 25, 1900, 4:3; April 12, 1900, 4:4; May 12, 1900, 4:2; July 17, 1900, 4:3; September 20, 1900, 1:3; January 5, 1901, 4:3; January 19, 1901, 4:3.

7. Skagway News, January 6, 1899, 1:5; January 20, 1899, 3:3. Daily Alaskan, December 31, 1899, November 1, 1900, 1:3, 4.

8. Donated $5 to hose fund, Skagway News, January 6, 1900, 3:1; $2 to Fourth of July fund, Daily Alaskan, June 23, 1901, 3:1; #10 to Citizens Mining Committee, Daily Alaskan, February 16, 1902, 2:2.

9. Daily Alaskan, September 2, 1902, 4:6; October 19, 1902, 3:2; October 31, 1902, 2:1. The Valdez boom failed and by 1904 Brownell had moved to the railroad boom town of Seward. Daily Alaskan, September 5, 1904, 3:1. Bronwell's residence and hardware store still exist in Seward, Alaska, but have been greatly altered. The latter is presently (1982) the Yukon Bar.

10. No transfer of deed from Brownell has been located. However, the townsite holding company of J. Bernard Moore sold the lot after Anderson had already moved in. Alaska and Northwest Territories Trading Company to F. Anderson for $440, recorded July 14, 1903, Deed Book 5, p. 505, Magistrate's Office, Skagway City Hall.

11. See photographs. Daily Alaskan, June 5, 1903, 1:3. Charles O. Walker, Skagway Enumeration, Twelfth Census, 1900, microcopies at Klondike Gold Rush National Historical Park.

12. See photographs.

13. A miscaptioned photograph of the Pantheon bar appears in Martin Itjen's The Story of the Tour on the Skagway, Alaska Street Car (Skagway, 1938), p. 37. The bar was slightly remodeled shortly thereafter. See Itjen, p. 22.

14. Daily Alaskan, June 27, 1903, 1:6.

15. Daily Alaskan, July 3, 1903, 4:1.

16. For a sample of its free lunch, see Daily Alaskan, August 18, 1903, 3:1. In 1903 the saloon owners raffled the possessions of a deceased longshoreman. See Daily Alaskan, December 4, 1903, 4:1; January 12, 1904, 3:1. The saloon also had a shoe polish stand. Daily Alaskan, June 6, 1905, 3:5.

17. For a photograph of the saloon interior, see Itjen, The Story of the Tour on the Skagway, Alaska Street Car (Skagway, 1938), p. 22.

18. See photographs.

19. George Rapuzzi to Robert L. Spude, November 15, 1979. The slot machines were later sold to Nevada operators.

20. Ibid.

21. Ibid. Minerals on display probably came from the placer gold fields of Dawson, Porcupine, Atlin, and Alsek-Kluane region; from the silver-lead mines of Keno; from the mines on Windy Arm near Conrad--the Venus and other mines; and from the copper mines west of Whitehorse. Ore samples may have also been from prospects near Skagway--at Burro Creek, near Reid's Falls, and above White Pass City. Bartender Harry Flaherty grubstaked prospector Frank Alter. Alter discovered the Alsek River diggings. Daily Alaskan, October 28, 1903, 1:1. Biographical information and gold rush letters of "Tuck" Flaherty have been published in Charles J. Roehr, Klondike Gold Rush Letters (New York: Vantage Press, 1976).

22. Daily Alaskan, April 3, 1905, 2:4.

23. Daily Alaskan, December 19, 1903, 1:5.

24. George Rapuzzi to Robert L. Spude, November 15, 1979. The Compiled Laws of the Territory of Alaska (Washington: Government Printing Office, 1913), pp. 783-786. An interior photograph was published in Itjen's The Story of the Tour on the Skagway, Alaska Street Car (Skagway, 1938), p. 22. The photograph is miscaptioned Pack Train saloon. The two-story rear of the Pantheon Saloon was built sometime between 1905 and 1908. A May 31, 1905 photograph does not show the addition while a summer 1908 photograph does. See photograph.

25. In 1905 the Pantheon Saloon was temporarily run by John L. Gage & Co., saloon men operating properties from Seattle to Nome. Daily Alaskan, April 25, 1905, 1:4.

26. Alaska and Yukon Gazetteer and Business Directory (Seattle: R.L. Polk & Co., 1907, 1909, 1911, 1913, 1915, and 1917).

27. Daily Alaskan, August 22, 1916.

28. Daily Alaskan, September 27, 1917, 1:5.

29. George Rapuzzi to Robert L. Spude, November 15, 1979.

30. John F. and Katherine Anderson to Louis Rapuzzi, recorded May 18, 1943, Deed Book 13, p. 44, Magistrate's Office, Skagway City Hall.

31. George Rapuzzi to Robert L. Spude, June 26, 1979 and November 15, 1979. Virginia Burfield to Robert L. Spude, May 10, 1979. The 50 foot by 21 foot addition south of the Pantheon may have incorporated remnants from the gold rush era structure on the site which was demolished during the 1930s. A.C. Fasel built the Pioneer Paint Shop in the spring of 1898. The north wall of this structure became the common wall for the paint store and the Pantheon Saloon. This wall still exists and exterior second floor windows once opening to the outside are now in the middle of the attic. The paint shop's south wall was the common wall between it and a small shop to the south, now removed. This wall may still exist, but it is covered with corrugated metal on the exterior and paneling on the interior.

32. Louis and Clara Rapuzzi to James Patterson, indentured February 25, 1948, recorded February 20, 1952, Deed Book 13, p. 443, Magistrate's Office, Skagway City Hall.

33. James Patterson to Joseph J. and Felicia Braun, recorded April 25, 1962, Deed Book 14, p. 156, Magistrate's Office, Skagway City Hall. Felicia Braun to Robert L. Spude, November 13, 1979.

34. Ibid.

35. Ibid. Susan Hosford to Robert L. Spude, November 13, 1979. Joseph and Felicia Braun to Jack and Marjorie Brown, property plus

1968 Buddy mobile home, for $50,000, indentured August 6, 1974, recorded July 19, 1977, new series Deed Book 2, p. 281, Magistrate's Office, Skagway City Hall.

Archeological Synopsis

No archeological investigations have been conducted near or under the Pantheon Saloon. Prior to architectural investigations requiring the excavation of soil at the foundations, or any other soil removal, there must be an archeological test of areas near the building. If at all possible, some tests under the 1898 portion of the building are also recommended. This would necessitate removal of the flooring, since the crawl space is inaccessible. Archeological investigations, besides providing Section 106 compliance may provide additional information regarding the portions of the gold rush structure on the site to the south that were incorporated into the saloon.

Treatments and Evaluation of Effect

The Pantheon Saloon is included as part of the historic district listing on the National Register of Historic Places for its association with the Klondike gold rush. The 1898/1903/1917 east facade is of local architectural significance as one of the two rustic decorative facade treatment examples surviving in Skagway. Treatments should maintain this historic exterior appearance.

The interior of the structure is not considered significant, although sufficient photographic documentation exists that would make it possible to reconstruct a saloon for interpretive purposes. Options were presented in the draft Skagway Historic District Management Plan for long-term use and treatment for adaptive use as either interpretation or lease-back for commercial purposes. In the short-term, it is proposed that the building be continued in use to support park preservation work. Treatment should reflect these requirements.

Alternative Treatments

A. No Treatment

This alternative would not provide for either the continuation of the existing building functions nor long-term use due to structural and fire control inadequacies, and therefore is not recommended.

B. Stabilization

This alternative would provide life-safety needs and new foundation work. However, exterior an interior long-term interpretive or adaptive use needs would not be met. This alternative is not recommended.

C. Exterior Restoration to Pre-1903 Appearance with Interior Restoration and Adaptive Use

This alternative is inclusive of the structural and protection treatments of alternative B. However, restoration to the pre-1903 appearance would require removal of much of the existing structure, including the stone and driftwood elements of the east facade, which are considered significant. Therefore, this alternative is not recommended.

D. Recommended Treatment: Exterior Restoration to 1903-1917 Appearance with Interior Adaptive Use and Retention of South Circa 1943 Portion

This alternative is also inclusive of alternative B. Some minor restoration of the existing 1917 facade to its 1903-1917 appearance can be achieved based on available historical data. This will provide an appropriate exterior appearance with minimal conjecture. Though the south circa 1943 portion is of poor original construction, the investment that has already been made to make it useful and safe as a temporary shop warrents retention of that function here on a long term basis, which is recommended to provide for park maintenance requirements. Additionally, this addition is sympathetic in texture and mass relationship to the

historic appearance of the streetscape. Immediate removal of the circa 1958 roof is recommended due to its lack of significance, its hazardous condition and its lack of usefulness.

Specific Recommended Treatments

Site

1. Restore boardwalk at north and east facades, to be level with finish floor.

2. Demolish the western 1943 one-story addition. The condition of the structure, its lack of significance and lack of potential use do not justify the economic investment for rehabilitation. This portion of the site may provide service access to the rear of the building and off-street parking.

1898-1917 Building

Foundation

1. When the investigations for this report were conducted, the foundations of this portion of the building were unaccessible. Typically, as found on other Skagway buildings, there would be floor joists supported by timber girders, which in turn would be supported by timber piers. Treatment would entail removal of the piers and girders, installation of rim and header joists, sills, and concrete stem walls. Upgrade existing floor joists to support commercial use loading. Provide adequate venting of the crawl space.

Exterior

1. East Wall: Restore driftwood pieces as required. Scrape paint from transom windows and clean. Restore east windows, double doors and stone work as shown on drawing. Restore advertisement at false front. Paint white with dark green trim. Use natural wood finish for driftwood.

2. North Wall: Paint white with dark green trim. Restore wall advertisement.

3. Upper South Wall: Install exterior wood siding. Paint to match circa 1905 building.

Roof

1. Remove existing roofing and install built-up roofing at south portion and wood shingles at north portion.

Interior

Floor

1. Remove false floor to expose early 3 inch tongue-and-groove flooring which should be cleaned and painted. Install vapor retarder and rigid insulation beneath first floor.

Walls

1. Remove all finishes to historic sheathing where water damage is evident. At other locations retain historic wallpapers in place. Fur out 1 1/2 inches; install rigid insulation and vapor retarder at exterior walls, wiring and sheetrock finish at all walls. Retain

samples of historic wallpapers for archival purposes. Provide window insulation panels for installation during the winters.

Ceiling

1. Remove late 1930s false ceiling. Install fire detection and suppression systems, batt insulation, vapor retarder and 5/8 inch sheetrock.

Attic

1. Preserve original 1897 roofing and framing.

2. Install fire detection and suppression systems.

3. Provide adequate venting of attic.

Circa 1905 Building

Foundation

1. The condition of the foundations is probably similar to that of the 1898 portion of the building. This two-story portion should have a concrete foundation installed with adequate venting of the crawl space.

Exterior

1. East Elevation: Remove louvered window; install four light sash. Install proper flashing at roof intersection. Paint white with dark green trim. Repair downspout.

2. North Elevation: Restore door and trim. Restore and repair cornice, brackets and parapet wall.

3. West Elevation: Restore second floor window. Repair flashing at southwest corner and roof intersection. Restore exterior siding at first floor to match siding above.

4. South Elevation: Rehabilitate second floor door. Restore second floor exterior siding. Repair trim and parapet wall.

5. Roof: Restore chimney. Remove built-up roofing. Install new built-up roofing with proper flashing into parapet wall. Install mechanical exhaust at restored chimney.

Interior

1. Flooring: Treat in a manner similar to the 1898 portion of the building.

2. Walls: Remove modern finishes. Retain wallpaper in place except where water damaged; take archival wallpaper samples. Install furring, rigid insulation, wiring and sheetrock. Provide insulation panels for wintertime installation on first floor windows and wood sash storm windows for second floor windows.

3. Ceiling: Install vapor retarder and batt insulation at second floor ceiling. Install fire detection and suppression systems. Install sheetrock finish at first and second floor ceilings.

4. Rehabilitate southwest bathroom and provide access to bathroom from shop.

South Circa 1943 Building

Foundation

1. Remove 6" X 6" and 4" X 4" timber foundation. Install new foundation. Provide adequate crawl space ventilation.

Exterior

1. East Elevation: Infill lower window and install matching siding. Repair door. Repair parapet wall.

2. West Elevation: Remove addition. Install exterior siding. Paint to match circa 1905 building. Repair door. Provide a future double door location in the event of construction on adjacent west lot. Install eaves, gutter and downspout.

3. South Elevation: Retain metal siding as it provides a compatible texture to historic district. Add glazing to double doors installed in the summer of 1981. Install trim and repair parapet wall.

4. Roof: Remove circa 1958 roof structure, built-up roofing, and vent. Install plywood deck and new built-up roofing. Install skylight at former vent opening.

Interior

1. Floor: Remove board and masonite flooring. Install joists at 16 inches on center, vapor retarder and rigid insulation. Apply plywood subfloor and board flooring. Floor level to match with exterior walk.

2. Walls: Install 2 X 4 studs, batt insulation, vapor retarder, wiring, plywood sheathing and sheetrock at all exterior walls. Furr out interior wall; install wiring and sheetrock.

3. Ceiling: Install vapor retarder, batt insulation, wiring and sheetrock. Provide ventilation at insulation space.

Evaluation of Effect of the Recommended Treatment

The purpose of the recommended treatments to the structure is to attain the exterior appearance and characteristics of the 1903-1917 period and an appearance compatible to the historic district for the 1943 south addition. The results will increase the life of the building and its architectural values, and will safely provide access to a historic resource. The adaptively restored building will be a beneficial contribution to the historic scene as it existed during the early 20th century.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. Removal of moderate amounts of historic fabric dating from throughout the life of the building and mid-20th century additions will be required, but this material has so deteriorated and lacks significance that it is not economically viable to restore. The building has been recorded to standards prescribed by the Historic American Building Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The primary architectural significance of the complex is the east facade of the 1898-1917 portion. Therefore, adaptive reuse of the interior of the building as shop and commercial space will not affect the qualities which make it architecturally and historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building accessible for the handicapped will be compatible to the historic scene.

d. The proposed undertaking will not result in the transfer, sale or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Remove west ca. 1943 addition	$5/sq ft	500 sq ft	$ 2,500
	Structure lifting	(Lump sum)		10,000
	Crawl space excavation	$30/cu yd	232 cu yds	7,000
	Utility trenching	$20/cu yd	10 cu yds	200
3.	Concrete			
	(foundation @ 1898-1917 bldg. and c. 1906 building)	$500/cu yd	28 cu yd	14,000
4.	Masonry			
	Chimney restoration	$2000/chimney	1 chimney	2,000
	Stone work	$30/sq ft	30 sq ft	900
5.	Metal	None		
6.	Wood & Plastics			
	Floor repair	$4/sq ft	990 sq ft	4,000
	New interior walls	$5/sq ft	560 sq ft	2,800
	Restore exterior walls	$100/sq ft	40 sq ft	4,000
	Plywood roof deck	$0.50/sq ft	2,026 sq ft	1,100
7.	Thermal & Moisture Protection			
	Vapor retarder	$1/sq ft	4,820 sq ft	4,900
	Insulation			
	Rigid	$1.50/sq ft	3,900 sq ft	5,900
	12" batt	$2/sq ft	2,460 sq ft	5,000
	4" batt	$1.50/sq ft	1,200 sq ft	1,800
	Window insulation panels	$3/sq ft	136 sq ft	500
	Wood shingles	$400/square	3 squares	1,200
	Wood siding	$4/sq ft	400 sq ft	1,600
	Built-up roofing	$3/sq ft	2,026 sq ft	6,000
	Flashing	$4/lin ft	175 lin ft	700
	Skylight		1	1,500
8.	Doors & Windows			
	Metal door	$400/door	1 door	400
	Restore panel doors	$300/door	8 doors	2,400
	New wood door	$300/door	4 doors	1,200
	New entrance door	$500/door	2 doors	1,000
	Restore windows	$200/window	7 windows	1,400
	Wood sash storm windows	$300/window	9 windows	2,700

9.	Finishes			
	Exterior paint	$1.50/sq ft	2,000 sq ft	3,000
	Painted sheetrock	$1/sq ft	6,480 sq ft	6,500
	Tile	$10/sq ft	150 sq ft	1,500
	Second floor carpet	$3/sq ft	360 sq ft	1,000
	Restore/repair board floor	$3.50/sq ft	924 sq ft	3,300
	Rough board floor	$3/sq ft	1,175 sq ft	3,600

Divisions 10 through 14 not applicable

15.	Mechanical and fire suppression systems	Total Systems	67,800
16.	Electrical, fire detection and intrusion detection systems	Total Systems	32,600
			$206,000

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 1-7, 11, 12, 14, 16-20, and Figure 1 are from the Klondike Gold Rush National Historical Park collection.

Photographs 21 through 24, 26, 27, 30, 31, and 33 through 72 by Paul C. Cloyd, National Park Service, Denver Service Center, May, 1981.

The sources of other photographs are as indicated.



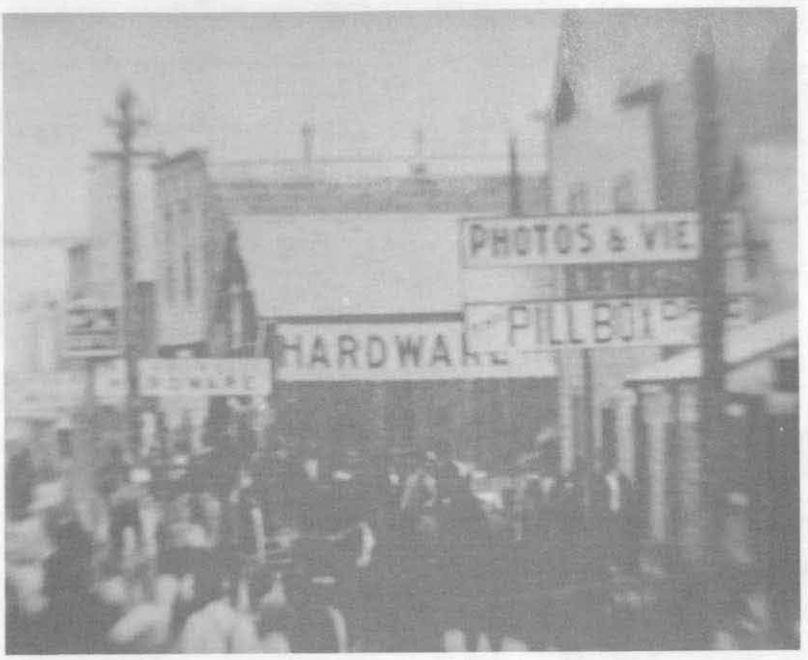
Photograph 1. Detail from an 1897 photograph. View from southeast.



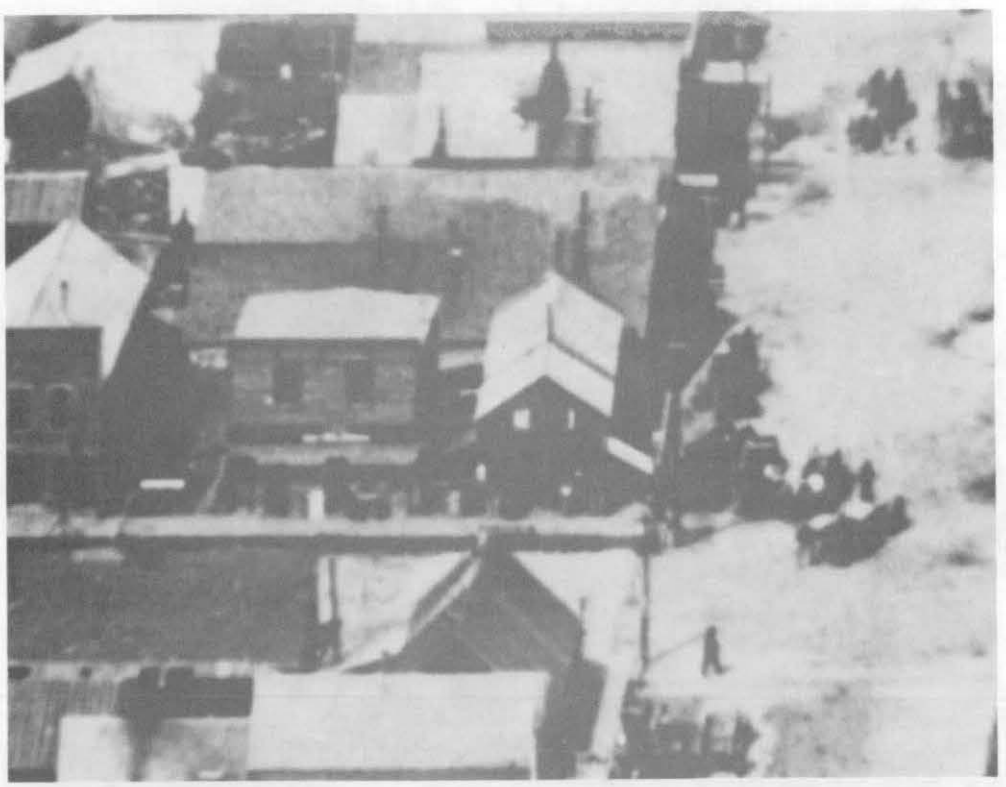
Photograph 2. Detail from a January 1898 photograph.
View from northeast.



Photograph 3. Detail from an 1898 photograph.
View from southeast.



Photograph 4. Detail from a June 1898 photograph. View from northeast.



Photograph 5. Detail from a summer 1898 photograph.



Photograph 6. Detail from a ca. 1900 photograph. East elevation with false front and display window in place.



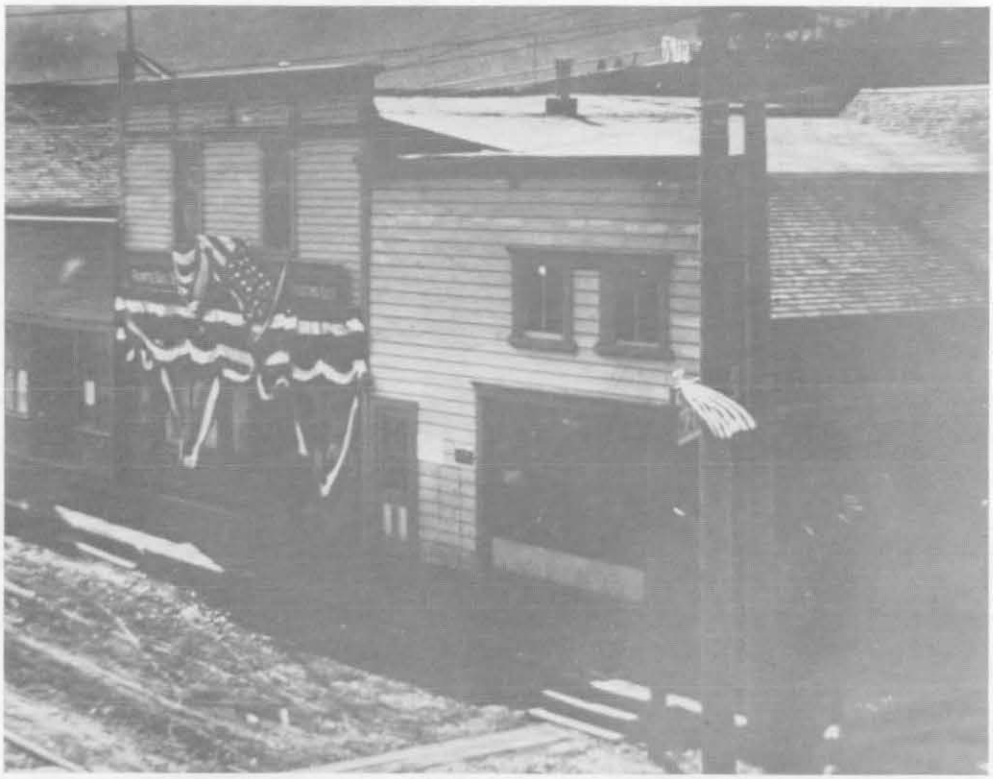
Photograph 7. Detail from a ca. 1900 photograph. View from northeast.



Photograph 8. Detail from a ca. 1900 photograph. View from southeast. Bancroft Library, Univ. of California.



Photograph 9. Detail from a 1900 photograph. View from northeast. Yukon Archives.



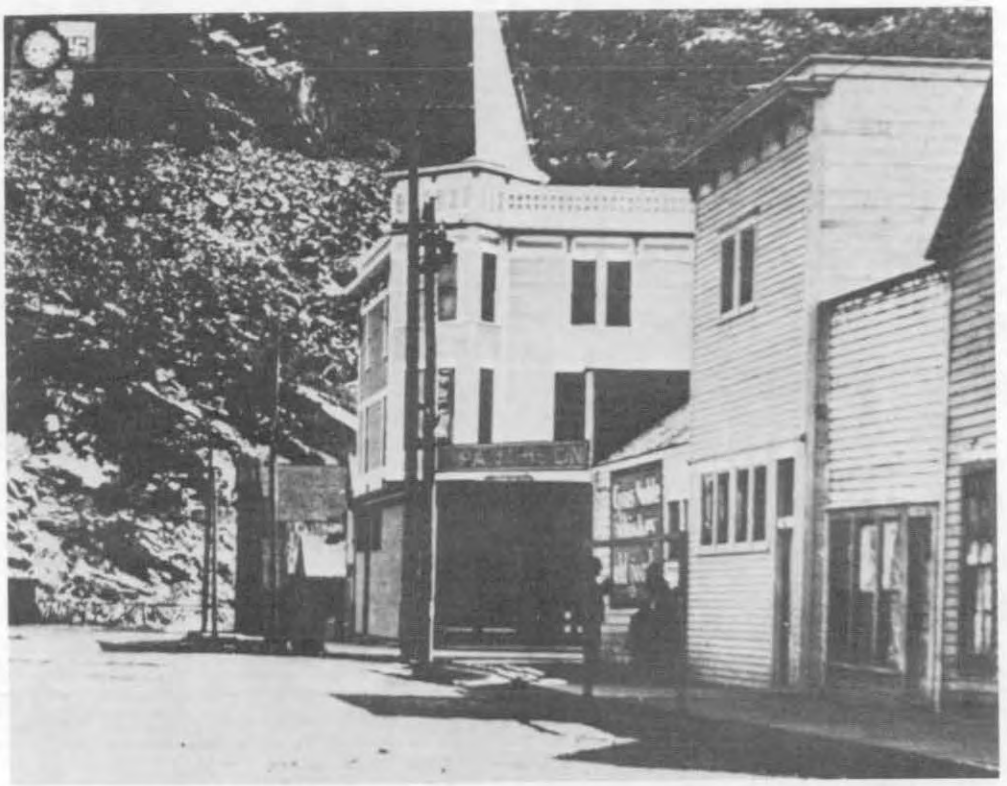
Photograph 10. Detail from a 1900 photograph. View from northeast. Yukon Archives.



Photograph 11. Ca. 1905-08. Southeast interior view. Note "Pan . ." of "Pantheon" in reverse on window. Face of Soapy Smith inserted from earlier photo.



Photograph 12. Detail from a ca. 1905 photograph.



Photograph 13. Detail from a 1908 photograph. North elevation, two story west addition in place. Yukon Archives.



Photograph 14. Detail from a 1908 photograph. East elevation.



Photograph 15. Interior, ca. 1908. From Martin Itjen, The Story of the Tour on the Skagway, Alaska Street Car.



Photograph 16. Detail from a ca. 1914 photograph. View from northeast.

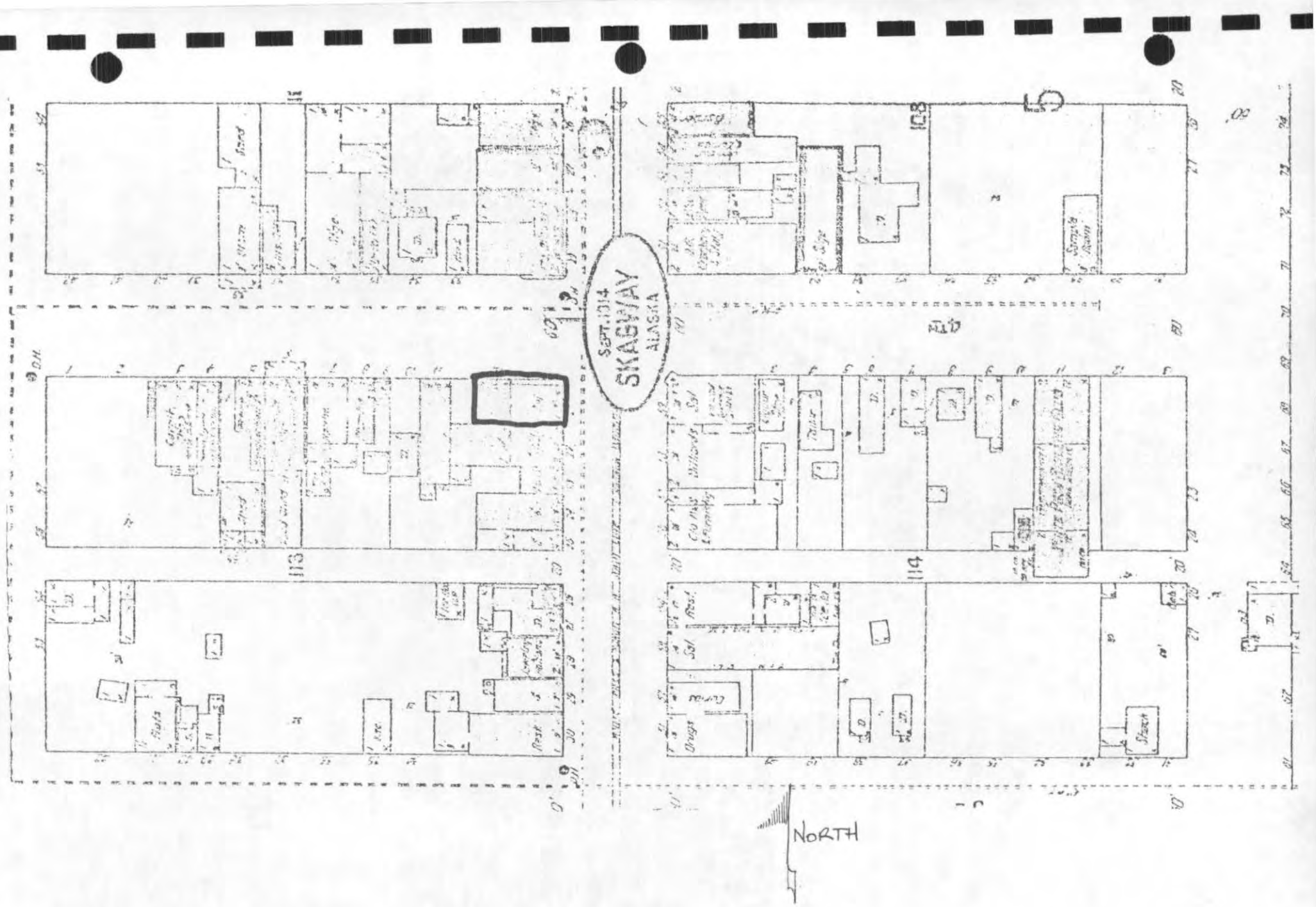


Figure 1. Portion of 1914 Sanborn Insurance map.



Photograph 17. Detail from a July 4, 1916 photograph.
View from northeast. Note weathering of paint.



Photograph 18. Detail from a ca. 1920 photograph. Note whiskey advertisement had been painted over.



Photograph 19. 1977. View from northeast.



Photograph 20. 1979. View from northeast.



Photograph 21. East elevation.



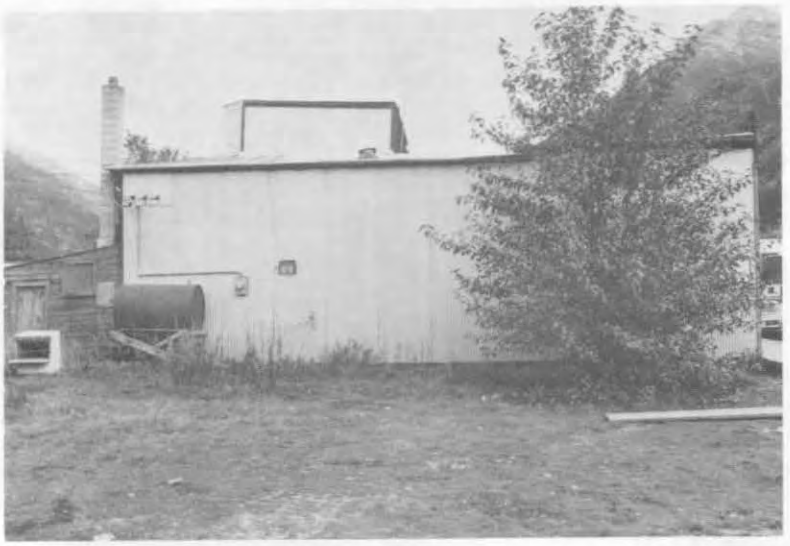
Photograph 22. East facade detail.



Photograph 23. East facade detail.



Photograph 24. False front detail.



Retain corrugated metal siding

Photograph 25. South elevation.

N.P.S. photograph
by T. Busch, Oct. 1977.



Photograph 26. Wall detail indicates much scrap material used in 1943 addition.



Photograph 27. South elevation during removal of bakery oven. Note haphazard construction of wall sheathing.

Photograph 28.
View from
southwest.

N.P.S. photograph by
T. Busch, Oct. 1977.



Restore window

Remove ca. 1958 and
1943 additions



Photograph 29. View from northwest.

N.P.S. photograph by
T. Busch, Oct. 1977.



Photograph 30. West elevation detail.

Rehabilitate flashing, leader box and downspout



Photograph 31. Bracket detail.



Photograph 32. Ca. 1905 and 1943 additions. North elevation. N.P.S. photograph by T. Busch, Oct. 1977.

Remove existing roofing, install shingle roof



Remove 1943 addition

Restore doorway and transom (see photograph 13)

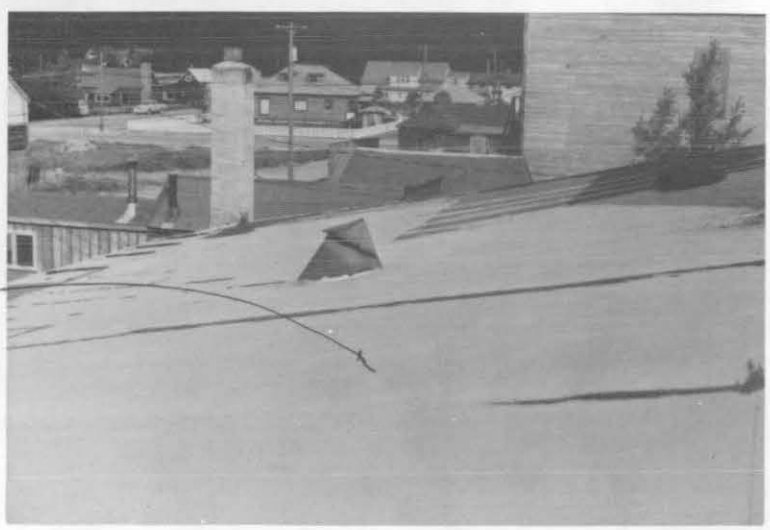
Photograph 33. Ca. 1905 and 1943 additions. North elevation with new paint finish.



Photograph 34.



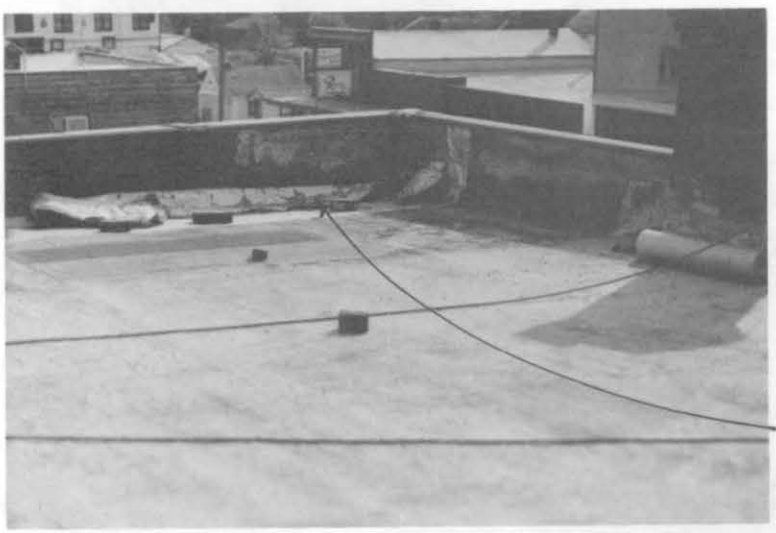
Photograph 35. North elevation.



Photograph 36. Ca. 1958 roof, view toward southwest.



Photograph 37. Chimney detail, second story roof, ca. 1905 addition.



Photograph 38. Second story roof, ca. 1905 addition.



Photograph 39. Second story roof, ca. 1905 addition. View toward southwest.



Photograph 40. Room 102, northeast corner.

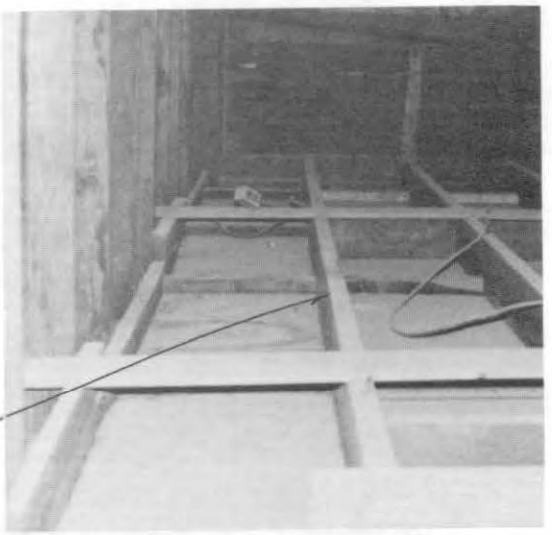


Photograph 41. Room 101, west wall.



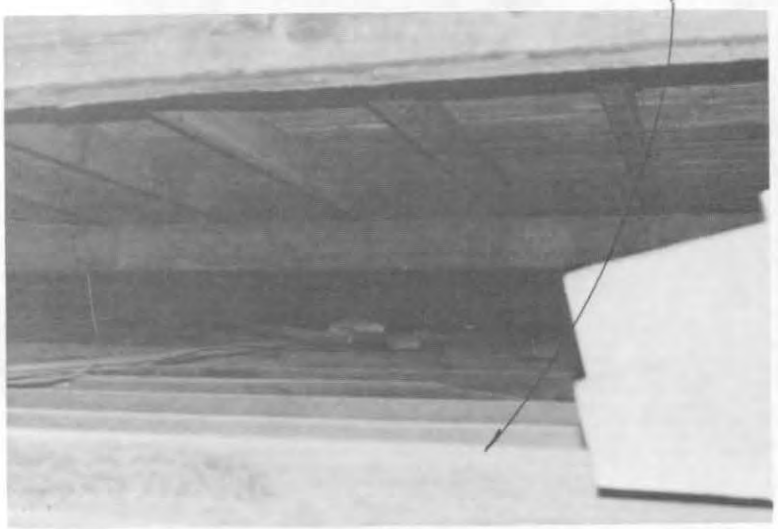
12 x 12 floor timber resting on grade. Entire floor structure to be removed and replaced.

Photograph 42. Room 102, west end.



Ceiling structure removed, summer 1981.

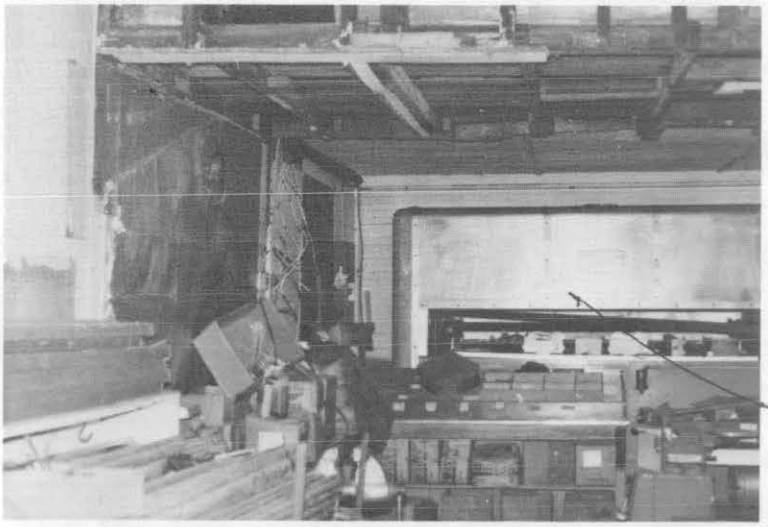
Photograph 43. East portion of attic over room 102.



Photograph 44. Portion of attic over room 102.

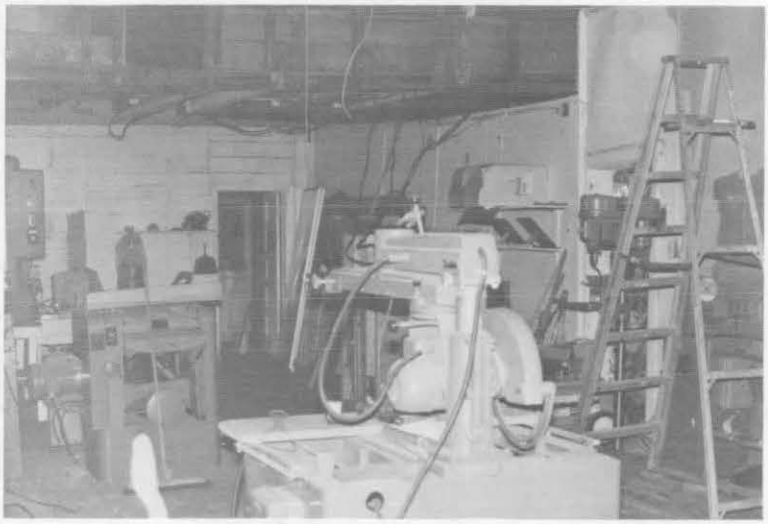


Photograph 45. Southeast portion, room 102.

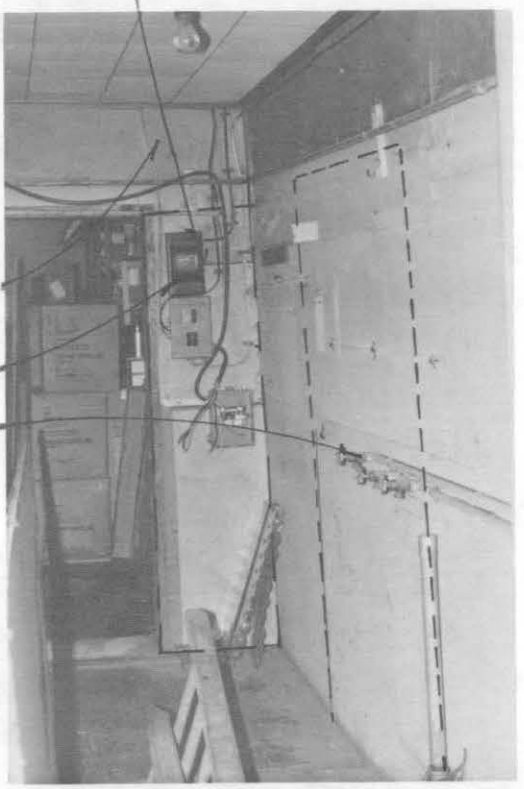


Bakery oven removed, summer 1981.

Photograph 46. Room 102, southwest corner.



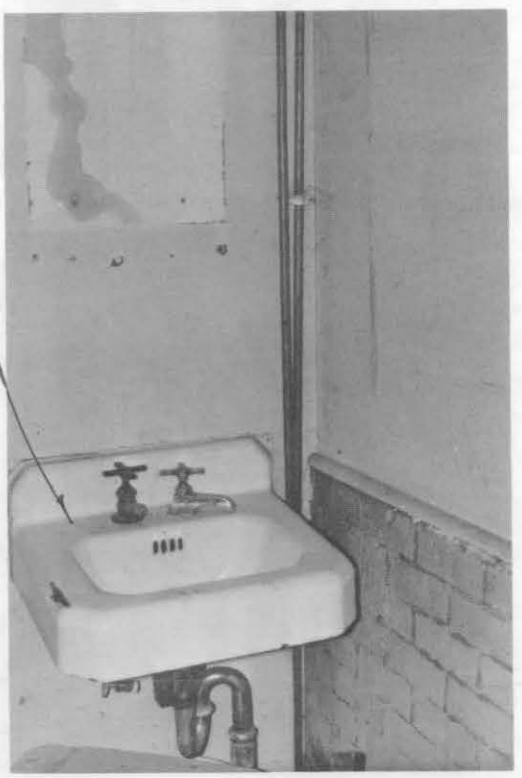
Photograph 47. Room 102, northwest corner.



Photograph 48. Room 103, view toward east.



Photograph 49. Room 105, northwest corner.



Photograph 50. Room 105, southwest corner.



Photograph 51. Room 104, south wall.



Photograph 52. Room 104, northeast corner.



Photograph 54. Room 104, southwest corner.



Photograph 53. Room 104, southeast corner.

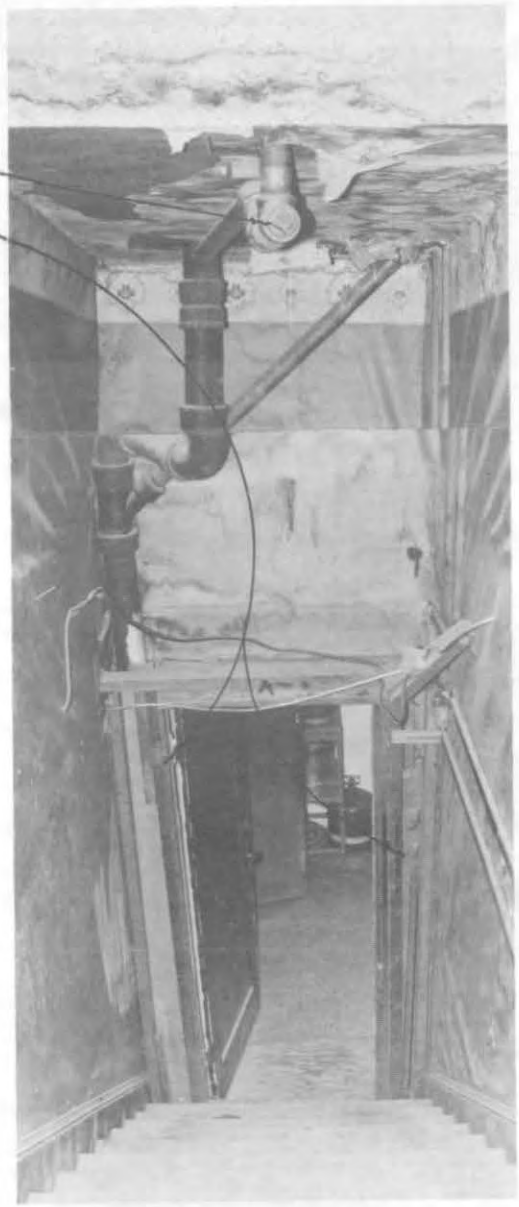
Former riser "windows" used as
"lookout" for former north doorway



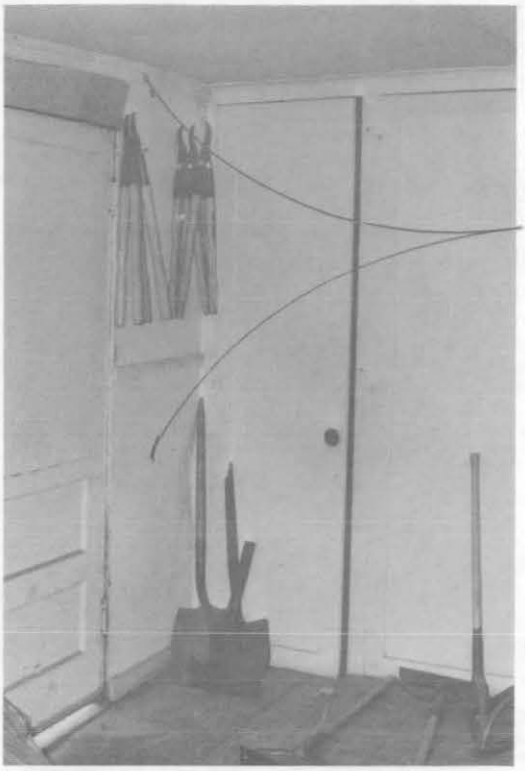
Photograph 55. Stairwell.

Remove plumbing and interior finishes

Remove door frame



Photograph 56. Stairwell.



Photograph 57. Room 106, northwest corner.

Remove ca. 1943 addition



Photograph 58. Room 106, southwest corner.

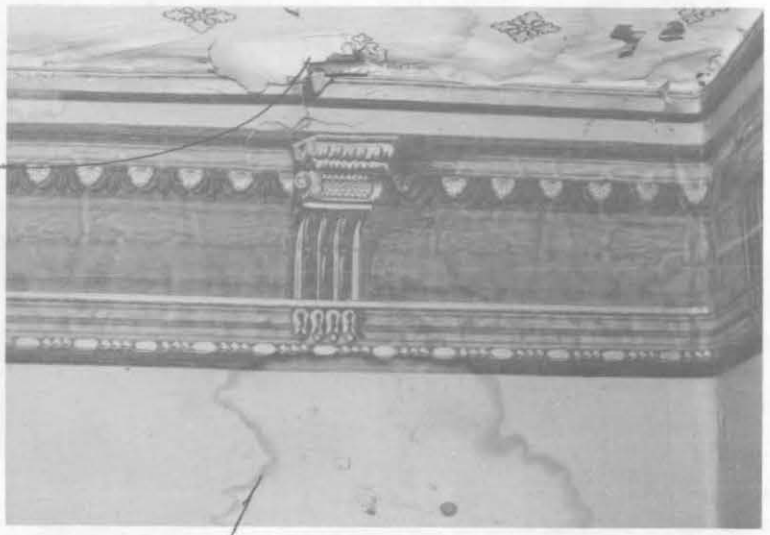


Photograph 59. Room 107, east wall.



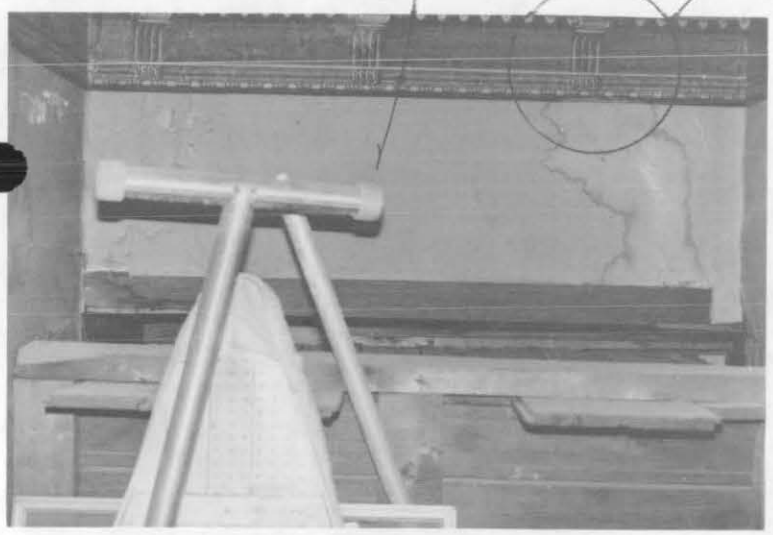
Photograph 60. Room 107B. Northwest corner.

Remove portions of wallpaper finishes to allow inspection and repair of water damage.



Photograph 61. Border paper detail.

Retain wallpaper in place where no damage is evident



Photograph 62. Room 202, north wall.

Rehabilitate and weatherstrip doorway

Clean and repair floor boards as required



Photograph 63. Room 201.



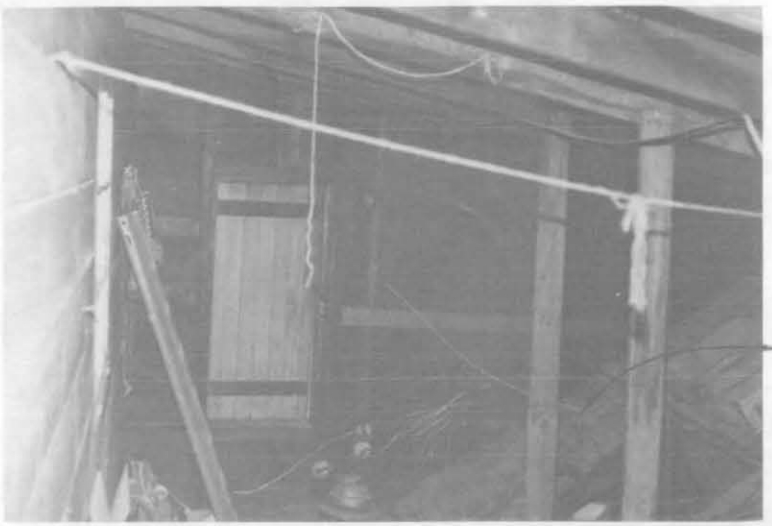
Photograph 64. Room 203, southwest corner.



Photograph 65. Room 203, northwest corner.



Photograph 66. Room 203, northeast corner.



Photograph 67. Room 204, west end.

Retain 1897 roof



Photograph 68. Room 204.



Photograph 69. 1897 attic.

Install batt insulation



Photograph 70. Room 205, southwest portion.

Remove ca. 1958
roof structure



Remove roof material

Install new built-up roof

Photograph 71. Room 205,
southeast portion.



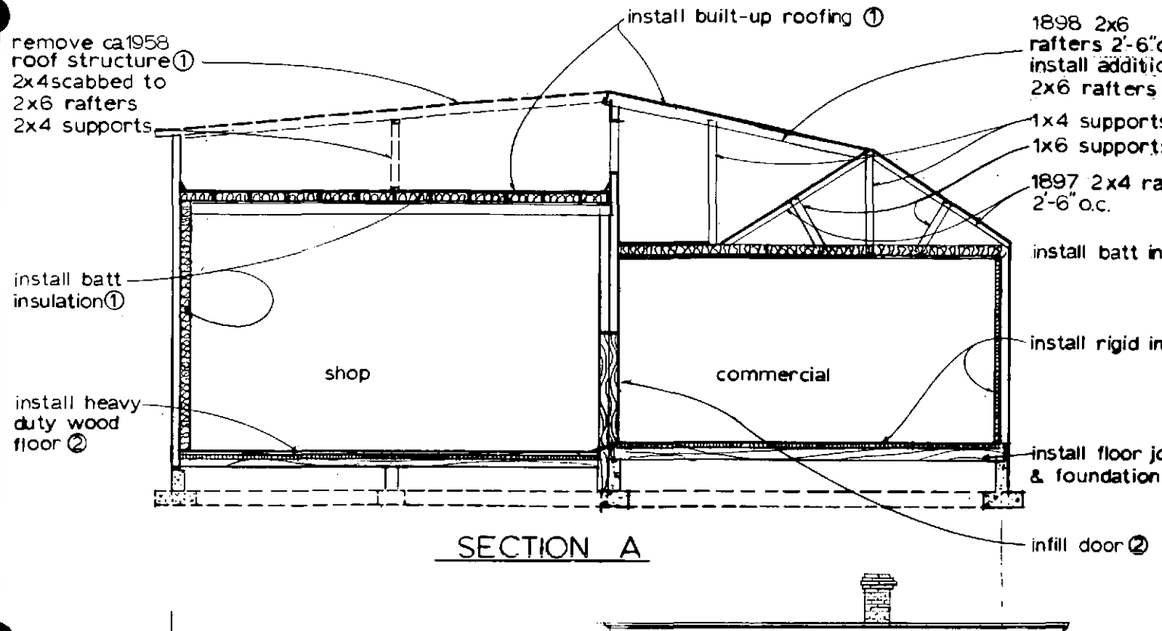
Remove building paper

Restore window

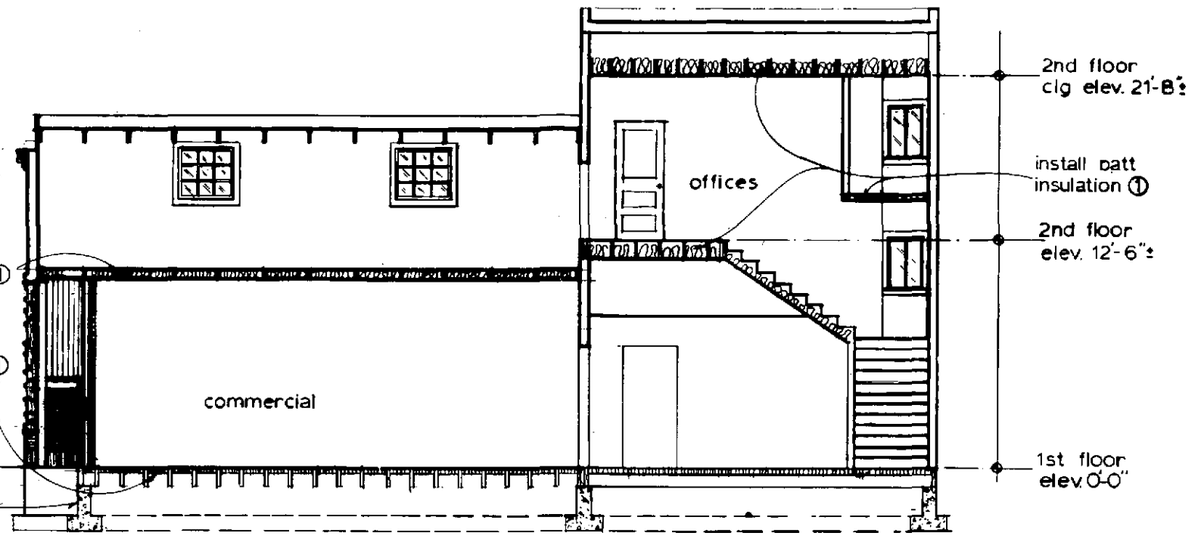
Install proper flashing

Photograph 72. Room 205, north wall. (Remnant of previous building on site).

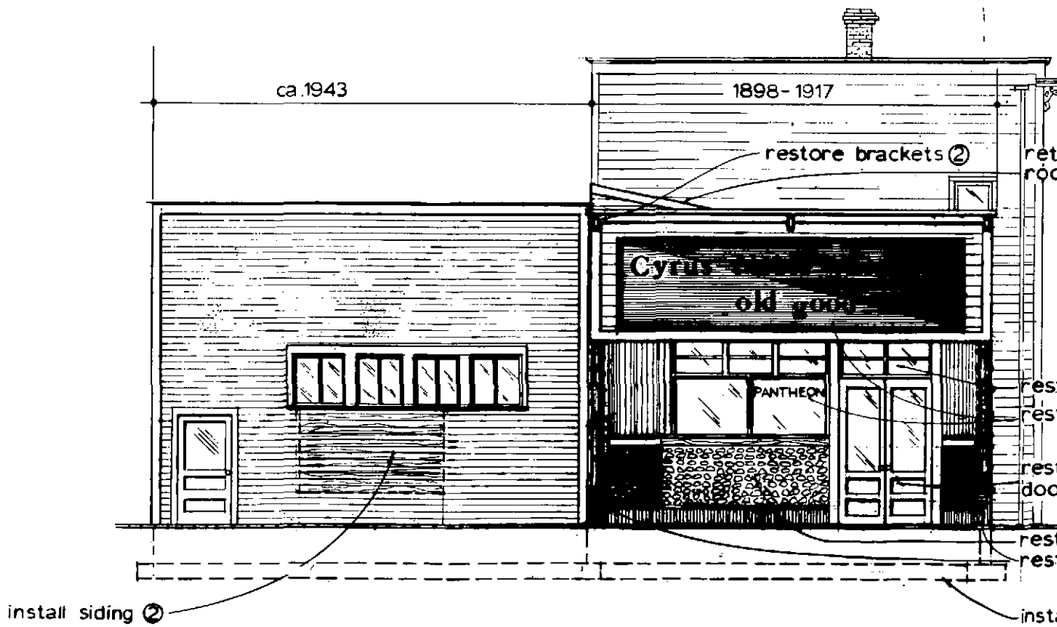
RECOMMENDED TREATMENT DRAWINGS



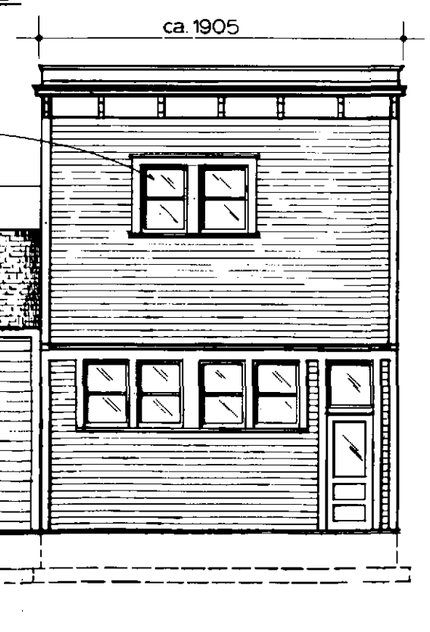
SECTION A



SECTION B



EAST ELEVATION



NORTH ELEVATION

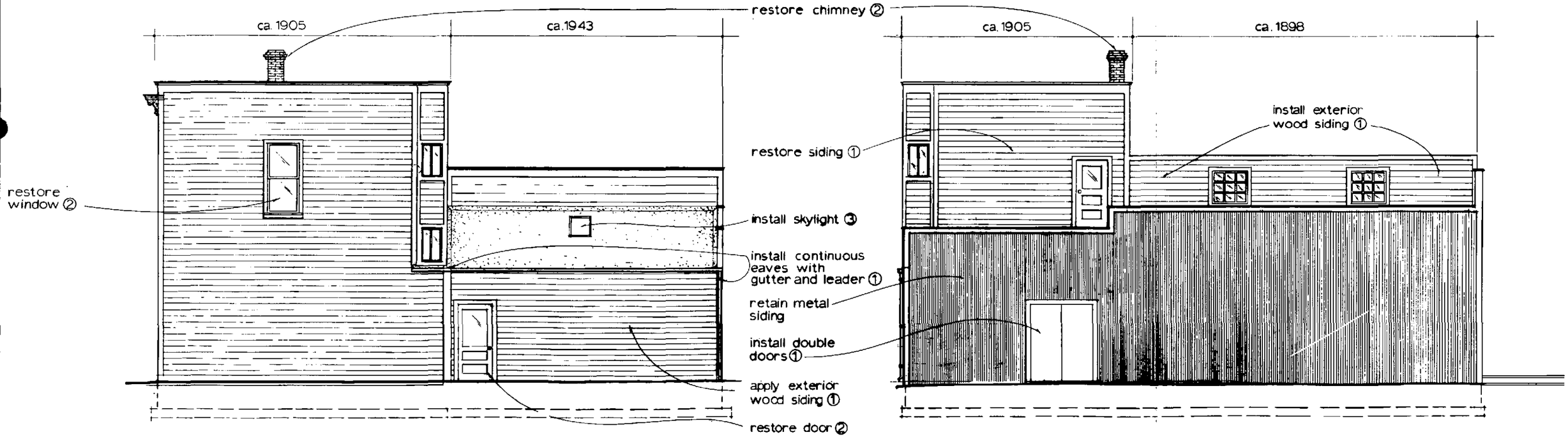
PANTHEON SALOON
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

scale 1/4"= 1' 0"

Rev. 5/1983

DRAWN PCC	DRAWING NO. 461 25006A
DESIGNED PCC	
TRACED RLC	Proj. 114
CHECKED 8/3081	sheet 1 of 3

ON MICROFILM



WEST ELEVATION

SOUTH ELEVATION

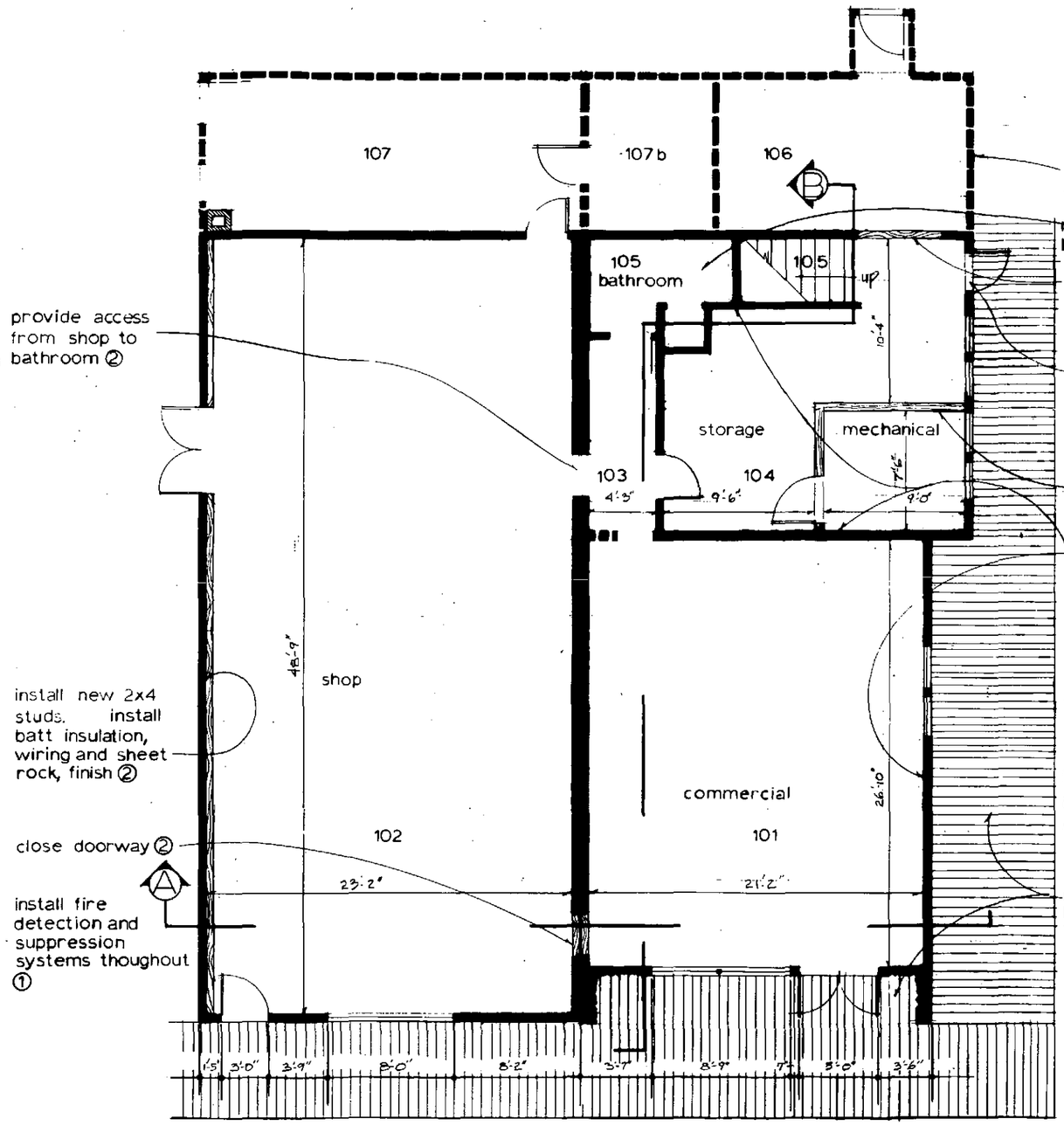
PANTHEON SALOON
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

Rev. 5/1983

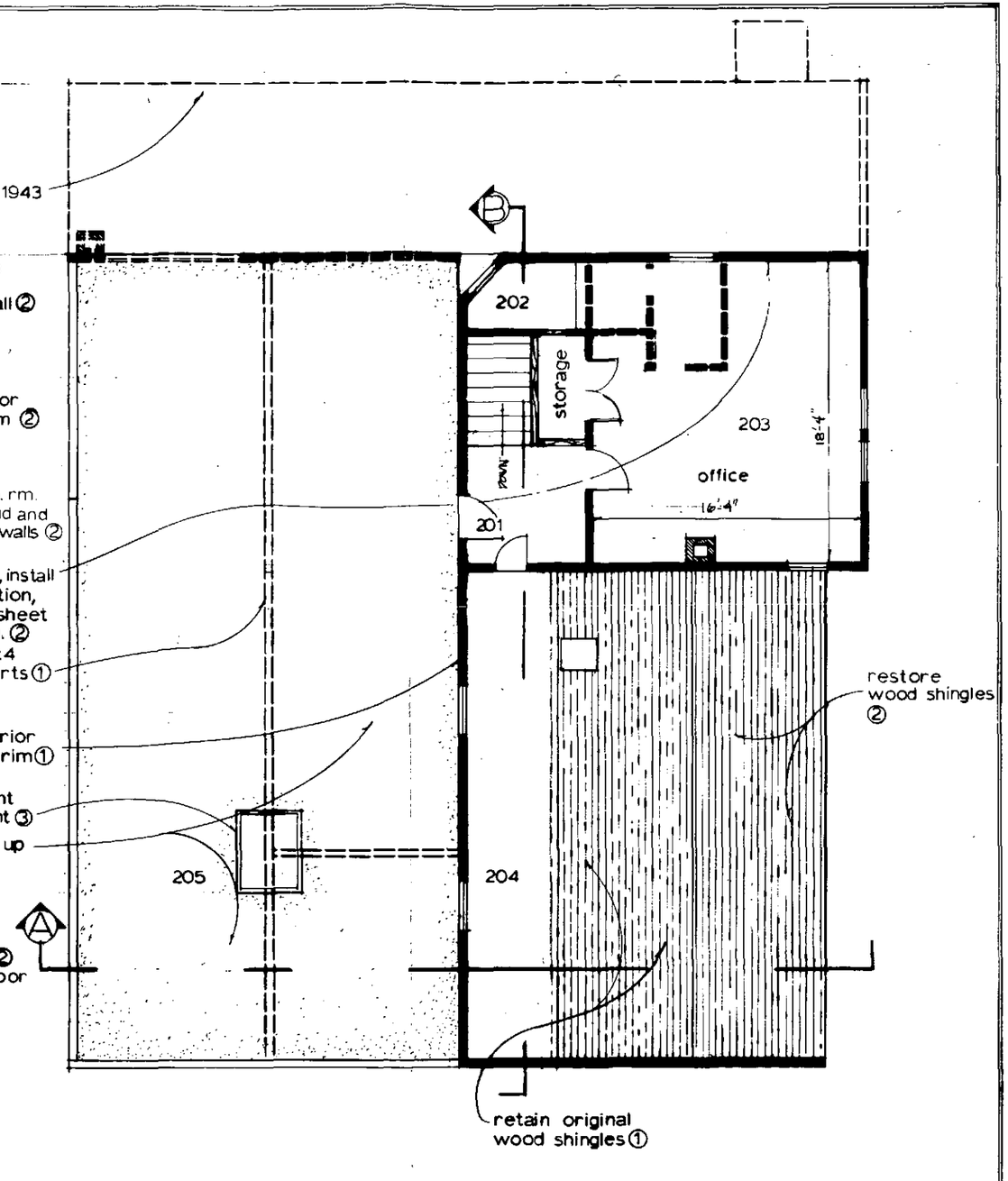
scale 1/4"= 1'-0"

DESIGNED PCC	DRAWING NO. 461 25006A	
DRAWN RLC	Pkg 114	sheet 2 of 3
CHECKED 8/30/83		

ON MICROFILM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PANTHEON SALOON
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend: priority ①, room no. 101, exist, new, remove

scale 1/4" = 1'-0" (0 2 4 6 8 10 FEET)

north

Rev. 5/1983

PCC DESIGNED	DRAWING NO. 461 25006A
PCC DRAWN	Pkg 114 sheet 3 of 3
RLC CHECKED	
8/3081 DATE	

ON MICROFILM

PENIEL MISSION

ADMINISTRATIVE SECTION

The Peniel Mission is a two-story frame structure located on Lot 2, Block 24, on the south side of Sixth Avenue in Skagway, Alaska. The Skagway Historic District is a National Historic Landmark. Both the district and the entire park are listed on the National Register of Historic Places. The building is included in the park's List of Classified Structures. Associated with the Klondike gold rush, the exterior appearance and architectural character of the building are considered to be contributing elements to the nationally significant district. The building has additional significance as the oldest extant mission built by the Peniels, an interdenominational humanitarian organization formed in Alaska in 1889, today having missions located in West Coast cities and with missionaries serving throughout the world. The building is classified in significance category 1b, and must be preserved and maintained--management category A.[1]

The proposed exterior treatment of the building is preservation to allow for future potential restoration to its 1900 appearance to support the interpretation of the gold rush era historic scene. Adaptive use of the interior is proposed for park staff or seasonal quarters. To sustain the proposed use, the interior treatments required are upgrading of environmental systems, structural integrity, and finishes to meet contemporary standards.[2]

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1. Management Policies, U.S.D.I., N.P.S., 1978, Ch. 5, pg. 3; Cultural Resources Management Guidelines, NPS-28, No. 2, Dec., 1981, Appendix H, pg. 4.

2. Alaska Regional Office and Klondike Gold Rush National Historical Park, Skagway Historic District Management Plan, (draft), March 30, 1981.

PHYSICAL HISTORY AND ANALYSIS SECTION

History

The Peniel (pronounced Penile) Mission was built in 1900 to serve the religious and humanitarian needs of gold rush era Skagway. Between 1900 and 1910 the mission kept its doors open--a block from the heart of Skagway's saloons, gambling halls, and red light district--offering nightly meetings, Sunday services, and shelter and warmth. In 1937 Doctor Clayton Polly acquired the vacant building, remodeled it as his home and clinic, and lived in the structure for ten years. Since 1947 the house has been altered further to accommodate the eight successive families which have lived there.

The first missionaries arrived in Skagway in 1897, but money for a hall was not available until 1899. That year a small structure in the center of Sixth Avenue was moved to a lot purchased by the missionaries. This became an impromtu hall and living quarters.[1] As the Peniel Mission gained local support, Skagway citizens decided to initiate a construction fund drive. By the summer of 1900 the Skagway press announced, "Work of erecting a new hall for the Peniel Mission is to be begun right away, on the half lot where the present mission building stands on Sixth Avenue. . . . The new hall will be 22 X 40 feet and two stories high, the second to be for living quarters for the missionaries. A building committee and friends numbering 25 met Monday evening, when $325 was subscribed."[2]

W.T. Iliff, operator of the Moore sawmill in Skagway, became president of the building committee and saw to the completion of the structure. The building's lumber probably came from his mill. A photograph taken in the autumn of 1900 shows the mission well under construction.[3] A scribbled note found on an interior second story board reads, "Walter Cole & (illegible) December 5, 1900."[4] Carpenter Cole left his mark and gave us a probable completion date: December, 1900.

The Peniel Mission was an unassuming structure; its street appearance differed little from, say, the mercantiles and saloons of Skagway except it lacked the imposing signs or large glass display windows. Instead its simple two-and-a-half story, false fronted facade had two vertical windows per floor with a central door entry. An illuminated sign marked "Peniel Mission" was on a post in front of the door.[5]

The first floor hall measured approximately 20 feet by 30 feet including a rear stairway. Two vertical windows in each wall let in light. Heat probably came from two stoves, one at each end of the hall. To the rear of the hall, a one-story, shed roofed room 10 feet by 22 feet was either for storage or a latrine, or both. The second floor was divided into living space for missionaries. The gabled roof had three chimneys, one at the mid-section above the east wall, and one at each end of the roof ridgeline. In the center of the rear wall, at the second floor was a single vertical window. By 1905 that window had been replaced by a square window and a smaller horizontal window. Three windows in the east wall let light into the second floor. By 1905 a fourth window was added between the two rear wndows. A similar pattern may have existed on the west wall.[6]

Though the title to the property was held by W.P. Ferguson, founder of the Peniels, the first missionaries were Mrs. Victoria Tooley and a Miss Carnahan.[7] Advertisements in the Skagway Daily Alaskan suggest the mission routine, "Peniel Mission. Meetings every night at 8 except Monday. Bible Reading every day at 10 AM, Sunday at 8. Meeting in Scandinavian Language Sunday at 3."[8] The Scandinavian meetings were in response to the large number of Norwegians, Swedes, and Danes which immigrated to the United States during the gold rush. Other advertisements add "All are cordially invited, especially strangers," and "There will be no collections," which suggests that the mission appealed to the down and out. The nightly meeting at 8 and the morning meetings at 10 further suggests that the strangers, rather than be let out into the cold, could count on the hall as an impromptu hotel.[9]

The Peniel Mission also sponsored revival meetings and brought in foreign missionaries to give lectures. These attracted popular local response. The revival meetings of the Reverend H.M. Turney, for example, filled the hall.[10] Turney, "the converted whiskey drummer," and other anti-alcohol speakers drew attention and favorable responses for prohibition. Other speakers included missionaries from Juneau and Haines or Seattle and Portland and individuals experienced with work in Africa.[11]

As Skagway declined, the support for the mission dwindled. By 1911 the Peniel Mission listing was missing from the Alaska Business Directory and Gazetteer.[12] The building fell into disuse. In the 1930s Doctor Clayton Polly moved from Juneau to Skagway and opened an office. In 1937 he purchased the old mission and began a major remodeling. The false front was removed and a larger side entry replaced the front entry. A new hip roof was put on. The northerly second floor rooms became an apartment and the southerly portion his clinic. An exterior stairway at the west wall led to a second floor door. The rear interior private stairway led to his clinic.[13]

Doctor Polly remodeled the first floor church hall into a two bedroom living quarters with living room, dining room, and kitchen. The ceiling was lowered. The shed roofed rear ten feet of the building was rotted and replaced with a smaller ten-foot addition used for a washroom and furnace room. He put a new foundation and shingled the exterior walls.[14]

In 1947 Doctor Polly and family returned to Juneau. They sold the house for $6,000 to the Bill Feero family.[15] Since then the interior of the mission has been altered to meet the needs of the residents. Picture windows in the present living room and new plumbing were installed within the last decade. The exterior has remained the same since the remodeling completed by Doctor Polly.[16]

In 1978 the National Park Service acquired the old mission.

Endnotes

1. Daily Alaskan, December 28, 1899, 4:4; January 7, 1900, 4:5.

2. Daily Alaskan, July 18, 1900, 1:3.

3. Uncataloged photograph, Days of 98 Museum, Skagway, Alaska.

4. Board removed during remodeling. Uncataloged artifact, Klondike Gold Rush National Historical Park.

5. See photographs.

6. Ibid.

7. Deed Book 8, p. 212, Magistrate's Office, Skagway City Hall. Daily Alaskan, January 7, 1900, 4:5.

8. Daily Alaskan, November 2, 1902, 2:3.

9. Daily Alaskan, October 6, 1906, 2:2; April 10, 1909, 2:2. Mabel Holmes Cox, The Lady Pioneer, Missionary Work in Alaska and the Northwest, 1968.

10. Daily Alaskan, February 22, 1906, 4:3; March 6, 1906, 1:2.

11. See for example Daily Alaskan, April 25, 1908, 3:2; May 26, 1908, 3:3; June 26, 1909, 3:4.

12. Alaska and Yukon Gazetteer and Business Directory (R.L. Polk & Co., Seattle, Skagway listings for 1903, 1905, 1909, 1911).

13. Clayton Polly to Robert L. Spude, November 29, 1979.

14. Ibid.

15. Ibid.

16. John Edwards to Robert L. Spude, November 29, 1979.

Archeological Synopsis

No archeological investigations of the Peniel Mission have been done. Since new plumbing was installed within the last decade, and foundations replaced in 1937, it is unlikely that significant archeological resources remain near the structure. One test trench should be placed adjacent to the structure to confirm this assumption.

From a research standpoint, the grounds of the mission may provide some interesting comparative data for the rest of the town. Apparently the missionaries were teetotalers. A high percentage of alcoholic beverage containers is characteristic of a gold rush community, yet it is assumed that such things were not allowed to collect in the vicinity of the mission. A sampling of the archeological materials near the structure could offer interesting comparisons with the rest of the archeology done in town.

Treatments and Evaluation of Effect

This structure is historically significant due to its association with the gold rush era and its original Peniel Mission function. As with many of the other structures in the Skagway Historic District, preservation of the exterior massing and restoration of exterior details would be the appropriate treatment approach. However, unlike many other historic buildings in Skagway, the 1937 remodeling significantly modified the exterior as well as the interior appearance of the Peniel Mission. In 1979, the National Park Service remodeled the interior of the structure for use as a staff residence. Continuation of this function is proposed.

Alternative Treatments

A. No Treatment

Although routine maintenance is assumed, the no treatment alternative would not provide for some basic building preservation, such as

replacement of deteriorated or missing materials, eliminate life safety deficiencies, nor provide for fire protection. Therefore this alternative is not recommended.

B. Exterior Restoration to Circa 1900 Exterior Appearance with Residential Adaptive Use

This alternative would include demolition of the west vestibule entry, removal of exterior wall shingles, reconstruction of the false front and infilling of some windows and restoration of others. While there is adequate photographic documentation for exterior restoration, the 1979 interior remodeling would not be compatible to this restoration period due to interior wall locations in relation to exterior windows and doors. The extent of reconstruction and demolition of existing fabric are not economically and functionally justifiable at this time. This alternative is not recommended.

C. Recommended Treatment: Preservation and Rehabilitation

This alternative would preserve the existing exterior appearance of the structure. The interior would be modified to meet code requirements while maintaining compatibility with existing exterior openings. Existing historic fabric would be preserved, allowing for the future possibility of restoration of the exterior of the building to its 1900 appearance. This alternative is recommended.

Specific Recommended Treatments

Site

1. Final grading at building site should provide adequate drainage away from the structure.

2. Reconstruct boardwalk at north side of building to provide a buffer from street traffic.

3. Construct boardwalk at the west entry to provide a ramp to the door threshold.

Foundation

1. Install a concrete stem wall foundation at the building perimeter and construct interior concrete piers.

Structural Framing

1. Install double 2" x 6" rim joists and 2" X 8" treated sill plates at perimeter walls.

2. Level floor framing at west vestibule entry.

3. Remove north interior stairway and install framing to close second floor opening.

4. Install new stairway and landing as shown.

Exterior

1. Replace missing exterior wall shingles with in-kind material.

2. Remove existing roof shingles. Install new shingle roofing. Repair or replace all gutters and downspouts.

3. Remove second floor exterior door. Infill wall and finish to match adjacent wall surface.

Interior

1. Remove all suspended ceilings. Remove fiberboard from 1937 ceiling framing; replace with sheetrock.

2. Install fire suppression and detection systems.

3. If used as a year-round residence, fur out interior surface of exterior walls and install rigid insulation and finish with sheetrock. Add batt insulation to attic.

4. Install vapor retardant and rigid insulation under first floor.

Evaluation of Effect of the Recommended Treatment

The purpose of the recommended treatments to the structure is to retain the existing exterior appearance and provide safely usable interior space. The results will increase the life of the building and protect its architectural values, and will safely provide access to a historic resource. The adaptively preserved building will be compatible with the historic scene as it existed during the early 20th century.

In applying the criteria of effect, 36 CFR Part 800.3, the National Park Service has determined that the proposed undertaking will have an effect on the Skagway Historic District.

In applying the criteria of adverse effect, 36 CFR Part 800.36, the National Park Service has found the effect not to be adverse because:

a. The proposed undertaking will not result in the destruction or alteration of the architecturally significant features of the property. The building has been recorded to standards prescribed by the Historic American Building Survey and the National Park Service will maintain a collection of historic photographs and records of the building in its files.

The gold rush era appearance of the building was extensively modified in 1937. Therefore, adaptive reuse of the interior and rehabilitation of the existing exterior of the building will not adversely affect the qualities which make it historically significant.

b. The proposed undertaking will not result in the isolation of the property from, nor alteration of, its surrounding environment.

c. The proposed undertaking will not introduce visual, audible, or atmospheric elements that are out of character with the property or alter its setting. The exterior modifications necessary to make the building accessible for the handicapped will be non-intrusive to the historic scene.

d. The proposed undertaking will not result in the transfer, sale, or deterioration of federally owned property.

Recommendations for Further Study

1. Provide funding for the preparation of an Historic Structures Preservation Guide for the building.

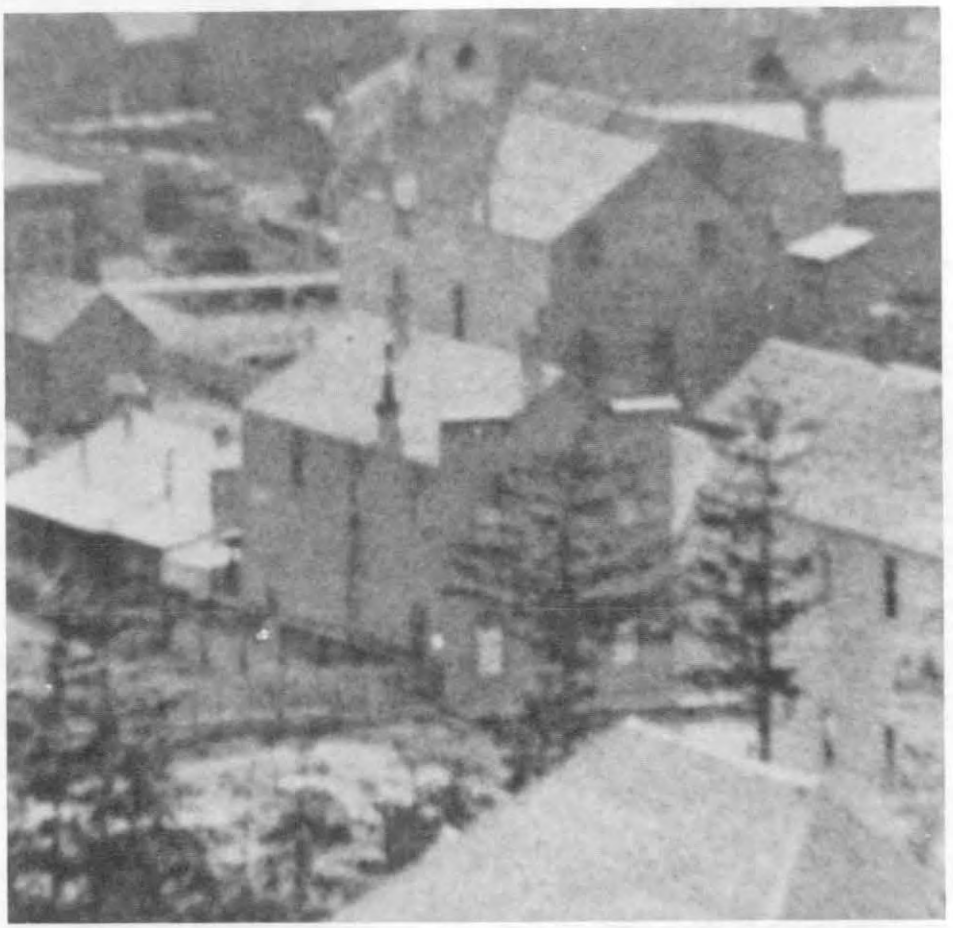
Preliminary Cost Estimate

Division Number	Division Title	Unit Cost	Unit Total	Cost Total
1.	General Requirements	(Included in individual treatment items)		
2.	Site Work			
	Lift building	(Lump sum)		$5,000
	Earth fill	$20/cu yd	55 cu yds	1,100
	Utility trenching	$17/cu yd	7 cu yds	200
	Board walk	$20/sq ft	170 sq ft	3,400
	Remove false ceilings	(Lump sum)		4,000
3.	Concrete			
	Remove existing and install new foundation	$1000/cu yd	17.2 cu yd	17,200
Divisions 4 and 5 not applicable.				
6.	Wood & Plastics			
	New interior walls	$5/sq ft	300 sq ft	1,500
	Stairway	(Lump sum)		1,000
	Floor framing	(Lump sum)		1,000
7.	Thermal & Moisture Protection			
	Vapor retarder	$1/sq ft	1,200 sq ft	1,200
	Rigid insulation	$1.50/sq ft	1,200 sq ft	1,800
	Wood shingles	$400/square	20 squares	8,000
	Flashing	$4/lin ft	20 lin ft	100
	Gutters & downspout	$5/lin ft	210 lin ft	1,100
8.	Doors & Windows			
	Metal door	$400/door	1 door	400
	Wood door	$300/door	1 door	300
	Windows	$200/window	1 window	200
9.	Finishes			
	Sheetrock	$1/sq ft	1,800 sq ft	1,800
	Tile	$10/sq ft	50 sq ft	500
Divisions 10 through 14 not applicable				
15.	Mechanical and fire suppression systems		Total Systems	30,000
16.	Electrical, fire detection and intrusion detection systems		Systems Upgrading	20,000
				$ 99,800

HISTORIC AND RECORD PHOTOGRAPHS

Photographs 1 through 5 and Figure 1 are from the Klondike Gold Rush National Historical Park collection.

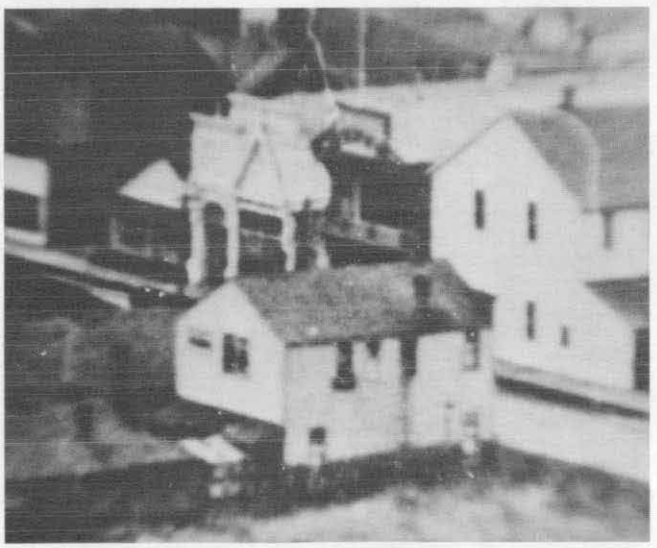
Photographs 6 through 42 by Paul C. Cloyd, National Park Service, Denver Service Center, June 1981.



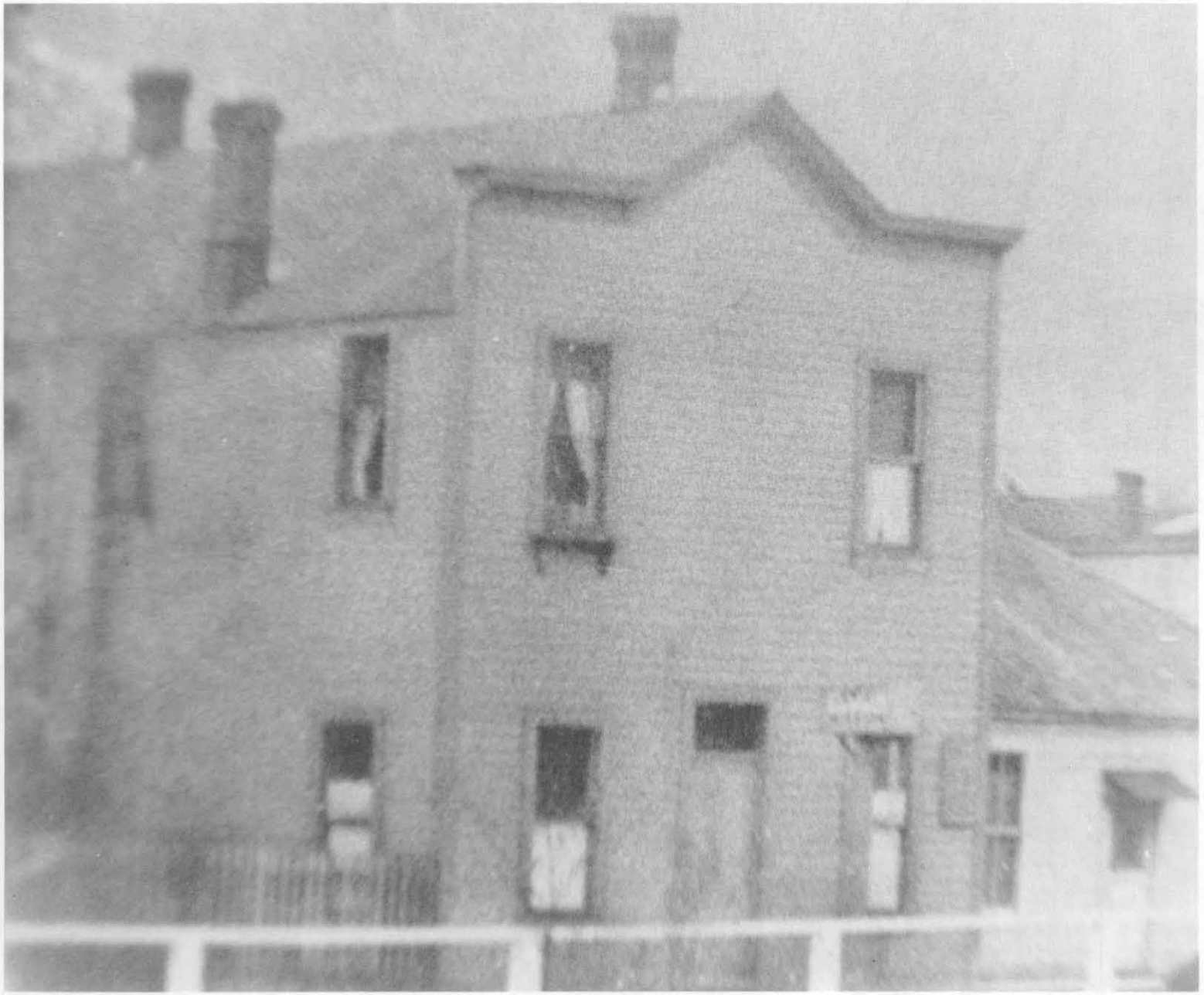
Photograph 1. Detail from a 1901 photograph.
View from northeast.



Photograph 2. Detail from a ca. 1902 photograph. View from southeast.



Photograph 3. Detail from a ca. 1905 photograph. View from southeast. Yellow paint in place.



Photograph 4. Detail from a May 19, 1910 photograph. View from northeast.

Figure 1. Portion of 1914 Sanborn Insurance Map



Photograph 5. Ca. 1937. View from northwest.



Photograph 6. View from northwest.



Photograph 7. Northwest porch, south wall.



Photograph 8. West wall detail.



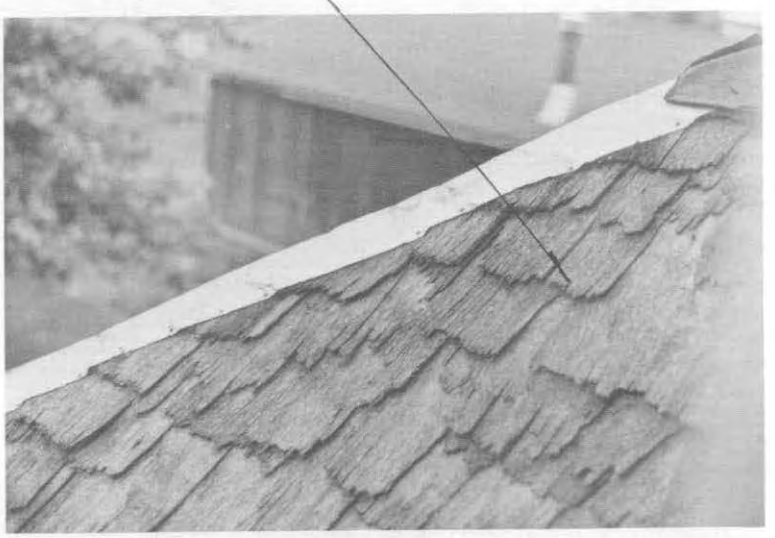
Photograph 9. View from southwest.



Remove plywood, install matching siding shingles

Remove wood shingles from roof

Photograph 10. View from southeast.



Photograph 11. Roof detail.



Photograph 12. Southeast porch detail.



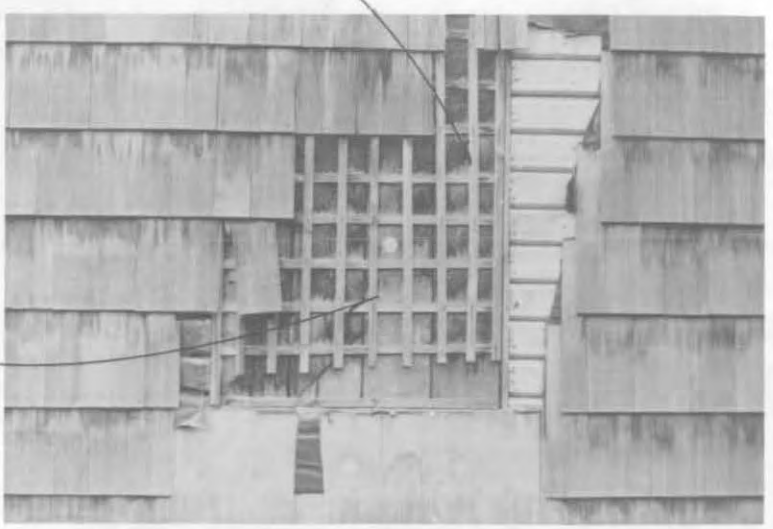
Photograph 14. East wall, south addition.

Remove plywood, install matching siding shingles



Photograph 13. View from northeast.

Install matching shingles



Photograph 15. Detail of window infill.



Photograph 16. Northeast corner.

Living Room



Photograph 17. Southeast corner.



Photograph 18. Northwest corner.

Remove stair enclosure



Photograph 19. North wall.



Photograph 20. South wall.

Remove 1979 false ceiling



Photograph 21. East wall.

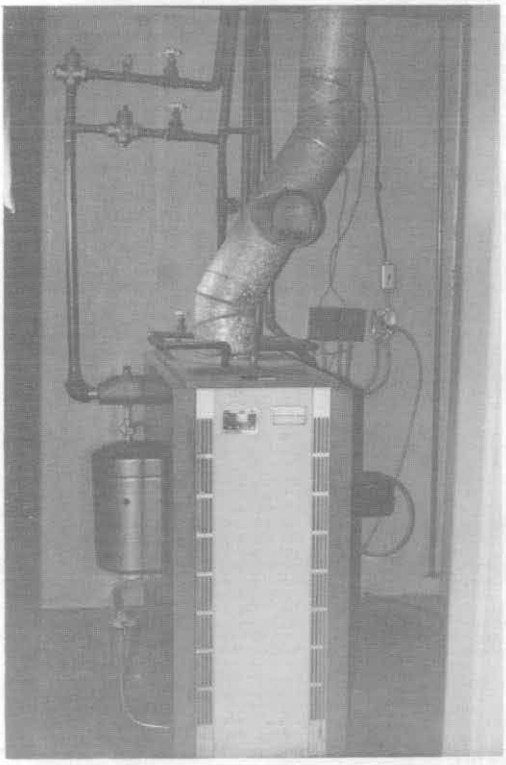
Kitchen



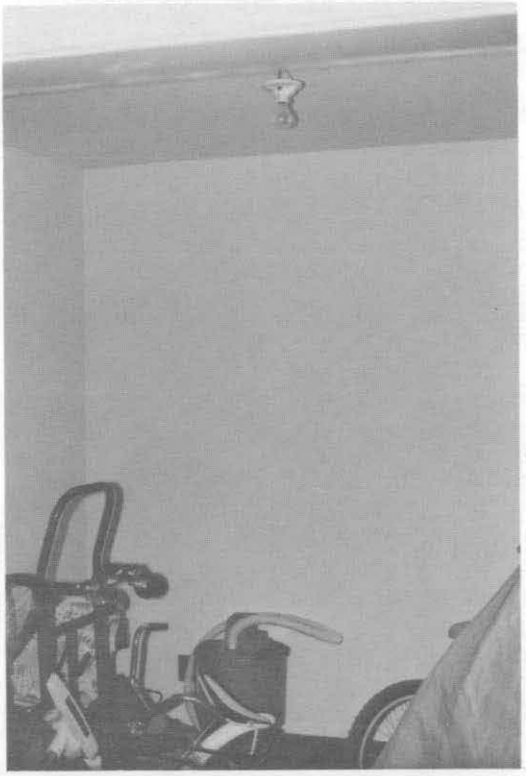
Photograph 22. North stairs. Remove and relocate.



Photograph 23. First floor bathroom.



Photograph 24. Mechanical room.



Photograph 25. First floor southwest bedroom, northeast corner.



Second floor, northeast bedroom

Infill stairway,
remove stub wall

Photograph 26. North wall.

Locate new stairway entry here



Photograph 27. Southwest corner.



Photograph 28. Second floor hallway.



Photograph 29. Second floor bathroom.

Photograph 30. Northwest bedroom, second floor.



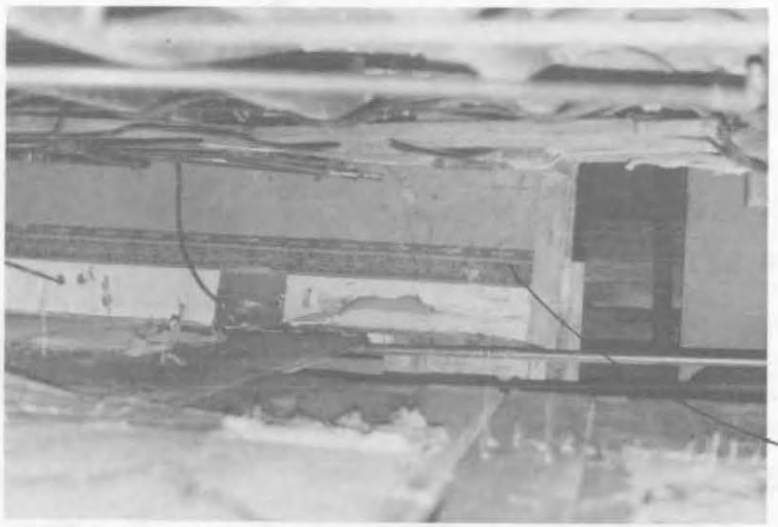


Replace baseboard heating units, install covers

Photograph 31. Second floor, southwest bedroom.



Photograph 32. Second floor, southeast bedroom, northeast corner.

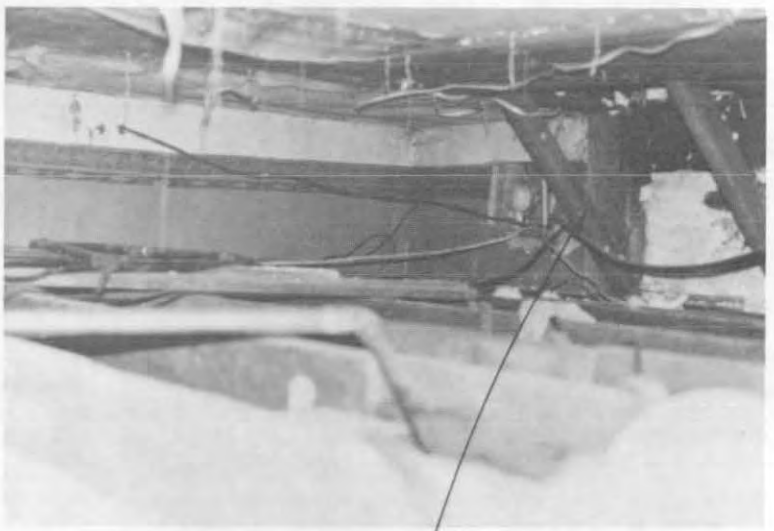


Floor space between 1900 ceiling and 1937 ceiling

Historic wall and border papers

Photograph 33. View toward south.

Install vapor retarder and batt insulation at exterior wall. Remove all excess wiring, pipes and debris.



Photograph 34. Southwest corner.

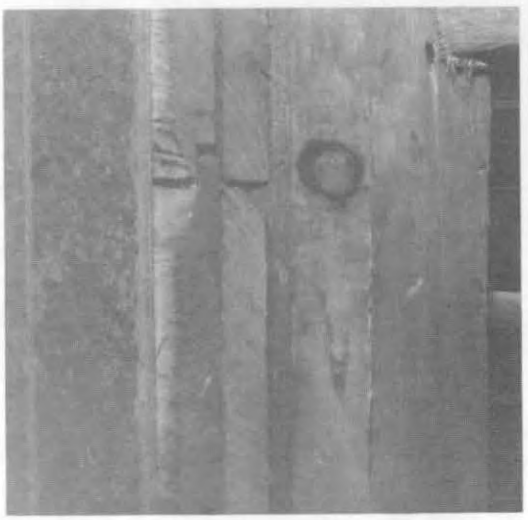


Knee braces formed canted ceiling in original mission hall.

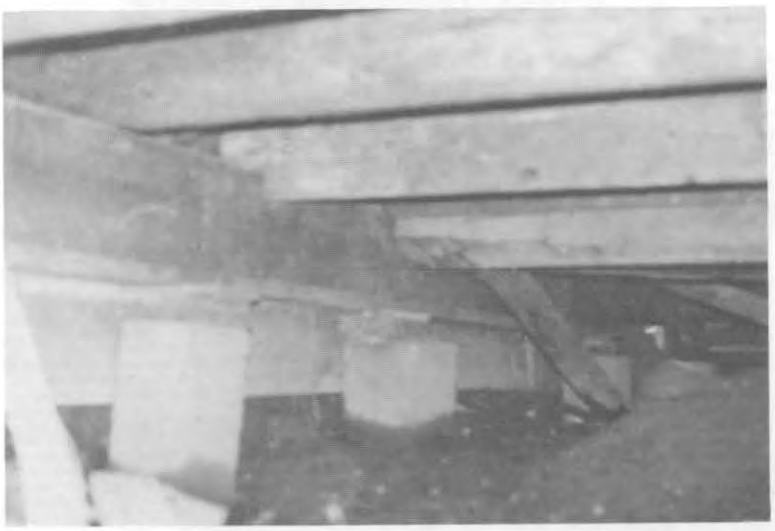
Photograph 35. Northeast portion.



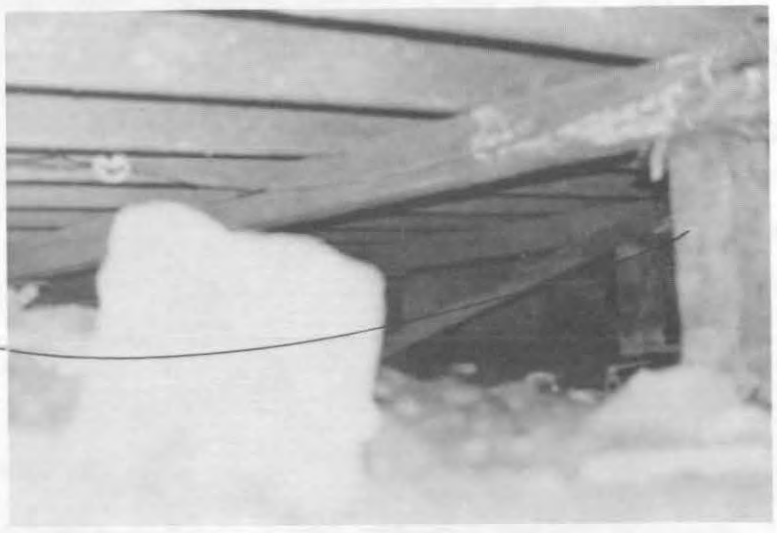
Photograph 36. South addition attic.



Photograph 37. South addition/main builidng wall joint.



Photograph 38. Crawlspace, west portion.



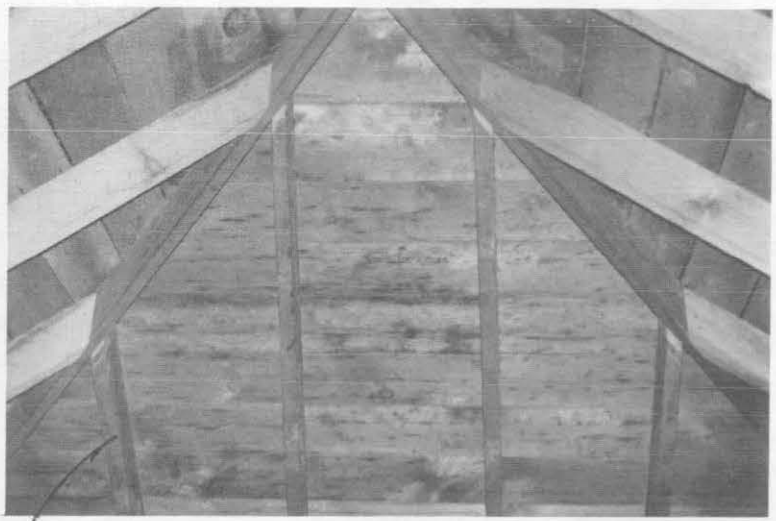
Remove debris and timber pier. Install concrete stem wall and concrete piers

Photograph 39. Crawlspace, east portion.

Historic chimney location



Photograph 40. East central portion.



Photograph 41. South end.

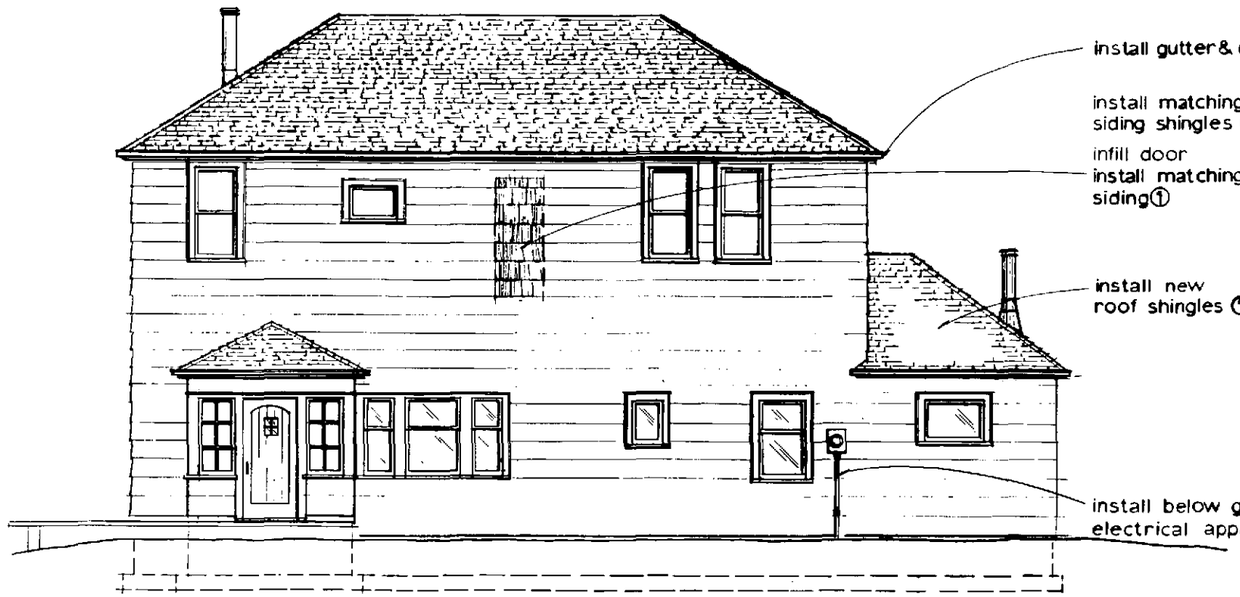
Main attic

North and south rafters installed in 1937 remodeling

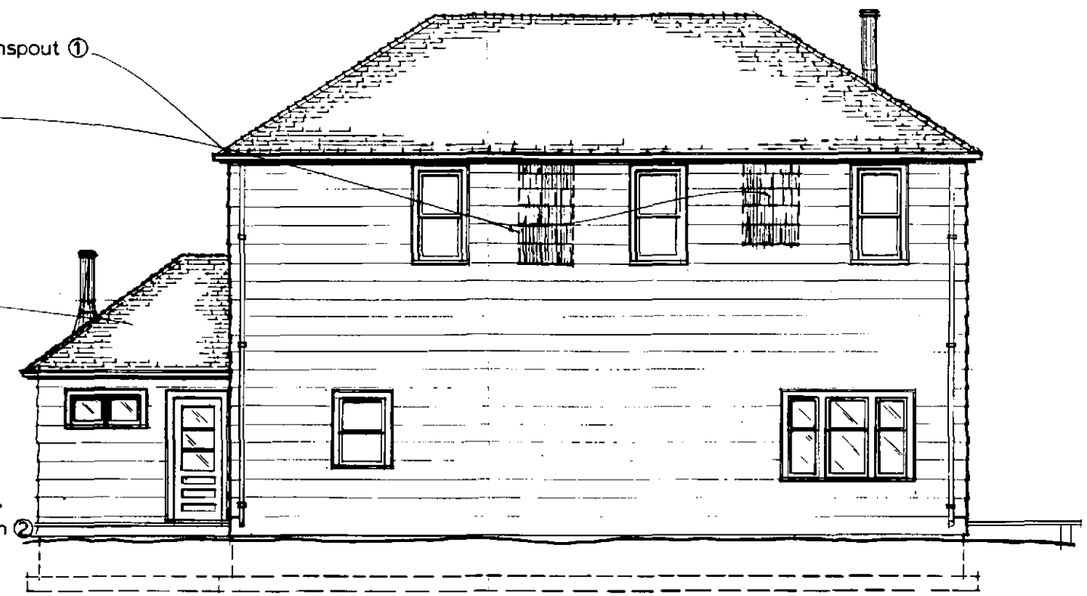


Photograph 42. North end.

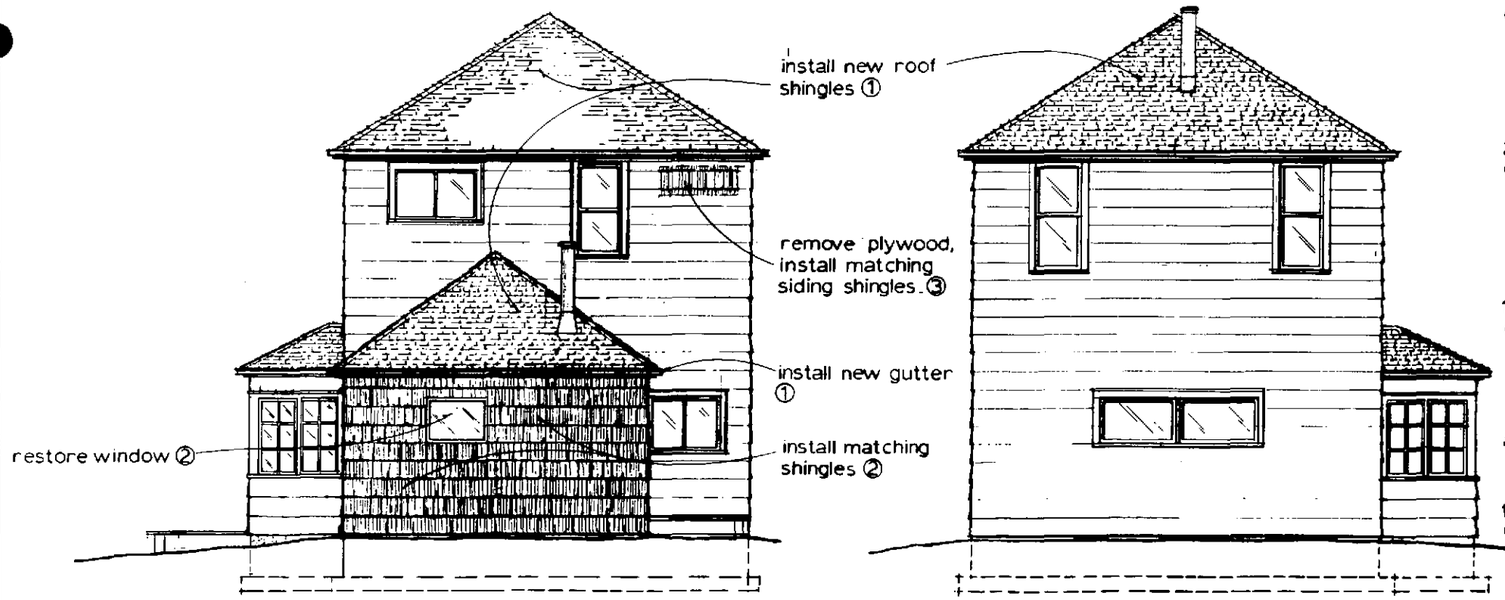
RECOMMENDED TREATMENT DRAWINGS



WEST ELEVATION

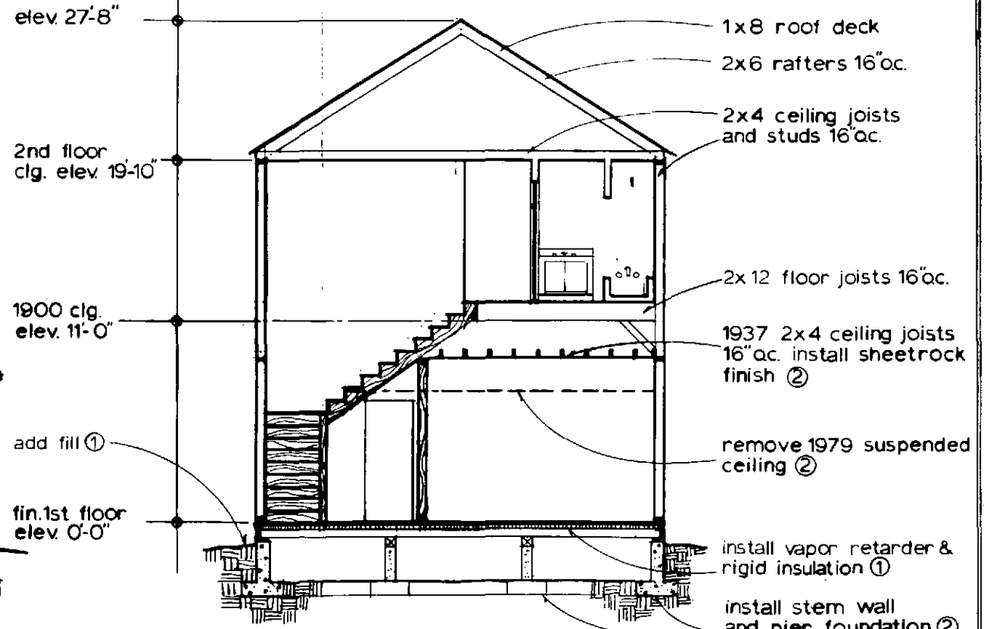


EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



SECTION Ⓐ

PENIEL MISSION
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

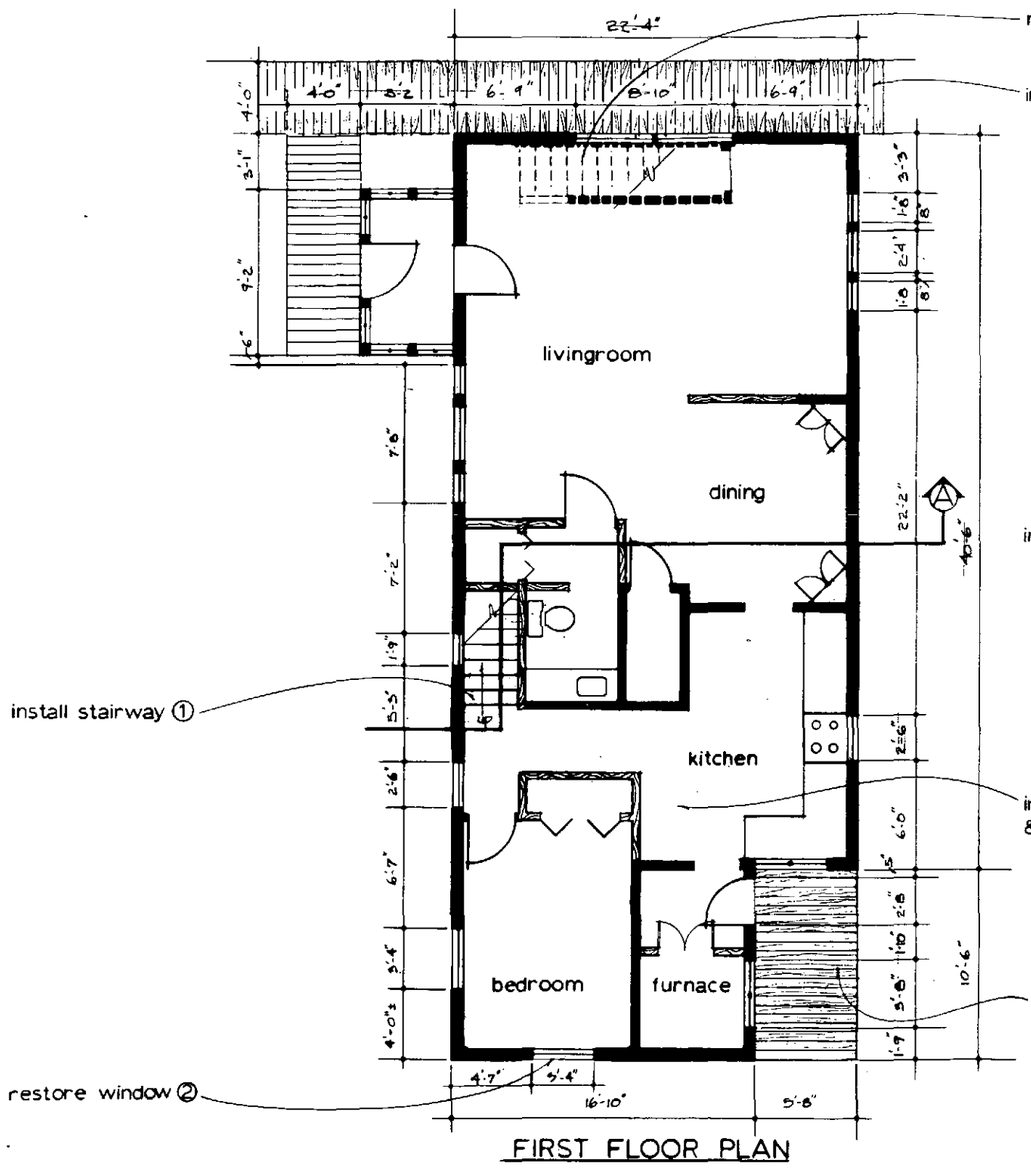
legend: priority ① exist new remove

scale 1/4"=1'-0" 0 2 4 6 8 10 FEET

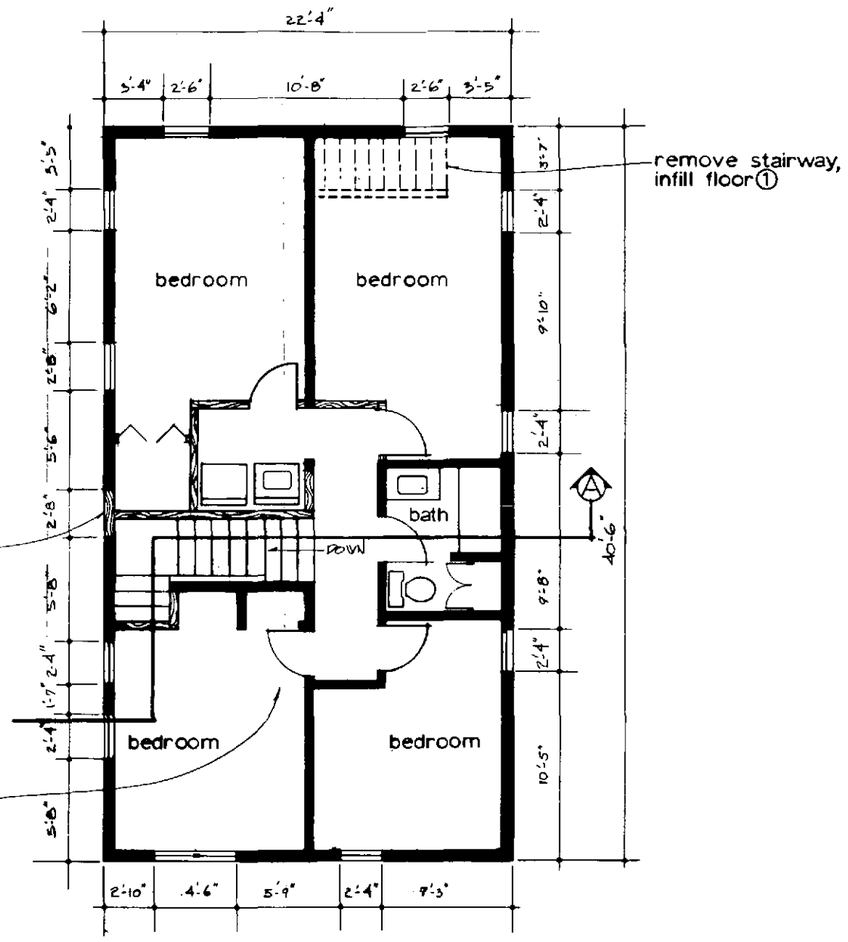
Rev. 5/1983

PCC DESIGNED	DRAWING NO. 461 25007A
PCC DRAWN	Pkg 114 sheet 1 of 2
RLC CHECKED	
8/30/81 DATE	

ON MICROFILM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PENIEL MISSION
HISTORIC STRUCTURE REPORT
KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

legend priority ① exist. new remove

scale 1/4"=1'-0" 0 2 4 6 8 10 FEET

north

Rev. 5/1983

PCC DESIGNED PCC DRAWN RLC CHECKED 8/31/81 DATE	DRAWING NO. 461 25,007A Pkg 114 sheet 2 of 2

ON MICROFILM

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Historic Photographs collection, Klondike Gold Rush National Historical Park, Skagway.

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Sanborn-Perris Fire Insurance Map, Skagway 1914, Library of Congress.

Skagway Townsite File, Records of General Land Office, RG 49, National Archives, Microcopies at Klondike Gold Rush National Historical Park.

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Public Law 94-323
94th Congress, S. 98
June 30, 1976

An Act

To authorize the Secretary of the Interior to establish the Klondike Gold Rush National Historical Park in the States of Alaska and Washington, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That (a) in order to preserve in public ownership for the benefit and inspiration of the people of the United States, historic structures and trails associated with the Klondike Gold Rush of 1898, the Secretary of the Interior (hereinafter referred to as the "Secretary") is authorized to establish the Klondike Gold Rush National Historical Park (hereinafter referred to as the "park"), consisting of a Seattle unit, a Skagway unit, a Chilkoot Trail unit, and a White Pass Trail unit. The boundaries of the Skagway unit, the Chilkoot Trail unit, and the White Pass Trail unit shall be as generally depicted on a drawing consisting of two sheets entitled "Boundary Map, Klondike Gold Rush National Historical Park", numbered 20,013–B and dated May, 1973, which shall be on file and available for public inspection in the offices of the National Park Service, Department of the Interior. Within the Pioneer Square Historic District in Seattle as depicted on a drawing entitled "Pioneer Square Historic District", numbered 20,010–B and dated May 19, 1973, which shall also be on file and available as aforesaid, the Secretary may select a suitable site for the Seattle unit and publish a description of the site in the Federal Register. The Secretary may relocate the site of the Seattle unit by publication of a new description in the Federal Register, and any property acquired for purposes of the unit prior to such relocation shall be subject to disposal in accordance with the Federal surplus property laws: *Provided*, That the Seattle unit shall be within the Pioneer Square Historic District. After advising the Committees on Interior and Insular Affairs of the Congress of the United States, in writing, the Secretary may revise the boundaries of the park from time to time, by publication of a revised map or other boundary description in the Federal Register, but the total area of the park may not exceed thirteen thousand three hundred acres.

Klondike Gold Rush National Historical Park, Alaska-Wash. Establishment. 16 USC 410bb. Map.

Publication in Federal Register.

Relocation. Limitations.

Revision, advising congressional committees. Publication in Federal Register.

(b)(1) The Secretary may acquire lands, waters, and interests therein within the park by donation, purchase, lease, exchange, or transfer from another Federal agency. Lands or interests in lands owned by the State of Alaska or any political subdivision thereof may be acquired only by donation. Lands under the jurisdiction of any Federal agency may, with the concurrence of such agency, be transferred without consideration to the Secretary for the purposes of the park.

Land acquisition.

(2) The Secretary is authorized to acquire outside the boundaries of the park, by any of the above methods, not to exceed fifteen acres of land or interests therein located in, or in the vicinity of, the city of Skagway, Alaska, for an administrative site; and to acquire by any of the above methods, up to ten historic structures or interests in such structures located in the city of Skagway but outside the Skagway unit for relocation within such unit as the Secretary deems essential for adequate preservation and interpretation of the park.

Existing rights.

Rights-of-way

43 USC 270.

(c) All lands acquired pursuant to this Act shall be taken by the Secretary subject to all valid existing rights granted by the United States for railroad, telephone, telegraph, and pipeline purposes. The Secretary is authorized to grant rights-of-way, easements, permits, and other benefits in, through and upon all lands acquired for the White Pass Trail unit for pipeline purposes, pursuant to the Acts of February 25, 1920 (41 Stat. 449), August 21, 1935 (49 Stat. 678), and August 12, 1953 (67 Stat. 557), and for railroad purposes pursuant to the Act of May 14, 1898 (30 Stat. 409): *Provided*, That significant adverse impacts to park resources will not result.

(d) The Secretary is authorized to grant to the State of Alaska a highway right-of-way across lands in the Chilkoot Trail unit, in the area of Dyea, for the purpose of linking the communities of Haines and Skagway by road if he finds that (1) there is no feasible and prudent alternative to the use of such lands, (2) the road proposal includes all possible planning to minimize harm to the park resulting from such road use, and (3) to grant such right-of-way will not have significant adverse effects on the historical and archeological resources of the park and its administration, protection, and management in accordance with the purposes of this Act.

Notice, publication in Federal Register.

16 USC 410bb-1.

Administration.

43 USC 1457.

16 USC 461.

Cooperation.

SEC. 2 (a) The Secretary shall establish the park by publication of a notice to that effect in the Federal Register at such time as he deems sufficient lands, waters, and interests therein have been acquired for administration in accordance with the purposes of this Act. Pending such establishment and thereafter, the Secretary shall administer lands, waters, and interests therein acquired for the park in accordance with the provisions of the Act approved August 25, 1916 (39 Stat. 535), as amended and supplemented, and the Act approved August 21, 1935 (49 Stat. 666), as amended.

(b) The Secretary is authorized to cooperate and enter into agreements with other Federal agencies, State and local public bodies, and private interests, relating to planning, development, use, acquisition, or disposal (including as provided in section 5 of the Act of July 15, 1968, 82 Stat. 356; 16 U.S.C. 460l-22) of lands, structures, and waters in or adjacent to the park or otherwise affecting the administration, use, and enjoyment thereof, in order to contribute to the development and management of such lands in a manner compatible with the purposes of the park. Such agreements, acquisitions, dispositions, development, or use and land-use plans shall provide for the preservation of historical sites and scenic areas, recreation, and visitor enjoyment to the fullest extent practicable.

Restoration.

(c) Notwithstanding any other provision of law, the Secretary may restore and rehabilitate property within the park pursuant to cooperative agreements without regard as to whether title thereto is in the United States.

Consultation with Canadian officials.

16 USC 410bb-2.

Proclamation authorization.

SEC. 3. (a) The Secretary, in cooperation with the Secretary of State, is authorized to consult and cooperate with appropriate officials of the Government of Canada and Provincial or Territorial officials regarding planning and development of the park, and an international historical park. At such time as the Secretary shall advise the President of the United States that planning, development, and protection of the adjacent or related historic and scenic resources in Canada have been accomplished by the Government of Canada in a manner consistent with the purposes for which the park was established, and upon enactment of a provision similar to this section by the proper authority of the Canadian Government, the President is authorized to issue

a proclamation designating and including the park as part of an international historical park to be known as Klondike Gold Rush International Historical Park. Klondike Gold Rush International Historical Park.

(b) For purposes of administration, promotion, development, and support by appropriations, that part of the Klondike Gold Rush International Historical Park within the territory of the United States shall continue to be designated as the "Klondike Gold Rush National Historical Park".

SEC. 4. There are hereby authorized to be appropriated such sums as may be necessary to carry out the purposes of this Act, but not more than $2,655,000 for the acquisition of lands and interests in lands, and not more than $5,885,000 for development. Appropriation authorization. 16 USC 410bb-3.

Approved June 30, 1976.

LEGISLATIVE HISTORY:

HOUSE REPORT No. 94-1153 accompanying H. R. 1194 (Comm. on Interior and Insular Affairs).
SENATE REPORT No. 94-166 (Comm. on Interior and Insular Affairs).
CONGRESSIONAL RECORD:
Vol. 121 (1975): June 4, considered and passed Senate.
Vol. 122 (1976): June 8, considered and passed House, amended, in lieu of H. R. 1194.
June 18, Senate concurred in House amendments.

Form No. 17
(Sept 1957)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Revised APPENDIX B

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE	2. THEME(S). IF ARCHEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO.
Alaska	XXI (Alaska History)

3. NAME(S) OF SITE	4. APPROX. ACREAGE
Skagway and White Pass	Historic District

5. EXACT LOCATION (*County, township, roads, etc. If difficult to find, sketch on Supplementary Sheet*)
Skagway is located at the head of the Taiya Inlet on the Lynn Canal in Southeastern Alaska. Northeast of Skagway is White Pass which is 2,890 feet in elevation and about 45 miles in length. The pass separates the drainage of the Skagway River into the Lynn Canal from that of the Yukon River into the Klondike in Canada.

NAME AND ADDRESS OF PRESENT OWNER

IMPORTANCE AND DESCRIPTION

6. Ownership and Administration.

Skagway (Historic District), City of Skagway and various private owners.

7. Importance and Description (Describe, etc.)

Skagway, founded in 1897, flourished as a result of the discovery of gold in the Upper Yukon Valley and Klondike of Canada. It lay on the direct route into the gold-bearing region and was a terminus for the White Pass and Yukon Route Railway, completed in July, 1900, as Alaska's first railroad. About 100 buildings still stand which, taken together, provide the finest existing example of a mining town that played a vital role in Alaska's first and most important mining stampede.

The great Klondike Rush to Canada, 1897-1900, attracted world-wide attention and caused the first true discovery of Alaska by the American people and their federal government. Alaska population increased from 4,298 whites in 1890 to 30,493 by 1900 as a direct result of the mining rushes of the late 1890's, thus giving great impetus to demands for self-government for that territory. As a result of this population increase and the rapid development of mining in Alaska, the rule of the fur companies, all powerful in Alaska from 1760 to 1898, finally came to an end.

In August, 1896, the strike in Canada was made on Bonanza Creek in the Klondike. One year later, in July, 1897, the news of the gold find reached San Francisco, and the great mining stampede was on. Within a month's time

(Continued)

8. BIBLIOGRAPHICAL REFERENCES (*Give best sources; give location of manuscripts and rare works*)

See page 3.

9. REPORTS AND STUDIES (*Mention best reports and studies, as, NPS study, HABS, etc.*)

Map Reference: U.S.G.S. "Skagway (C-1, B-1 Quadrangles), Alaska," 1951.

10. Photos, 2518-19, 1304, 1305, 1307, 1308, 1309, 1311, 2555, 1312, and 1314.

PHOTOGRAPHS ATTACHED: YES NO	11. CONDITION	12. PRESENT USE (*Museum, farm, etc.*)	13. DATE OF VISIT
see above	Many original bldgs.	Stores, dwellings	July 3, 1961

14. NAME OF RECORDER (*Signature*)	15. TITLE	16. DATE
Charles W. Snell	Historian	July 13, 1965

* DRY MOUNT ON AN 8 X 10½ SHEET OF FAIRLY HEAVY PAPER. IDENTIFY BY VIEW AND NAME OF THE SITE, DATE OF PHOTOGRAPH, AND NAME OF PHOTOGRAPHER. GIVE LOCATION OF NEGATIVE. IF ATTACHED, ENCLOSE IN PROPER NEGATIVE ENVELOPES.

(IF ADDITIONAL SPACE IS NEEDED USE SUPPLEMENTARY SHEET, 10-317a, AND REFER TO ITEM NUMBER)

U. S. GOVERNMENT PRINTING OFFICE 16—74016-3

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Alaska	Skagway and White Pass

7. Continued:

some 3,000 people had crowded into the tent cities of Skagway and nearby Dyea, which had suddenly blossomed at the bases of Chilkoot and White Passes. Thousands more were soon en route. Between 1897 and 1900 it has been estimated that some 200,000 people attempted to reach the Klondike and about 50,000 actually succeeded in reaching Dawson in Canada. At first, the Chilkoot Pass from Dyea was the route of the majority, for it was a better-known and safer trail than the newly established and more treacherous trail from Skagway over White Pass.

In spite of these drawbacks, more than 5,000 people attempted to cross the White Pass trail when it was opened for the first time in the fall of 1897. But only a few reached the Yukon River via this route before the winter freeze began. The remainder were forced to winter at Skagway. In 1898, with a population of some 10,000 people, Skagway was the largest city in Alaska. Through its streets passed thousands of miners and also such writers as Jack London and Robert Service, who were destined to immortalize the Klondike tales in story and poem. In 1898 transportation facilities from Skagway and Dyea over the passes were improved, and about 35,000 followed these routes that year. Construction, financed by British capital, was also started on the White Pass and Yukon Route Railway in 1898. On July 29, 1900, this narrow gauge railroad, running 110 miles from the port of Skagway via White Pass to Whitehorse at the head of navigation on the Yukon River in Canada, was completed. Henceforst the journey to the Klondike was no longer a hazardous trip for men and freight. The Chilkoot Pass trail thereafter rapidly declined and by 1902 Dyea was a ghost town.

In 1900 the Klondike district reached its peak, producing some $22,270,000 in gold, but the rush was over and production gradually declined. As an economic venture the Klondike Gold Rush was not a great financial success. While the total yield of the rush is unknown, it has been estimated that only $51,075,000 was produced from 1896 to the end of 1900. While a few men "struck it rich," the vast majority of miners were disappointed in their expectations.

As Klondike gold production declined, so did Skagway. Its population dropped from 3,117 people in 1900 to only 600 by 1910. With the port and railroad, however, Skagway was able to survive on a reduced scale as a shipping and supply center for the miners and trappers of the Yukon and Klondike districts of Canada.

(Continued)

U. S. GOVERNMENT PRINTING OFFICE 16—74029-1

Form 10-317a
(Sept. 1957)

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS
SUPPLEMENTARY SHEET

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STATE	NAME(S) OF SITE
Alaska	Skagway and White Pass

7. Continued:

Present Appearance: Skagway is situated in the narrow valley at the mouth of the Skagway River amid an Alpine setting of great majesty and beauty. Snow-covered mountains rise abruptly to five-and-six-thousand-foot elevations on either side of the town. Approximately 100 original buildings of the 1897-1910 period still stand in Skagway.

The heaviest concentration of old buildings is to be found on Broadway Street, between First and Sixth Avenues. Here are located the 1900 depot of the White Pass and Yukon Route Railroad, the old hotels, saloons, shops, and lodge halls, including among the latter the 1899 building of the Alaska Brotherhood. The Federal Courthouse, also built in 1899, and located at the east end of Seventh Avenue, is now open as a museum of Skagway's gold rush days. Scattered more widely about town are churches, log cabins and frame residences of the period, and also the "Parlor" of the outlaw "Soapy" Smith. There has been relatively little intrusion by modern construction in the setting.

The narrow-gauge White Pass and Yukon Railroad still traverses the historic and scenic White Pass route and affords the visitor a comfortable mode of transportation to visit the mining towns of Whitehorse and Dawson in the Klondike region of Canada.

Suggested Reading:

Clarence L. Andrews, The Story of Alaska (Caldwell, 1947); Pierre Berton, The Klondike Fever: The Life and Death of the Last Great Gold Rush (New York, 1959); Merle Colby, A Guide to Alaska, Last American Frontier (American Guide Series) (New York, 1950); Clarence C. Hulley, Alaska, Past and Present (Portland, 1953); Stuart R. Tompkins, Alaska, Promyshlennik and Sourdough (Norman, 1945); Kathryn Winslow, Big Pan-out (New York, 1951).

8. Bibliographical References:

Marcus Baker, Geographic Dictionary of Alaska (Washington, D. C., 1906), 530, 672; Merle Colby, A Guide to Alaska (New York, 1950), 179-183; Report of Governor, Oct. 1, 1898, in Annual Report of Secretary of Interior, 1898, Misc. Reports, 222; Pierre Berton, The Klondike Fever - The Life and Death of the Last Great Gold Rush (New York, 1959)[1] Clarence L. Andrews, The Story of Alaska (Caldwell, Idaho, 1947), 181-183, 191, 194-197, 198-200.

[1] 152-153, 333-365, 410. Kathryn Winslow, Big Pan-out (New York, 1951), 95-105;

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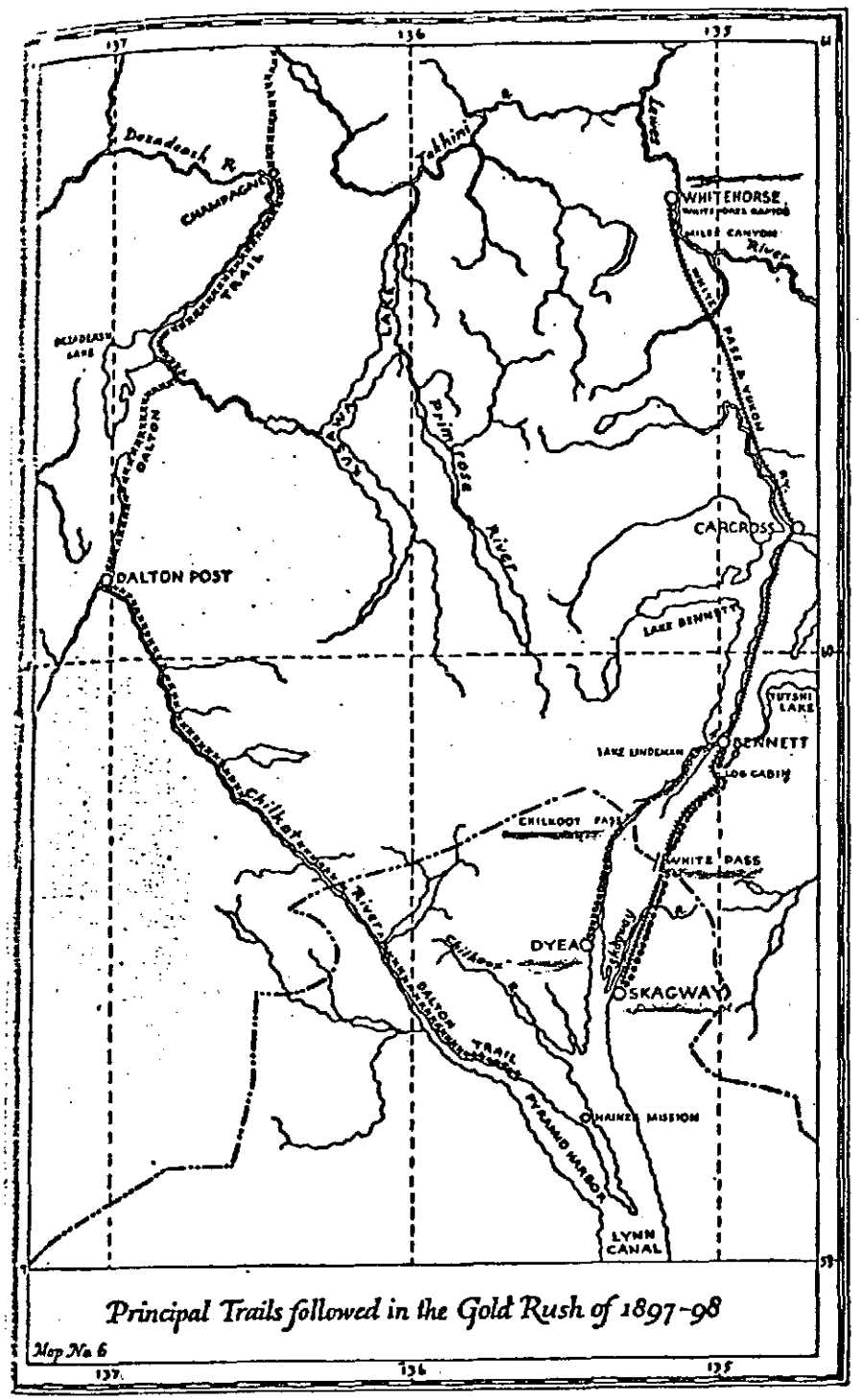
STATE	NAME(S) OF SITE
Alaska	Skagway and White Pass

7. Continued:

George Clapman, "Mining on the Klondike," in Overland Monthly, 2nd Series, Vol. 30 (1897), 262-272.

Stuart H. Tompkins, Alaska - Promyshlennik and Sourdough (Norman, Okl., 1945), 225, 227, 228, 237, 252, 255; "Building Alaska with the U. S. Army," U. S. Army, Alaska - Pamphlet No. 355-5 (Dec. 31, 1953), 54, 77.

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137
136
135
Dezadeash R.
CHILKAT PASS TRAIL
Takhini
Lewes
WHITEHORSE
MILES CANYON
WHITE
Lake
DALTON TRAIL
Primrose River
CARCROSS
DALTON POST
LAKE BENNETT
TUTSHI LAKE
BENNETT
LAKE LINDEMAN
CHILKOOT PASS
WHITE PASS
Chilkat River
DYEA
SKAGWAY
CHILKOOT TRAIL
PYRAMID HARBOR
CHAINEY MISSION
LYNN CANAL
Principal Trails followed in the Gold Rush of 1897-98
Map No 6

APPENDIX C

TASK DIRECTIVE

HISTORIC STRUCTURE REPORTS

FOR

TEN BUILDINGS

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

RECOMMENDED: Kenneth Faitherly Jr. 3/24/81

ASSISTANT MANAGER, DENVER SERVICE CENTER — DATE

CONCURRED: Ricahrd H. Sims 3/30/81

SUPERINTENDENT, Klondike Gold Rush — DATE

CONCURRED: Marc Sagan 4/2/81

MANAGER, HARPERS FERRY CENTER — DATE

APPROVED: John E Cook 9/10/81

REGIONAL DIRECTOR Alaska Region — DATE

BACKGROUND

DESCRIPTION OF RESOURCE

This task directive concerns advance planning for ten structures under National Park Service jurisdiction located within the Skagway Historic District, Klondike Gold Rush National Historical Park.

The Skagway Historic District was automatically listed in the National Register of Historic Places by its designation as a National Historic Landmark on October 15, 1966. By that designation, the district is classified as being of National Significance.

PLANNING

The ten structures will be used as part of the interpretation of the Gold Rush era for adaptive uses. Planning for management and use of these structures is incomplete and funding is inadequate for completion at present.

An on-site planning effort will be conducted prior to the work to be accomplished in this project by the Alaska Regional Office and the park to provide management criteria as a basis for this advance planning.

PROBLEM STATEMENT

The ten buildings within Klondike Gold Rush National Historical Park require stabilization and basic preservation treatment. Certain buildings within the scope of work of this project may be eligible for National Register listing independent of the district designation. The Historic Structure Reports are required in order to provide basic advance planning for stabilization and preservation treatment, to provide the documentation as a basis for National Register eligibility determination, and to proivde the basis for required legislative compliance actions.

Because of the urgently needed stabilization work, these advance planning documents are required, but funds have not been programmed. Funds have been allocated, however, for advance planning work at Sitka National Historic Park at

a more than adequate level for the immediate high priority work. Therefore, the Alaska Regional Office has proposed a portion of those funds be used to satisfy these unfunded requirements at Klondike Gold Rush National Historical Park.

SCOPE OF WORK

PRODUCTS

Seven documents are contemplated, to contain historic and architectural documentation and treatment recommendations for the following ten structures at Klondike Gold Rush National Historical Park:

1. Itjen House
2. Boas Tailoring
   Verbauwhedes Confectionary
3. Boss Bakery
   Goldberg Cigar Store
4. Moore House
   Moore Cabin
5. Lynch-Kennedy Dry Goods
6. Pantheon Saloon
7. Peniel Mission

The reports will contain data necessary for planning and compliance actions necessary for interim stabilization and predictable future management actions. Future fabric analysis, restoration design and adaptive use design studies may be required depending on the ultimate use, significance and actions required to achieve final development objectives.

Recommendations for proposed actions will be based on the findings of eligibility for National Register listing. The recommendations will be analysed for effect in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470 as amended by P.L. 96-515), and Protection of Historic and Cultural Properties (36 C.F.R. 800).

The Alaska Regional Office is responsible for accomplishing the required legislative compliance procedures.

INFORMATION BASE

All of the structures have had varying degrees of prior investigation. This data will be consolidated and utilized in the reports.

Narative historical data, previously prepared by Historian Robert L. Spude will be incorporated. Some drawings and fabric data are available and will be utilized. This information is in park records.

PROJECT STANDARDS

The standard for this project is the National Park Service "Cultural Resources Management Guideline", NPS-28. These guidelines will be followed in accordance with the type of actions contemplated. Future long-term development actions will require additional advance planning as more extensive restoration or adaptive use development is programmed since these reports will be for short-term and interim actions.

PRODUCT CONTENT

The reports will contain:

a). Narrative historical data previously prepared by Historian Robert L. Spude.

b). Brief narrative of existing conditions (may be provided by drawings notes).

c). Measured drawings:

1. Floor plans.
2. Elevations
3. Other drawings such as significant details, framing or sections as requirements dictate and time permits.

d). Photographic documentation of building exteriors and interiors (35 mm.)

e). Recommendations

1. Basic treatment requirements to meet proposed action.

2. Effects and mitigations of recommended treatments.

EQUIPMENT AND SUPPLIES

The park will furnish supplies, a drafting table, 35 mm. camera equipment and film, measuring tapes, flashlights and similar needed equipment.

SCHEDULE

PROJECT SCHEDULE	March 30, 1981	Task Directive approval.
	April 20, 1981	Commence investigations and recordings. (Field schedule will be established by building priorities in accordance with data needed and time available. The seven groups of ten buildings are estimated at 8 to 9 days per group).
	July 1, 1981	Complete field work.
	August 30, 1981	Complete drafts of reports (7 reports, 10 buildings).
	Sept. 15, 1981	Type and assemble reports, initiate review.
	Nov. 1, 1981	Complete review.
	Nov. 15, 1981	Submit final reports for printing. (Type of reproduction to be determined by Region and Park).

PUBLIC INVOLVEMENT

No public involvement is required.

FUNDING

FUNDING FOR THIS PROJECT

Funds for this project, as proposed by the Alaska Regional Office, are from Package 109, Project Type 35, DSC account 2001-5445-399, Historic Structure Report, Russian Bishop's House Restoration, Sitka National Historical Park. The FY 81 beginning year available funds were $30,593, net, of which $21,000, net, was added to the account in FY 81 and is to be used for the work under this task directive for Klondike Gold Rush National Historical Park. The balance is for printing of the Russian Bishop's House Historic Structure Report, Architectural Data Section and for a portion of the Russian Bishop's House mechanical and electrical systems preliminary design.

RELATED CURRENT AND FUTURE PROGRAMMED FUNDING

Klondike Gold Rush National Historical Park, Package 129, Restore and Furnish Itjen House, FY 83-85.

Klondike Gold Rush National Historical Park, Package 130, Stabilize and Restore Five Buildings, FY 84-86.

Klondike Gold Rush National Historical Park, Package 131, Stabilize and preserve Moore Cabin and Grounds, FY 85-87.

DSC Form No. 45

TIME AND COST ESTIMATE WORKSHEET

Park: Klondike Gold Rush National Historical Park

Project Title Historic Structure Reports - Various Buildings Pkg. No. None

Date Prepared: 3/81 Revised: _____

pm = person month

SCHEDULING Phases-Dates	TASKS AND PRIMARY RESPONSIBILITY	DSC	Park	Region	Other	COSTS Personnel	Travel	Other	TASK SUBTOTAL by Phase
Mar. 30, 81	Complete & Review Task Directive	X	X	X	X	0.1p.m.($2600)+ 0.2p.m.($1800)+ 0.1p.m. ($1200) = $ 740			$ 740
April 20 - July 1, 81	Building Fabric Investigations & Report Development (Field)	X		X		3p.m. ($1800) = $5400	$950 Air Fare +4648 p.d. = $5598		$10,998
Aug. 30,81	Complete Draft Reports	X				1.5p.m.($1800) = $2700			2,700
Sept. 15, 81	Type & Assemble Reports	X				0.5p.m.($1200)+ 0.25p.m.($1800) = $1050			1,050
Nov. 1, 81	Complete Reviews	X	X	X		0.5p.m. ($1800)			900
Nov. 15, 81	Revise for Printing	X				0.25p.m.($1800)+ 0.25p.m.($1200)			750
								7 ($200)	1,400
								TOTAL	$18,538
								CONTINGENCY	2,462
									$21,000

PARTICIPANTS

PROJECT TEAM	Paul C. Cloyd, E.I.T., Project Historical Architect, Alaska/Pacific Northwest/ Western Team, Denver Service Center David E. Snow, Historical Architect, Alaska Regional Office, will assist Mr. Cloyd an estimated 50 percent of the field work period.
MANAGEMENT	Alaska Regional Office Superintendent and staff, Klondike Gold Rush National Historical Park (Determination of Management requirements and reviews).
PROFESSIONAL SUPPORT	Alaska/Pacific Northwest/Western Team, Denver Service Center

APPENDIX

BASIC DATA

1. Bearss, Ed, Historic Resource Study, Klondike Gold Rush National Historical Park, National Park Service, 1970.

2. Spude, Robert L., historic data reports, various structures within Klondike Gold Rush National Historical Park, unpublished, Klondike Gold Rush National Historical Park files.

As the Nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The Department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

Publication services were provided by the graphics staff of the Denver Service Center. NPS 2152

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