

Telephone Hill

Historic Building Survey: Update (Draft)

Juneau, Alaska 2023



NORTHERN LAND USE RESEARCH
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CITY AND BOROUGH OF JUNEAU, ALASKA

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Executive Summary

This historic building survey and inventory was completed during the fall of 2023. It presents updates to the Telephone Hill Historic Site and Structures Survey of 1984.

Nearly forty years have passed since the last survey was completed, and MRV found that little modification has occurred since then. Some of the homes show signs of weathering and are in significant need of upkeep and maintenance. Compared to the 1984 report, this report highlights additional findings of historic value and current conditions. This report, like the 1984 report, also recognizes not only the individual houses as historically significant, but the collections of houses forming a historic district*. Telephone Hill as a neighborhood has a history of both positive and negative connotations, with the negative connotations previously most often left unmentioned. This report gives focus to both positive and negative historic connotations, in particular with its location as a strategic position of topographic power in the formation of Juneau and the Alaska Government.

Project Purpose

The City and Borough of Juneau (CBJ) contracted First Forty Feet with MRV Architects as consultant to perform a historic condition survey of the Telephone Hill Neighborhood and its houses. MRV Architects carried out multiple site visits to photograph and document the historic condition of the houses and neighborhood of Telephone Hill. The primary goal of the work is to update the 1984 Historic Survey completed by the Alaska Archives Resource and Records Management. This document is not a replacement.

The CBJ consultant team of First Forty Feet, MRV, and Northern Land Use Research Alaska have reviewed the report findings and have found historic value to note. This report gives a brief overview of the historic context in which the houses and neighborhood was built. It provides a general, initial assessment of the properties current retention of historic value. This assessment is meant to inform CBJ on future steps of a formal Determination of Eligibility (DOE).

Methodology

The project team began by consulting the previous Telephone Hill Historic Site and Structures Survey of 1984. They then gathered imagery and information over the course of several site visits, creating, to the best of their ability, a direct comparison in photography.

From the photos and site visits, architectural descriptions were written. Each description includes an overview of lot size, information gathered from the City and Borough of Juneau's GIS parcel viewer and the CBJ Community Development Department's (CDD) Street and Property Atlas, updates, if necessary, on lot locations, and rough dimensions of each dwelling. The descriptions also note current conditions of the dwelling in relation to historic periods of significance including updated siding, windows, and roof lines.

Statements of significance were constructed based on the 1984 survey, additional images gathered by the Juneau-Douglas City Museum, and contemporary site visits conducted by MRV Architects.

*Historically, the City and Borough of Juneau has referred to historic districts as neighborhoods. Moving forward, this document refers to the Telephone Hill historic district as a neighborhood.

Evaluative Criteria

This survey provides an initial and general assessment of the integrity of the residences of the Telephone Hill neighborhood using criteria outlined in the *National Parks Service's National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, the *National Parks Service's National Register Bulletin 24, Guideline for Local Surveys: A Basis for Preservation Planning*, the *National Parks Service's National Register Bulletin 16A, How to Complete the National Register Registration Form*, and the *Alaska Office of History and Archaeology's Alaska Historic Building Surveys Manual and Style Guide*.

This survey acts to aid in CBJ's goal of assessing the significance and integrity of the Telephone Hill neighborhood as a whole rather than just the significance of each individual property. Per CBJ's request, however, a statement of significance including historic information, context, and an assessment of how and why the property does or does not meet National Register Criteria A, B, C, and D, has been included. The Criteria is defined as follows:

- A. An association with events that made a significant contribution to broad patterns of history;
- B. An association with the lives of persons significant to the past;
- C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit;
- D. Informational potential of the resource (generally archaeology)

In addition to assessment of a residence's compliance or noncompliance with National Register Criteria A, B, C, and D, CBJ has requested a discussion of the National Register's seven aspects of integrity associated with each residence. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association; they are defined as follows:

Integrity is the ability of a property to convey its significance...To retain historic integrity a property will always possess several, and usually most of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

Location: Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened.

Design: Design is the combination of elements that create the form, plan, space, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture.

Setting: Setting is the physical environment of a historic property. ... setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved...a property whose historic features and materials have been lost and then reconstructed is usually not eligible.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory... Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

***Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

***Association:** Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

*Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.

The National Register's definitions of a contributing and noncontributing resource is as follows:

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was present during the period of significance, and possess historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

A noncontributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria. ("National Parks Service's National Register Bulletin 24" 1985)

As previously stated, this document is meant to provide CBJ with the necessary context to allow them to make an informed decision regarding Determinations of Eligibility (DOE). These DOEs will pertain to both the residences as individual properties and their contributions to the eligibility of Telephone Hill as a Historic District.

The National Register's definition of a District is as follows:

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. ("National Parks Service's National Register Bulletin 15" 1997)

Districts must comply with the following criteria as outlined by the National Register.

Concentration, Linkage, & Continuity of Features

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties...

Significance

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archaeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

Types of Features

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.

Geographical Boundaries

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

("National Parks Service's National Register Bulletin 15" 1997)

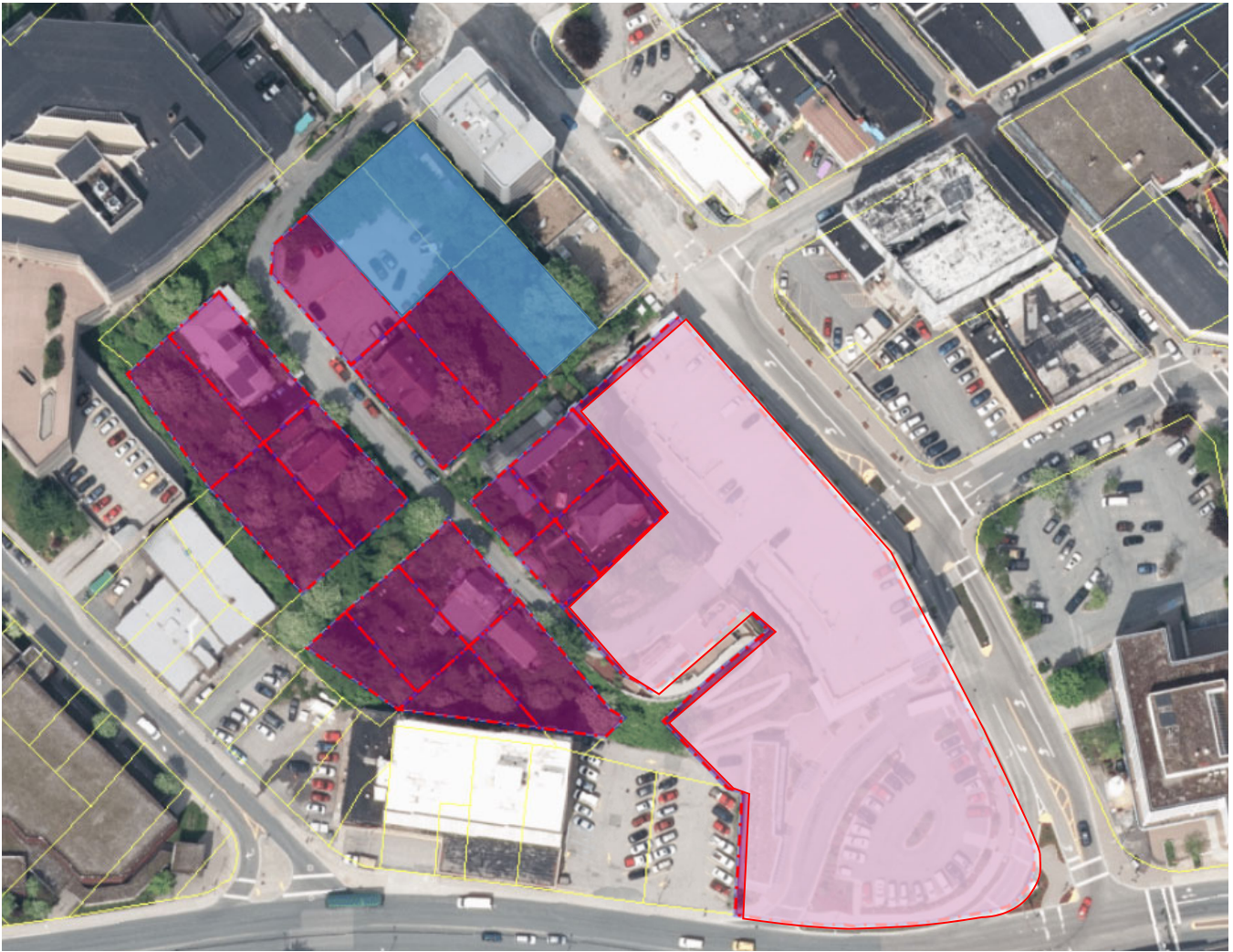


Image courtesy of the CDD Planning Department

Telephone Hill Planning Area

Description of Survey Area

The survey area, depicted above in magenta, consists of Blocks 1, 6, D, and E. It contains 16 Lots which, according to the CDD Street and Property Atlas, have been consolidated numerically, accommodating the seven residences that occupy multiple lots. At the time of the 1984 Survey, structures in the areas highlighted above in pink and blue were included. These structures, numbering 5, no longer exist.

All of the dwellings are rental properties; most have been subdivided to accommodate multiple residents.

Updates to the 1984 Survey

5 buildings included in the 1984 survey are no longer extant:

- Juneau Motor Company (11 Egan Drive)
- Kodzoff House (107 - 109 West First Street)
- Percy Reynolds House (116 West First Street)
- Alexander House (120 West First Street)
- Engstrom Building (125 West Third Street)

1 building included in the 1984 survey does not affect the proposed survey results:

- Juneau and Douglas Telephone Company (204 Main Street)

Eligible Buildings within Telephone Hill Planning Area

AHRS Code	CBJ Code	Address	Historic Name	Date
JUN-070	D-02	135 W. Second Street	Edward Webster House	1882
JUN-291	D-03	214 Dixon Street	Bosch-Carrigan House	1913/1914
JUN-292	D-04	203 W. Third Street	Peterson-Kasnick House	c. 1898
JUN-293	D-05	211 Dixon Street	Bayless-Powers House	1913
JUN-294	D-06	128 Dixon Street	Martin-Johnston House	1931
JUN-295	D-07	125 Dixon Street	Worthen-Hurley House	1914
JUN-296	D-08	124 Dixon Street	Augustus Brown House	c. 1915

Buildings by Date of Construction

AHRS Code	CBJ Code	Address	Historic Name	Date
JUN-070	D-02	135 W. Second Street	Edward Webster House	1882
JUN-292	D-04	203 W. Third Street	Peterson-Kasnick House	c. 1898
JUN-293	D-05	211 Dixon Street	Bayless-Powers House	1913
JUN-291	D-03	214 Dixon Street	Bosch-Carrigan House	1913/ 1914
JUN-295	D-07	125 Dixon Street	Worthen-Hurley House	1914
JUN-296	D-08	124 Dixon Street	Augustus Brown House	c. 1915
JUN-294	D-06	128 Dixon Street	Martin-Johnston House	1931

Telephone Hill Planning Area Context Summary Statement

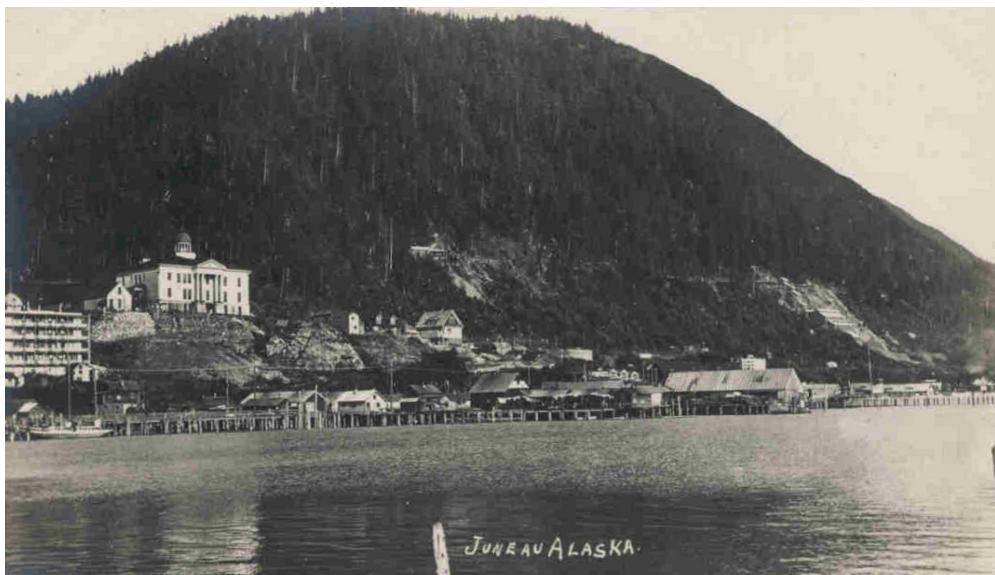
Prior to settler occupation of Juneau, the area now known as Telephone Hill served as an outer barrier to the fish-rich Dzantik'i Héeni (Gold Creek) Delta. Made up of low bedrock, the original Áak'w Village sat at its base. The hill itself was known as Dzantik'i, meaning "flounder" in reference to its shape ("Haa Léelk'w Hás Aaní Saax'u" 2012).

In 1881, the United States Navy established a government reservation and military post on the northern portion of the hill. Later, it became the site of two government courthouses, thus giving it its first settler name: Courthouse Hill. The first courthouse was constructed in 1893; following a fire in 1898, the second was constructed in 1904 (Image A). Eventually that courthouse was razed to make way for the current State Office Building.

As occupation of Telephone Hill began in 1881, it is associated with some of Juneau's oldest history, including the Juneau Townsite Survey which spanned from 1881 to 1894. Telephone or Courthouse Hill was home to some of Juneau's earliest settlers. Richard Harris, co-founder of the Juneau Townsite, built a home and owned several lots; the Harris family maintained their ownership of Telephone Hill property until the 1950s. John G. Peterson, who staked several mining claims in the Eagle River District during the initial Gold Rush, also constructed a home here and owned a couple of lots.

Edward Webster, a businessman whose family established the first stamp mill in the Juneau Gold Belt, created the Juneau and Douglas Telephone Company in 1893 with Frank Bach. The company was located in an addition on his home on Courthouse Hill. It was the demand and subsequent contribution of the Juneau and Douglas Telephone Company to the growth, development, and historic relationship of the neighborhood with the rest of Juneau that prompted a name change for the portion of the hill south of Third Street.

Additional historic context on Telephone Hill can be found in the *Cultural Resource Desktop Assessment* produced by Northern Land Use Research Alaska, LLC.



A. Image depicting the second courthouse and some early residences, 1915. Image Courtesy of Juneau-Douglas City Museum, (90.20.011)

Periods of Significance

Telephone Hill's period of significance, in relation to the structures that currently occupy it, spans from 1881 to 1939. This includes, as defined by CDD, the Initial Development Era (1880-1911), the Territorial Government and Beginning Mining Era (1912-1920), and the Peak Mining and Gold Mining Era (1921-1939).

Initial Development Era (1880-1911)

The United States Navy, in an effort to add to "the friendly feeling now prevailing towards the whites", visited Aanchgaltsóow, the primary Áak'w village, in 1880 to explain that valuable minerals had been found and they were anticipating "a large immigration in the spring" (Rockwell 1881b).

Come the summer of 1881, the U.S. Navy began an expulsion of the Tlingit from the settlement. Naval records state that this removal was carried out to prevent conflict between the settlers and Tlingit people. In a letter to Commander Henry Glass who was stationed in Sitka, Alaska, Lieutenant Commander Rockwell writes, "I have caused those Indians who were camped on the beach to remove to other places, outside of town limits, and they have established two villages, on each side of the town, near the water" (Rockwell 1881b).

Mary O. Reynolds further described the settlers' developments in Juneau, writing for the *San Francisco Examiner*, Dec. 18, 1881:

"This little camp, whose site a year previous to the time of which I write had never been visited by white men, now consists of nearly a hundred homes, and bids fair to double its size before another year shall have rolled around. On the eastern side of the town lies a little hill [Telephone Hill] upon which is situated the military post, where a Gatling gun commands a most comprehensive view of the town and also of the Áak'w village on the opposite side of the hill.

The Auks had formerly occupied the site upon which Harrisburg [Juneau] now stands, but were subsequently invited to remove themselves around the point..."

Shortly after this report, the oldest of the surviving houses on Telephone Hill was constructed, followed by two courthouses, the second a replacement of the first. The establishment of the courthouses on the hill generated the site's first settler name: Courthouse Hill. Of the surveyed dwellings, two were constructed during the Initial Development Era.

Territorial Government and Beginning Mining Era (1912-1920)

With the passage of the Second Organic Act of 1912, the Territory of Alaska was created and Juneau was confirmed as the capital. The development of the Alaska Juneau Gold Mining Company and the expansion of the Alaska Gastineau Mining Company during this time instigated population boom, growing 86% from 1910 to 1920.

Edward Webster, a resident of the southern portion of Courthouse Hill, and Frank Bach expanded their Juneau and Douglas Telephone Company during this time to service the growing population. Webster gained sole ownership of the company and its operation was moved to an addition in his Courthouse

Hill home. This move prompted the adoption of "Telephone Hill" for the portion of the hill south of Third Street. During this time, four of the seven surveyed dwellings were constructed.

Peak Mining and Gold Mining Era (1921-1939)

During this time, the Juneau Townsite experienced significant development, but only one of the seven surveyed dwellings was constructed. This era marked the beginning of relatively little change on Telephone Hill.



B. Image depicting early Telephone Hill dwellings, 1891. Image Courtesy of Juneau-Douglas City Museum, (2006.38.058)

Historic Building Survey

D-02: Edward Webster House



West Facade; Higher roofline reflects the initial, two-story house. Lower roofline shows later renovation encompassing the original house.
Edward Webster House, 2023

AHRS#: JUN-070

Historic Name: Edward Webster House

Period of Significance: Initial Development Era 1883-1911

Location Description or Address: 135-139 W Second Street

Architectural Style: Eclectic-Classic Box

Architectural Description:

135 W Second Street is situated on Lot 7 in Block 1; having undergone a consolidation of two separate lots, Lots 7 and 8 became Lot 7 in the 2012 CBJ Street and Property Atlas, with a subsequent revision in April 2021. The lot is rectangular in shape and measures 100' x 50'.

The initial design of the residence was a two-story, hipped roof, classic box house. Various phases

of construction have left their mark on the property. Around 1890, a one-story shed-roof addition was constructed on the north facade. In 1946, an enclosed 10'x17' hip-roofed sun porch was added, contributing to the evolution of the architectural style. In its current state, the two story, L-Shaped dwelling has an imitation-brick asphalt shingle exterior that conceals the original clapboard siding.

The windows showcase the different stages of the house's development. The older and original sections feature a mix of double-hung sash and fixed multi-lite windows, some with sidelites. Modifications over time have seen the introduction of picture windows, replacing certain original windows and contributing a contemporary element to the structure. On the south facade, a large picture window now occupies the space where a bay window once stood.

Some of the original storm windows have been retained, underscoring a partial preservation of the structure's historical features. The main entrance, located on the north facade, is accessed through an enclosed porch featuring a multi-pane door with sidelites.

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

Statement of Significance: 135 W Second Street was constructed in 1882, associating it with the Initial Development Era of Juneau, and dating it as one of the earliest homes in the area (Criteria A). Its original owner, Edward Webster, was the co-founder of the Juneau and Douglas Telephone Company (Criteria B). After gaining sole ownership, the company was operated out of the residence from 1915 to 1958. It was the first commercial telephone service in Alaska. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, B

- A. An association with events that made a significant contribution to broad patterns of history;
- B. An association with the lives of persons significant to the past; ("National Parks Service's National Register Bulletin 24" 1985)



Enclosed sun porch, added in 1946.
Edward Webster House, 2023



North Facade, main entrance
Edward Webster House, 2023



Asphalt-shingle siding covers the original clapboard siding. Therefore the residence does not retain the key exterior materials dating from the period of its historic significance.
Edward Webster House, 2023

Historic Building Survey

D-03: Bosch-Carrigan House



East Facade
Bosch-Carrigan House, 2023

AHRS#: JUN-291

Historic Name: Bosch-Carrigan House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 214 Dixon Street

Architectural Style: Late Victorian/Queen Anne

Architectural Description:

214 Dixon Street is located on Lots 3 and 4 in Block D; the combined lots result in a 100'x100' square footprint. The dwelling, measuring 1 ½ stories and 28'x34', is designed in a decorated pioneer farmhouse style.

The architectural features include a steeply pitched gable roof with boxed cornices, details such as

scalloped/fish scale siding on the gable ends, and original shingle siding.

The dwelling incorporates shed dormers on both gable slopes, with the southern dormer being a contemporary addition. The windows showcase a variety of styles, including double-hung sash, fixed sash, multi-lite, picture, and casement windows. Some windows feature a diagonal leaded glass pattern.

Throughout the evolution of the property, certain windows have been replaced. Notably, a decorative bay window on the south facade has been substituted with a large picture window, contributing a contemporary element to the structure. Additional fixed-sash windows have been added on the front and rear facades.

A wood deck and concrete walkway have been installed on the north and east facades.

Statement of Significance: 214 Dixon Street was constructed in 1913-14, associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). Its original owner, William Bosch, owned the Old Stand Saloon on Front Street. The dwelling retains aspects of architectural significance such as the scalloped siding and original shingle siding, indicative of its Late Victorian/Queen Anne Style (Criteria C). To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, C

- A. An association with events that made a significant contribution to broad patterns of history;
- C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit; ("National Parks Service's National Register Bulletin 24" 1985)



Original scalloped/fish scale siding retained
Bosch-Carrigan House, 2023



Contemporary additions include the picture windows
and dormer on the south facade
Bosch-Carrigan House, 2023

Historic Building Survey

D-04: Peterson-Kasnick House



East Facade. Additions have encompassed the original residence.
Peterson-Kasnick House, 2023

AHRS#: JUN-292

Historic Name: Peterson-Kasnick House

Period of Significance: Initial Development Era 1883-1911

Location Description or Address: 203 W. Third Street

Architectural Style: Eclectic

Architectural Description:

203 West Third Street is situated on Lots 5 & 6 in Block D; the combined lots form a 100'x100' square property. The L-shaped structure, measuring 26' x 68', currently functions as a multi-family dwelling. It comprises a large main floor apartment, three efficiency apartments in the basement, and a single unit within the original portion predating 1898. The cumulative effect of various additions over time has resulted in an eclectic architectural style.

The northern section of the residence encompasses John Peterson's original building, characterized by a hip roof intersecting with the gable roof of a later addition. Both the roof and the main level are covered with shake shingles. Shed-style dormers facing east and west are present on the gable roof of the primary addition.

The facades exhibit a diversity of window styles. Notably, the south facade of the northern section features picture windows with sidelites, while double-hung sash windows adorn all three facades of the original structure. The addition introduces a mix of double-hung sash, casement, and fixed single-pane windows.

Entrances to the three basement apartments are distributed on the east, south, and west facades. The west facade accommodates a deck and a brick chimney that extends the full 1 ½ story height.

Statement of Significance: 203 W. Third Street was constructed circa 1898, associating it with the Initial Development Era of Juneau (Criteria A). It's original owner, John G. Peterson, "established 11 mining claims in the Eagle River District and owned a tin-metal shop on Front Street from 1915-1916" (City and Borough of Juneau). Shortly after being sold to William and Dorothy Johnson in 1944, the original 20'x24' dwelling underwent "extensive" alterations until it was sold to Joe and Aletha Henri in 1965. The Henri's made further alterations, bringing the house to its current 26'x68' size. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

- A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)



West Facade. Contemporary decks added to allow access to the three basement apartments. The dormer is also a contemporary addition.
Peterson-Kasnick House, 2023



South Facade featuring a contemporary picture window and an entrance to one of the three basement units. Shake-Shingle siding covers the entire residence. Peterson-Kasnick House, 2023

Historic Building Survey

D-05: Bayless-Powers House



South Facade. Original, double-hung sash windows and original cedar shake siding retained. Wooden gutter has been replicated and replaced in the 1980s.
Bayless-Powers House, 2023

AHRS#: JUN-293

Historic Name: Bayless-Powers House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 211 Dixon Street

Architectural Style: Late 19th and Early 20th C. American Movements/Bungalow/Craftsman

Architectural Description:

211 Dixon Street is situated on Lots 1 and 2 in Block 6, collectively forming a 100' x 100' square footprint. This 1 ½ story multi-family dwelling, spanning 30'x44.5', adheres to the Craftsman-Shingle architectural style.

The structure's post-and-beam frame is enveloped in cedar shakes, resting on a poured concrete

foundation. A gabled roof with extended eaves and fascia boards is covered with composition shingles. The west facade features two gabled dormers. The original double-hung sash windows, adorned with upper multi-lites, are symmetrically arranged on all facades. Some of the original wood storm windows remain.

Throughout its history, 211 Dixon Street has seen some maintenance. According to a local resident, the property underwent a painting process in the mid to late 1990s. Additionally, the wooden gutters, a unique feature of the residence, have been replaced twice within the last 30 years.

Statement of Significance: 211 Dixon Street was constructed in 1913 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). It is a Craftsman-Shingle dwelling; the exterior of the home has been unaltered (Criteria C). Its original owners, Claire and Edward Bayless, purchased the lot from Juneau co-founder Richard T. Harris. Bayless operated a law library on the premises before selling the house to Thomas J. McCaul (Criteria B). In 1941 Senna Paul Powers purchased Lots 1 and 2. In the time of her ownership, the house was converted into a multi-family dwelling with three units. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A, B, C

- A. An association with events that made a significant contribution to broad patterns of history;
- B. An association with the lives of persons significant to the past;
- C. Embody distinctive architectural characteristics of a type, period, method of construction, or that represent the works of a master or contain high artistic merit; ("National Parks Service's National Register Bulletin 24" 1985)



West and South Facades.
Bayless-Powers House, 2023



Main entrance
Bayless-Powers House, 2023

Historic Building Survey

D-06: Martin-Johnston House



East Facade. Contemporary windows replace originals. Contemporary wooden deck added.
Martin-Johnston House, 2023

AHRS#: JUN-294

Historic Name: Martin-Johnston House

Period of Significance: Peak Gold Mining Era 1921-1939

Location Description or Address: 128 Dixon Street

Architectural Style: Late 19th and Early 20th C. Revivals/Tudor Revival

Architectural Description:

128 Dixon Street is situated on Lots 5, 6, and 7 in Block E, collectively forming an irregular shape measuring approximately 80' x 115'. The residence, characterized as an eclectic dwelling, primarily comprises a 1 ½ story main section measuring 31' x 22.5'.

Its architectural features include a steeply pitched wood-shingled gable roof, modest overhangs, and an

overlapping front gable. A linked-top, cement block chimney situated along the south facade has been replaced with a metal chimney since the 1984 Survey.

Access to the main entrance is facilitated by a contemporary wood deck on the north facade, leading to the basement apartment via steps. The exterior is adorned with wood shingles, and symmetrically placed double-hung sash windows contribute to the overall facade composition.

Statement of Significance: 128 Dixon Street was constructed in 1931 associating it with the Peak Gold Mining Era of Juneau (Criteria A). It was constructed for Ralph and Mildred Martin by a local contractor James Larson (Carrigan, Johnston 1983). Martin worked for the Alaska Electric Light and Power Company for 25 years (Bayers Collection 1947). The Johnstons purchased the home from Mildred Martin in 1950. It was sold again in 1981 to Homan-McDowell. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

- A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)



East Facade. Retention of diagonal leaded glass patterned window.
Martin-Johnston House, 2023



South Facade. A metal chimney has since replaced the original cement block chimney.
Martin-Johnston House, 2023

Historic Building Survey

D-07: Worthen-Hurley House



West Facade. Cedar shingles cover original clapboard siding. The large, picture windows in the upper left are part of the open porch that was enclosed in the 1950s.
Worthen-Hurley House, 2023

AHRS#: JUN-295

Historic Name: Worthen-Hurley House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 125 Dixon Street

Architectural Style: Late 19th and Early 20th C. American Movements/Bungalow/Craftsman

Architectural Description:

125 Dixon Street is located on Lot 8 in Block 1, formerly recognized as separate Lots 6 & 7 and later consolidated as per the 2012 CBJ Street and Property Atlas, revised in April 2021. The lot measures 100' x 50'. The one-story, 24' x 44' rectangular bungalow incorporates an above-grade basement.

The dwelling features a hip roof with flared eaves and exposed rafter ends. A brick chimney along the

ridgeline is an original element of the structure. Cedar shingles now cover the original clapboard siding. Additional contemporary elements include two decks with steps added to the east and west facades.

The windows on the house consist of double-hung sash, with a fixed-sash diamond-shaped window on the front facade. Other windows are fixed single-sash, with several incorporating sidelites. On the west facade, there is a 6' x 13' shed roof, initially serving as an open porch before being enclosed in the 1950s.

Statement of Significance: 125 Dixon Street was constructed in 1914 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). The house is adjacent to the Edward Webster House; H.S. Worthen, a friend of the Websters and president of Worthen Lumber Mill, was allowed to build on the Websters' property so long as they "retained ownership". To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

- A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)





West Facade. Stairs and decks are contemporary additions.
Worthen-Hurley House, 2023

Historic Building Survey

D-08: Augustus Brown House



South and East Facades.
Augustus-Brown House, 2023

AHRS#: JUN-296

Historic Name: Augustus Brown House

Period of Significance: Territorial Government/Beginning Mining Era 1912-1920

Location Description or Address: 124 Dixon Street

Architectural Style: Pioneer Farmhouse

Architectural Description:

124 Dixon Street occupies Lots 3 and 4 in Block E, creating a triangular shaped lot measuring 114' x 118' x 150'. The 1 ½ story wood frame structure spans 33' x 23' and features a steeply pitched composition shingle gable roof and a cinder-block chimney along the ridgeline.

The exterior of the house is currently clad in vinyl siding; it is unclear if this contemporary addition was

installed directly over the previously documented asphalt composition siding and whether the original wood siding is still intact beneath these layers. A stucco finish covers the partial basement.

Fixed-sash windows with sidelites are placed under the gable eaves on both the north and south facades. Additionally, two double-hung sash windows are located on the main and basement levels. The south facade features a picture window with sidelites and a small, polygonal window.

The two entrances to the residence are situated on the northeast and west facades, connected by a small porch.

Statement of Significance: 124 Dixon Street was constructed circa 1915 associating it with the Territorial Government and Beginning Mining Era of Juneau (Criteria A). In the late 1880s, Augustus Brown obtained the property; according to local records, however, the lot has no significant value until 1913. "Brown was reportedly on his way to the Klondike gold fields when he arrived in Juneau, but readily became a permanent fixture in town." Assumed to have lived off rental income and an estate allowance from England, he left \$30,000 for the construction of an indoor pool upon his death in 1949. To determine eligibility of the property for the National Register, a formal Determination of Eligibility will need to be completed. At that time, properties would be examined for retention of the seven aspects of integrity.

Criterion: A

- A. An association with events that made a significant contribution to broad patterns of history;
("National Parks Service's National Register Bulletin 24" 1985)



South Facade. Contemporary vinyl siding clads the residence.
Augustus-Brown House, 2023



South Facade. Picture windows are placed under the gable and at the main level of the residence.
Augustus-Brown House, 2023

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Inventory of Telephone Hill Structures (Updated 2023)

Historic Name	Address	Block #	Lot #	Owner	Construction Date	Style	AHRS	Remarks
Edward Webster House	135 W. Second Street	1	7	CBJ	1882	Eclectic-Classic Box	JUN-070	Alterations belie significance.
Bosch-Carrigan House	214 Dixon Street	D	3 & 4	CBJ	1913/1914	Late Victorian/ Queen Anne	JUN-291	Moderately maintained example of building type.
Peterson-Kasnack House	203 W. Third Street	D	5 & 6	CBJ	c. 1898	Eclectic	JUN-292	Alterations belie significance.
Bayless-Powers House	211 Dixon Street	6	1 & 2	CBJ	1913	Late 19th/Early 20th C. American Movements/Bungalow/Craftsman	JUN-293	Maintained example of building type.
Martin-Johnston House	128 Dixon Street	E	5, 6, & 7	CBJ	1931	Late 19th/Early 20th C. Revivals/ Tudor Revival	JUN-294	Common, national architectural style; significant work needed to restore.
Worthen-Hurley House	125 Dixon Street	1	8	CBJ	1914	Late 19th/Early 20th C. American Movements/Bungalow/Craftsman	JUN-295	Common, national architectural style; significant work needed to restore.
Augustus Brown House	124 Dixon Street	E	3 & 4	CBJ	c. 1915	Pioneer Farmhouse	JUN-296	Common, national architectural style. Historic materials have not been maintained

Inventory of Telephone Hill Structures (1984 Survey)

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

Inventory of Telephone Hill Structures (1984 Survey)

Juneau Motor Company	11 Egan Drive	F	7,8	Juneau Motor Company, Inc.	1958; 1965	Utilitarian Commercial	No	Lacks historical, architectural, significance
Kodzoff House	107-109 West First Street	F	5,6	Anita Kodzoff	circa 1900	Pioneer Bungalow	Yes	Fair example of building type
Martin-Johnston House	128 Dixon Street	E	5,6,7	Homan-McDowell	1931	Tudor-Builder	Yes	Moderate architectural significance
Percy Reynolds House	116 West First Street	1	2	Southeastern Newspaper Corporation	1939	Eclectic	Yes	Lacks historical, architectural significance
Peterson-Kasnick House	203 West Third Street	D	5,6	Fred and Rachel Kasnick	circa 1898	Eclectic	Yes	Altered beyond recognition
Worthen-Hurley House	125 Dixon Street	1	6,7	Robert E. Hurley	1914	Rectangular Bungalow	Yes	Moderate historical, architectural significance