



January 22, 2025

Dear Members of the Historic Resources Advisory Committee,

We are writing to present our proposed plans for the alteration of the building facade at 157 South Franklin Street, with the intent of preserving and enhancing the architectural integrity of Juneau's historic downtown district. As longtime residents and business owners committed to the revitalization of our community, we are eager to work collaboratively with your committee to ensure the proposed updates align with the historic character of the area.

Our design centers around a balanced and historically respectful aesthetic. At the street level, we propose centering the entrance door, flanked by enlarged storefront windows with kickplates below, while maintaining the recessed entrance from the street. This design approach increases the inviting feel of the building while keeping in line with neighboring structures. The existing balcony will remain, with a new ornate railing designed to reflect the era of the building, complementing the original cornices and brackets we plan to preserve.

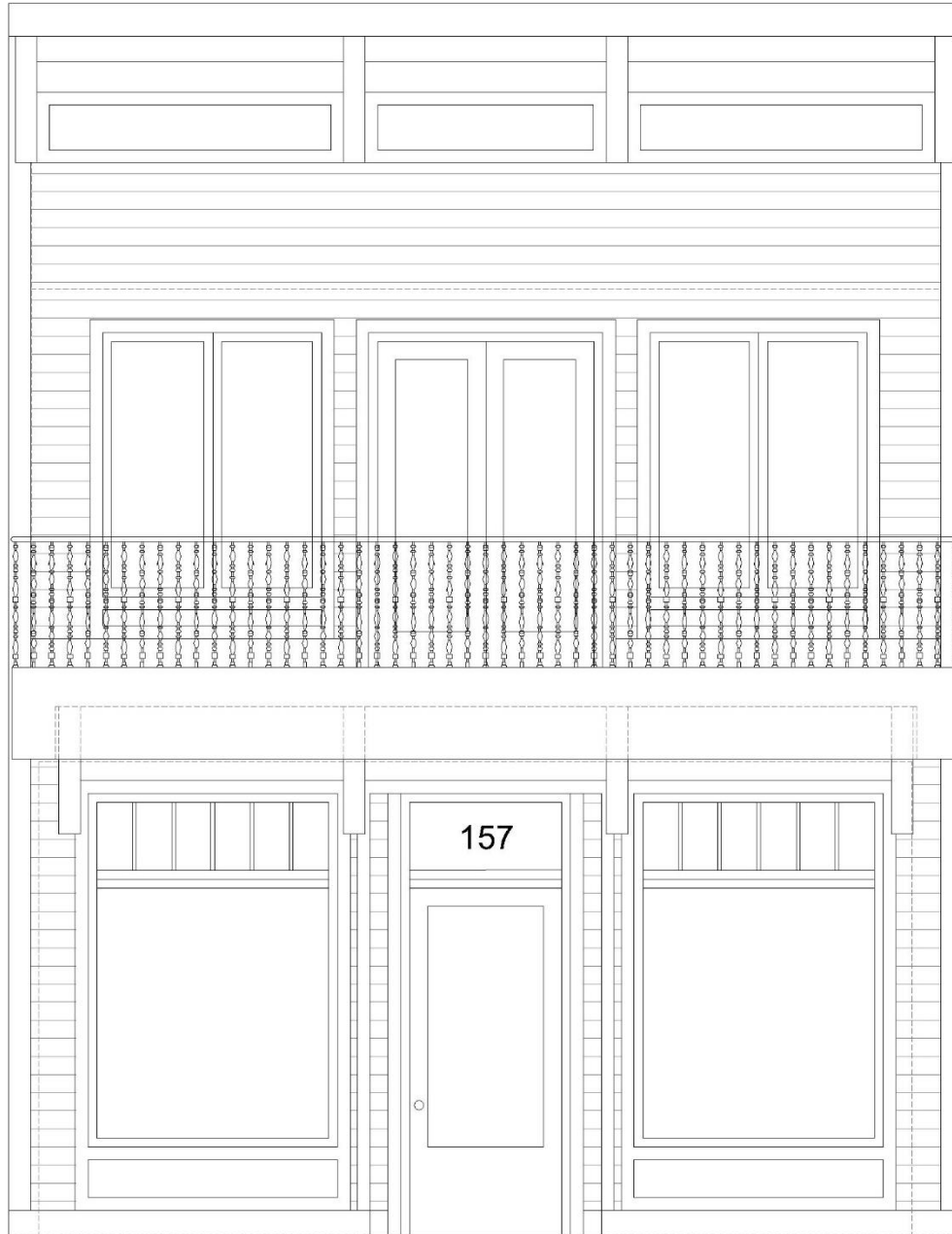
For the upper floor, we propose replacing the existing doors and windows with more efficient, functioning alternatives replicating the current configuration. These will be fiberglass rather than white vinyl, as fiberglass more closely replicates the historic appearance and texture of traditional materials while offering enhanced durability. Additionally, we propose replacing the horizontal siding with Celect composite siding in a very similar size and configuration, featuring a smooth finish and subtle wood grain texture to mimic traditional wood siding. This material provides a durable facade that maintains the building's character while enhancing its resilience against the elements.

As principals of Bauer/Clifton Interiors, we deeply appreciate design and have a history of engagement in downtown Juneau. Since establishing our firm in 2007, we have witnessed and contributed to the evolution of the downtown experience. This project reflects our commitment to creating a space that serves the needs of locals and visitors while paying homage to our community's architectural heritage.

We value your expertise in reviewing our plans and look forward to your feedback. Our goal is to ensure that this renovation honors the historical significance of 157 South Franklin while contributing to the vibrancy of downtown Juneau. Thank you for considering our proposal. We are available to discuss our plans further and address any questions or suggestions the committee may have.

Sincerely,

Jeremy Bauer & Jason Clifton
Principals, Bauer/Clifton Interiors | Owners, 157 South Franklin



The elevation above illustrates the proposed changes to the front of the building at 157 South Franklin. This is provided for your initial awareness; construction drawings are currently being finalized for official review and approval.

Theile Bldg/ El Sombrero

Location: 157 S. Franklin Street

AHRS#: JUN-365

CBJ#: A-41

Parcel#: 1C070B0H0020

Year Built: 1903

Architectural Style: Vernacular

Architect/Contractor: unknown

Historic Name: Theile Bldg/ El Sombrero

Historic Period: Initial Development Era 1883-1911

Historic Integrity: altered/ contributing

Neighborhood: Juneau Downtown Historic District

Date of Local Designation: Not Designated

Date of National Register Designation: 06/17/1994



Alaska State Library - Historical Collections

Additional Information

General Description

The two-story wood frame building measures 30' x 40'. It has a concrete foundation and a flat roof. Currently the building has horizontal wood siding with corner boards, a raised parapet with brackets and a sidewalk canopy above the original transom windows. The canopy supports a porch with a iron railing accessed from the second floor by a French door. Although the building has been significantly altered by the addition of the second floor porch, the massing and some facade features reflect the period of significance.

Historical Information

Built during the period of initial development, the Theile building reflects period architectural style with large display windows, recessed entrance and simplified details including plain cornices and parapets. It has served many different commercial enterprises, most recently the El Sombrero restaurant.

Historic Use

commercial

Source

National Register Nomination, June 17, 1994

ARCADE CAFE TO OPEN

The Arcade Cafe, being fitted up on Front Street by Peter Jellich, will probably be opened tomorrow for the patronage of those who eat downtown. The place has been fitted up in first class style with plenty of room, a fine range, ice boxes, steam tables and coffee urns.

Private and semi private dining rooms have been provided for those who desire exclusiveness and Mr. Jellich will cater to the particular trade. As he is an old restauranteer, having been in the business for years throughout Alaska, no doubt his place will prove a popular place.



BUILDING

MENDHAM & OSTROM

This Place will be opened
on or about Feb. 9th
and will be known as the
Arcade Cafe

POST OFFICE
DRUGS
Butler Mauro Drug Co.

POST OFFICE
STATION NO. 11

