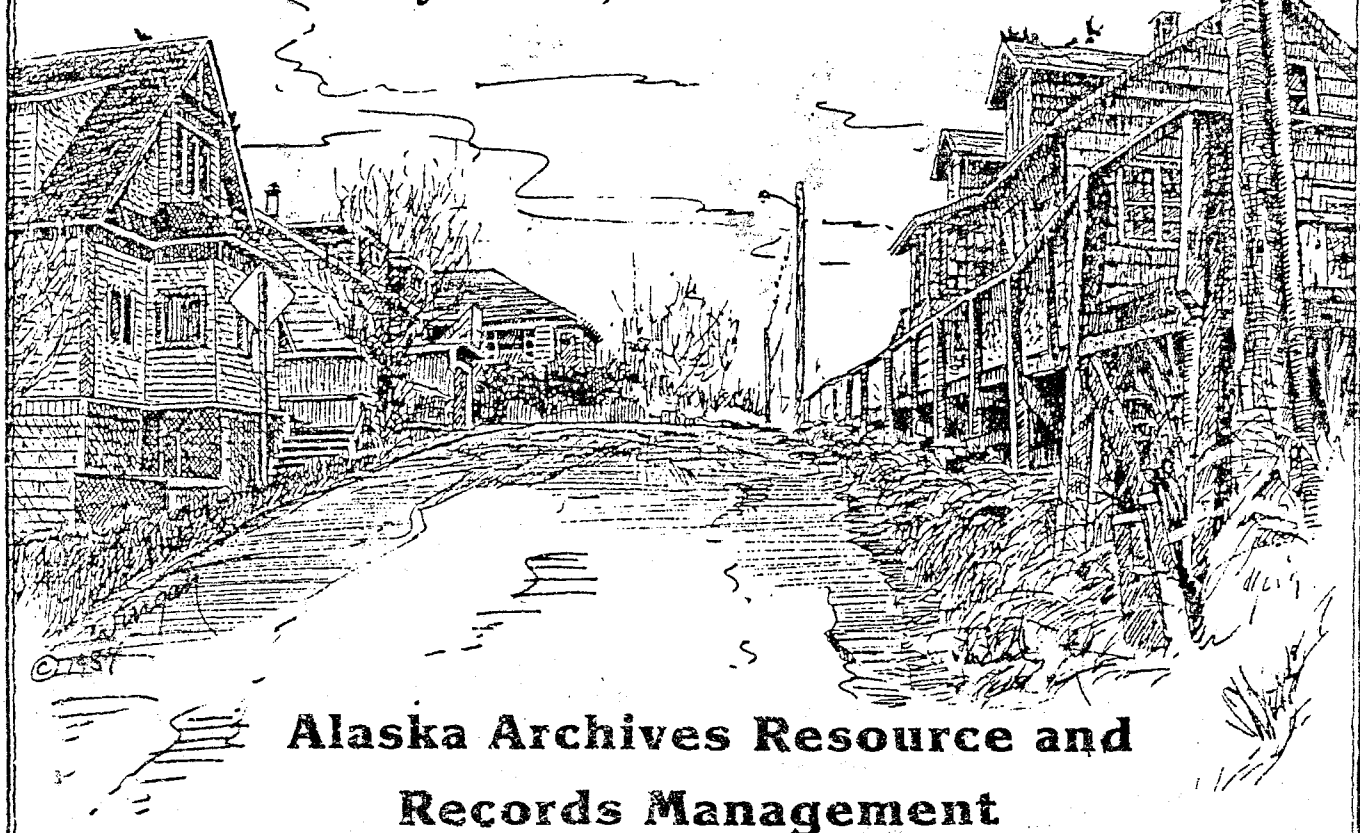


TELEPHONE HILL

Historic Site and Structures Survey
Juneau, Alaska 1984



**Alaska Archives Resource and
Records Management**

TELEPHONE HILL HISTORIC SITE AND STRUCTURES SURVEY

FINAL REPORT

1 February 1984

ALASKA ARCHIVES RESOURCE AND RECORDS MANAGEMENT
Juneau Alaska Skagway

Principal Investigator
David Harvey

Historical Researcher
Nan Fawthrop

Artist - Graphics
Michael Wingate

Editor - Researcher
Diane Upper

Typing Support
Judy Crondahl

Project Manager
Glenda Choate

ALASKA ARCHIVES RESOURCE AND RECORDS MANAGEMENT

119 Seward Street #3
Juneau, Alaska 99801
(907) 586-6234

Old Mulvihill Mansion
Skagway, Alaska 99840
(907) 983-2514

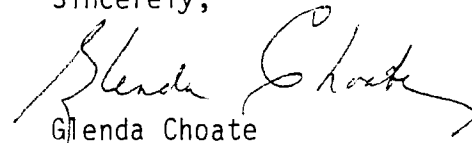
1 February 1984

Mike McKinnon
Technical Services
Department of Transportation
and Public Facilities
Southeast Region
Douglas Island
Juneau, Alaska

Dear Mike:

We are pleased to submit to you and your office the final report on the Telephone Hill Historic Site and Structures Survey. The project has been a source of great satisfaction to the survey staff. Our research of the study area's history, while performing a comprehensive survey and applying the National Register criteria, allowed us an opportunity to capture history in a number of ways -- written, photographic, oral and artistic. We would like to thank you and your staff for giving us the opportunity to do the project and make this contribution to Alaska's history. Your guidance and support is very much appreciated.

Sincerely,


Glenda Choate
Project Manager

ACKNOWLEDGEMENTS

Alaska Archives Resource and Records Management gratefully acknowledges the help of the following people: Mike McKinnon, Bill Ballard, Verda Carey, Kevin Araki, Phyllis DeMuth, Robert N. DeArmond, Verna Carrigan, Trevor Davis, Edna Johnston, Robert E. Hurley, Ruth Blake, and the Staff, Office of History and Archaeology.

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I. INTRODUCTION



INTRODUCTION

Telephone Hill, the recommended site of the new Legislative Hall, is located within the original Juneau townsite and was one of the first areas claimed by early settlers. With its sweeping view of Gastineau Channel and Douglas Island, the hill has been an attraction throughout the area's history of habitation. Because of the 13 structures present and the association of people significant in Alaska history with the site and structures, it was appropriate to conduct a historic site and structures survey.

The Alaska Department of Transportation and Public Facilities contracted Alaska Archives Resource and Records Management to perform historical, architectural and archaeological surveys of the Telephone Hill site and structures. We were to apply the criteria of the National Register of Historic Places to our findings and make recommendations as to significance. A preliminary report on the survey was submitted on 3 January 1984. The final report contains the results of the survey and the findings of significance. A discussion of survey methodology is included, and the full range of activities, interviews, research and data-gathering methods is presented.

Chapter 35, Section 41.35.070 of the Alaska Historic Preservation Act, defines the guidelines for the preservation of significant historic, prehistoric and archaeological resources threatened by public construction. In compliance with the Alaska Historic Preservation Act and using the criteria of the National Register of Historic Places, Alaska Archives Resource and Records Management submits the following report of its research and findings. The report includes:

a review of the research and literature on the site and structures, and historical, architectural and archaeological findings.

Historic preservation is of concern to all sectors in society. It has been addressed by legislation on federal, state and local levels because of citizen desires to retain ties with the past. Protection of historic and natural resources of national significance can be traced to the Antiquities Act of 1906 and the Historic Sites Act of 1935. The National Historic Preservation Act of 1966 expanded the federal government's concern for historic resources to include those of state and local significance. This firmly established a partnership between the federal government and the states in preservation. The National Register of Historic Places serves as the basic catalogue of historic properties in the U.S., and its listing includes buildings, sites, districts, structures and objects significant in history, architecture, archaeology or culture. Criteria for inclusion in this listing are designed to guide federal agencies, state and local governments, the public and the Secretary of the Interior in evaluating potential entries to the National Register. The criteria for the National Register states:

"The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad pattern of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, or that possess high artistic value, or that represent significant and a distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory" (36 CFR Part 60).

The application of the National Register criteria is not always an easy task. The role of the historian is to gather information that is specific, factual, objective and comprehensive. Although the National Register criteria are broad, general and allow latitude in the specific application, the interpretation of a site or structure and its significance remains objective, subjective and open to further interpretation.

The task was to fill in another page in Alaska's history; the result is a history of a specific site where people built homes, raised families, conducted business and lived out their lives. The structures, photographs, records and oral histories comprise the only remaining evidence of earlier times. Historical perspective guided the survey's development and shaping of its findings.

PROJECT METHODOLOGY

Alaska Archives Resource and Records Management performed a number of tasks during the survey to create a data base, document the site and structures, and apply the National Register criteria. The survey results, with an interpretation of its historical, architectural and archaeological significance, are included in the final report.

TASKS PERFORMED

- (1) Interviews were held with study area property owners and residents, historians, anthropologists, archaeologists and long-time Juneau residents.
- (2) Structure facades were photographed and a photo log created. Historic photographs were obtained from individual collections, the Alaska Historical Library, and the State Archives and Records Center. An architectural description was developed for each structure and used with the photographs for evaluation.
- (3) Assessment and Tax Rolls, City of Juneau (1901-1951, 1965-1983), were reviewed for property ownership and improvements. The District Recorder records contained the early transfer of properties and lot location claims beginning in 1881. Using block and lot numbers, each surveyed unit on Telephone Hill was researched throughout its recorded history and a data base created of ownership and improvement values.
- (4) The Curry-Weissbrodt Collection, which documents the land claims of Alaska's Tlingit and Haida Indian Tribes and is located in the Sealaska

Heritage Foundation Tribal Archives, provided a wealth of resource information on Native Alaskan land and water use in the Juneau area. The collection also documented early Euro-American contact and explorations in southeast Alaska.

- (5) Maps and plats, located in the City and Borough of Juneau Planning and Engineering Departments, and Sanborn Fire Insurance Maps (1904, 1914, 1927), located in the Alaska Historical Library, were consulted.
- (6) Literature research of all articles and book and manuscript collections was conducted at the Alaska State Library, Alaska Historical Library and Juneau Memorial Library.
- (7) Microfilm of early-Alaskan newspapers and recorded mining claims were reviewed.
- (8) Historical Architect Janet Matheson of Fairbanks reviewed structure photographs and architectural descriptions. Earlier Matheson had performed historic structures surveys in the City of Fairbanks, City and Borough of Ketchikan, Fairbanks North Star Borough, and the City of Haines.
- (9) A data base was created on each structure and history of ownership documented. Information through interviews about the people who had either constructed or been associated with the structure during its history was included.
- (10) The history of the Telephone Hill site was developed using all of the above sources.
- (11) The project survey team compiled and synthesized the data. An artist provided drawings of Telephone Hill structures and scenes to add to the site's documentation.

- (12) An editor reviewed the written work of the researchers and provided consistency, clarification and technical expertise to the document.

Many agencies, organizations and people provided support and cooperation during the survey, sharing their expertise, information and memories. However, the survey was inhibited, in part, by the inaccessibility of several structures' interiors; owners or residents were seldom, if ever, home. Relatives of only one family of early settlers of the hill remain in Juneau.

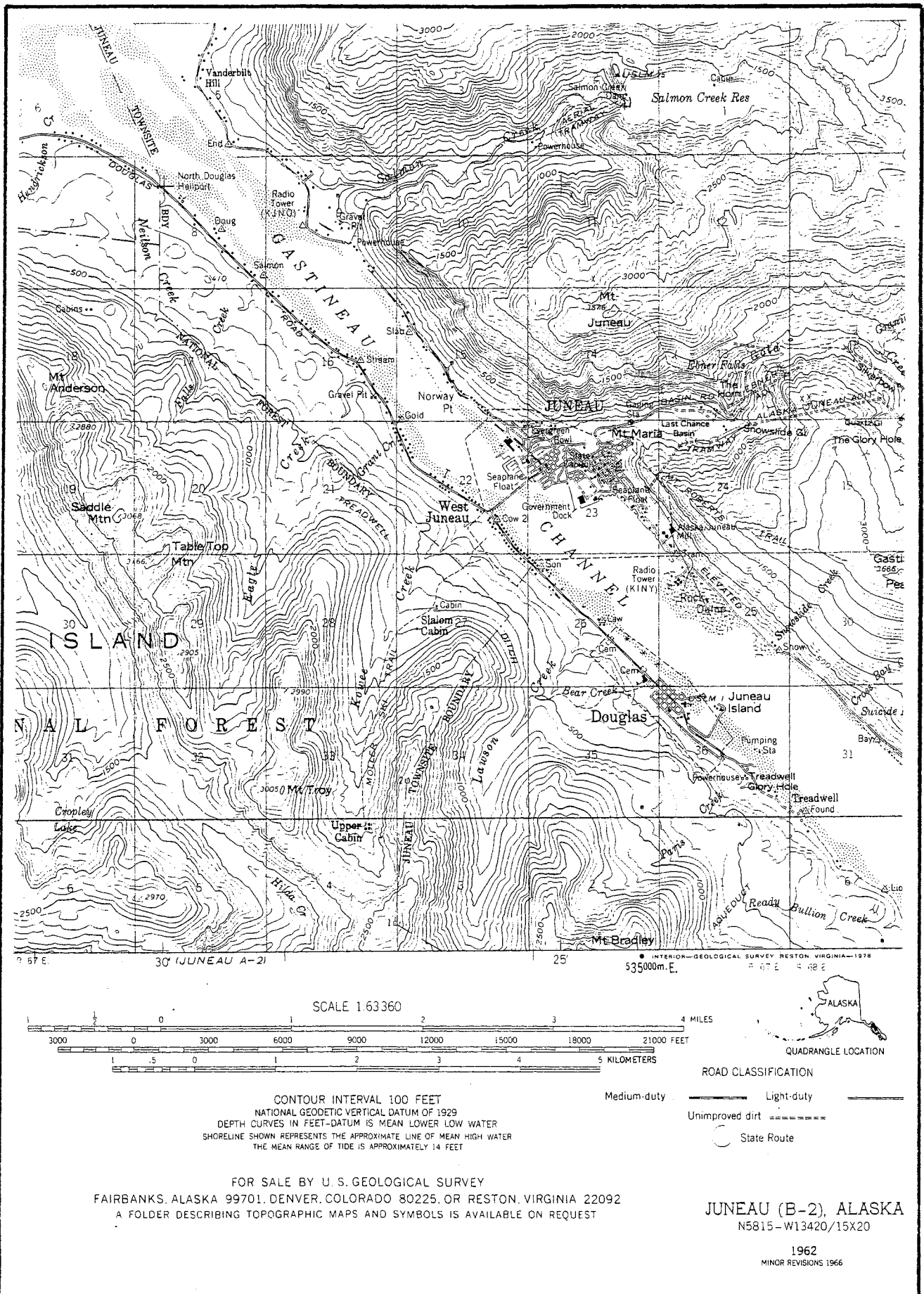
Many of the properties today have absentee owners and are rentals. The neighborhood is transient and is a mixture of public and private buildings. But Telephone Hill continues to project its historic ambience and reminds all Alaskans of an earlier period.

ARCHAEOLOGICAL INVESTIGATION

A surface reconnaissance of the study area was conducted for evidence of significant archaeological remains. Random transects were employed to inventory all accessible areas. Certain aspects of the natural and cultural terrain made it difficult to follow a straight transect. Steep terrain, in places, made traverses practically impossible. The scattered thick brush and grass cover limited ground visibility. Severe ground disturbances due to roadways, parking lots, building construction and walkways, especially along the base of Telephone Hill, inhibited observation of possible archaeological remains.

The coverage of the study area was thorough. One hundred percent of all exposed areas were surveyed. Eroded slopes, vertical cuts and former sites of turn-of-the-century structures were examined. Concrete foundations, rock and concrete walls, wooden stairways, walkways and fences, and vintage telephone poles were also observed and evaluated for their historic significance.

Alaska Archives Resource and Records Management reviewed historic, ethnographic and ethnohistoric literature and record sources for data on the study area's settlement history. We interviewed current residents of Telephone Hill, local historians, anthropologists and archaeologists to ascertain the existence of archaeological remains in the study area. A cultural resource investigation and comprehensive evaluation of the study area's prehistoric/historic resources had never been conducted prior to this survey.



NATIVE AMERICAN HISTORY

The earliest documented Native American group to inhabit the Juneau area was the Auk Tlingits (Goldschmidt and Haas 1946). There was no permanent Native American habitation in the region until the establishment of the Juneau townsite. Prior to Euro-American settlement, the main villages of the Auks were on Stephen's Passage at Auke Bay (Point Louisa), on the north end of Admiralty Island and on Douglas Island (Petroff 1880; Krause 1956). On the mainland the Auks occupied the shoreline from Berner's Bay south to Thane on Gastineau Channel (Goldschmidt and Haas 1946). The local Taku Tlingits had settlements at the entrance of Taku Inlet, at the mouth of Taku River and on Douglas Island (Goldschmidt and Haas 1946).

With the Euro-American discovery of gold in the Silver Bow Basin, Native groups established permanent settlements nearby. The Auks set up a winter village at their former seasonal camp north of town at the mouth of Gold Creek (Krause 1956; Rockwell 1881). The Takus settled on the beach south of town near the Alaska-Juneau (A-J) Mill.

The Auks were one of 14 distinct geographical Tlingit groups (Swanton 1908). The groups were further subdivided into autonomous social groups or village clans, and the earliest reference to the Tlingits was when the Russians arrived in southeast Alaska. Referred to as "Kolosh" or "Koluschan" (Petroff 1880), the Tlingit population during the early contact period was estimated at 10,000 (Mooney 1928). The Russians observed an organized tribal system whose inhabitants lived in well-built log houses (Dall 1870; Olson 1967). The houses in their winter or permanent villages were generally in a single row, a few feet

above the extreme high water mark, and often constructed on pilings. They were situated along narrow beaches, usually at the base of steep hills that offered shelter, "...generally upon level land...through which streams of fresh snow water empty into the sea, and which in season are crowded with salmon, which constitute the principal portion of their food..." (Beardslee 1882:174). The southeast Alaska waters also provided an abundant supply of herring, halibut and other fish.

The Tlingits' well-built canoes plied these waterways, connecting the far-flung villages of the Tlingit and Haida with a transportation network that stretched as far south as Puget Sound. The Tlingit established seasonal hunting and fishing camps away from their fixed, winter villages. Known in Tlingit as "Tscantiq'chini," Flounders or Gold Creek was a popular fish camp for the Auks prior to the arrival of the white miners. The stream had one of the largest salmon runs of any drainages along Gastineau Channel. Early miners observed two smokehouses and many gardens along the creek (Joseph 1967). The Auks also established summer camps and smoke houses at the mouths of Salmon Creek, Sheep Creek and Fish Creek on Douglas Island (Joseph 1967). Hunting and berry-gathering parties also used these camps.

The earliest historical reference to an Auk Tlingit settlement was made by members of Captain George Vancouver's 1794 expedition (Vancouver 1967). The crew observed a village near Point Louisa. Originally from the Stikine River area, the Auks reportedly had occupied Point Louisa since 1564 (Joseph 1967; Clark 1980). Their name, "Ak-won" or "Aukquwon," was derived from their discovery of Auke Bay; "auke" means lake in Tlingit (Clark 1980).

The Auke and Taku people had been recognized as separate Tlingit tribes since the chronicles of the Russian priest Veniaminov. In 1835 he estimated a Tlingit population of 5,800 while the Auks numbered 100 (Petroff 1880). A

definitive account of the various Tlingit subdivisions was not available until 1839. Douglas of the Hudson Bay Company broke the Tlingit groups down into local units. He noted the Auks "north of the Takoo River" with a population of 203. The Takus numbered 493 (Petroff 1880).

The 1868 Report of the Commissioner of Indian Affairs (Document #102) noted that the Auks were scattered along Douglas Channel, on Douglas Island and on the mainland from Lynn Canal to Taku Inlet, numbering 700. The following decade several United States military and civilian expeditions contacted the Auk peoples. In 1879 naturalist John Muir and missionary S. Hall Young made their historic exploration of southeast Alaska. During their travels they visited the Auks at Point Louisa. Muir's theories of large gold deposits in the vicinity of present-day Juneau led to Harris and Juneau's historic exploration with Chief Kowee of the Auk Tribe. During the exploration, gold was discovered at Gold Creek and Silver Bow Basin.

Petroff's census of 1880 is the most authoritative account of the population breakdown of the main Auk villages. The Auks, numbering 640 out of a total Tlingit population of 6,763, had 290 people at Stephen's Passage, 300 people on Admiralty Island and 500 people on Douglas Island.

The first account of the Auks at their winter villages in Juneau came from Naval Commander C.H. Rockwell in 1881. Rockwell's writings say the Native population on the town's shoreline were moved to village sites north and south of town to prevent potential conflicts with the miners. Lt. Frederick Schwatka, in his 1883 military reconnaissance of Alaska, observed the winter village at the mouth of Gold Creek, "...a place of substantial and well-built homes" (1885:75).

The Auks abandoned their Point Louisa village to obtain employment in the Juneau mines. During the same period, Krause observed 200 Natives at Juneau

where they were "hired for rather a high wage, one to two dollars a day, by the whites as diggers, carriers and wood choppers" (Krause 1956:68-69). By the turn of the century, there were 200 to 300 Natives in Juneau, with another 300 at Douglas-Treadwell, working in the mines and canneries (Alaska Monthly 1907). The Native groups worked in the mines until their closure in the 1930s and 1940s.

The 100 years following the establishment of the Juneau Indian village has been a period of profound social and economic change for the Auk and Taku Tlingit people. Nevertheless, Juneau Tlingits still reside in a portion of their original village site along Willoughby Avenue near Gold Creek.



Juneau Indian Village. Circa 1900.
(Winter and Pond, Alaska Historical Library)

EURO-AMERICAN HISTORY

Euro-American presence in southeast Alaska began in the latter part of the 18th century when explorers visited the area in search of highly prized furs, particularly the sea otter, for trade purposes. The survey for Alaskan resources included the search for precious minerals and the hope of discovering the famed Northwest Passage (State of Alaska 1982).

Countries involved in exploring the northwest coast of North America included Spain, England, Russia, France and Japan. Russian explorers are recorded as the first to encounter Native groups in southeastern Alaska. The first published account of exploration in Gastineau Channel was written by Captain George Vancouver, describing his journeys in 1793 and 1794. Seventy years later, the name Gastineau Channel was included on the 1867 Humphrey manuscript furnished to Western Telegraph Company (Werner 1925).

John Muir, a well-known naturalist, visited Lynn Canal in 1879. Upon his return to Sitka after interacting with Chilkat Tlingits, Muir noted that gold might be found in the area lying between Windham Bay and Sullivan Island in northern Lynn Canal. Chief Kowee of the Auk Tlingits brought ore samples to George Pilz, a mining engineer residing in Sitka in 1880. These samples confirmed Muir's statements of potential gold reserves in southeast Alaska (DeArmond 1967).

Encouraged by Kowee's visit, Pilz grubstaked two miners new to Sitka, Joe Juneau and Richard Harris. On 17 July 1880 the parties signed a service agreement stipulating the condition of the survey work. In addition to providing three months of supplies, three Auk guides and a canoe for

transportation, the contract stated: "It is further agreed that if parties of second part are successful in finding claims as above named they shall at once convey their report together with sufficient samples and proof of same to party of the first at their earliest convenience" (DeArmond 1967:33).

Joe Juneau and Richard Harris' departure from Sitka on 19 July 1880 marked their first attempt to discover gold along Gastineau Channel. While the two reached the area which later became Juneau townsite, their description of services performed conflicted with Chief Kowee's verbal report. They remained in the region for six weeks and returned to Sitka empty-handed in early September 1880. A few days after their return, however, Chief Kowee again visited George Pilz bearing ore samples from his territory and gave his account of Juneau and Harris' infamous activities.

A second search effort was funded, and the results were considerably more productive than the first. Harris' diary account of 1880 states: "We prospected around Silver Bow Basin until the 18th of October and had our Indians pack out to the beach on salt water about 100 pounds of gold quartz rock, the richest I have seen. We picked the best specimens that we could find. We packed it over the highest mountain, a distance of three miles to salt water about the 20th of October" (DeArmond 1967: 51).

Their discovery of gold led to the settling of Juneau, the first town founded in Alaska following the 1867 purchase from Russia. Word of the gold reserve at Silver Bow Basin brought hopeful miners to the settlement originally known as Harrisburgh. Additional surveys revealed an outcrop of gold bearing quartz on Douglas Island across Gastineau Channel.

The rush of miners to Juneau spurred the development of support services, lending shape and dimension to the new community. The Log Cabin Church was built in 1881. The same year Ed DeGroff established the Northwest Trading

Company, the first retail store in Harrisburgh. The U.S. Navy constructed a military post called Rockwell for the supervision of miners in the rapidly growing mining camp. A government reserve adjacent to today's Telephone Hill served as the Rockwell barracks site.

The first framed building erected in Juneau was a reassembled structure transported from Sitka in 1880 by George Pilz. Cabins built by miners were later modified or replaced by permanent residences. The Navy, in 1881, performed an initial survey of the townsite, and the Garside brothers later completed it in 1894. Pioneers purchased lots in town, and homes associated with Telephone Hill property included: Richard Harris, Augustus Brown, John McKinnon, N.A. Fuller, George Pilz, John Sagemiller, John Olds, W.M. Bennett and Nathaniel Hilton (DeArmond 1967).

At one point, A. Goldstein claimed title ownership to the Juneau townsite. His claim, backed by the U.S. Department of the Interior, specified possible mineral deposits on Telephone Hill. Due to its unpopularity, however, Goldstein was subjected to lynching threats, and documents supporting his claim mysteriously disappeared. The claim was dropped after expensive, lengthy litigation.

In 1883 Juneau was considered a thriving settlement with a winter population of 1,000 people. The following year 50 houses were standing and 300 to 400 Euro-American inhabitants were counted. By 1890 the population reached 1,600. Specialty stores opened selling hardware, general merchandise, jewelry, baked goods and groceries. Bach and Webster started a telephone company in 1893, the beginning of a long-term, successful communications system (Werner 1925).

Mabel Cox, a missionary in the early years, recalls: "...in 1898 Juneau was a town of 1,600 and 'looked as it had been thrown together at the foot of the

mountain and continued up the side.' There were 40 saloons, gambling houses and houses of prostitution" (Anonymous 1973).

In 1900 Juneau became an incorporated town and the new capital site for the district government. By that time the town had undergone three name changes: Harrisburgh, Rockwell and Pilzburgh. Miners voted in 1881 to permanently rename the town Juneau, in honor of Joe Juneau. The mining district was named for Richard Harris. Despite disagreements on the name, the town became the center of gold quartz mining in a 100-mile region along the coast from Windham Bay to Berner's Bay, its northern boundary.

The gradual expansion from mining camp to mining town continued for 60 years after Juneau and Harris' initial gold discovery. Sound business decisions utilizing the area's natural resources are credited with Juneau's stable growth. Gold prospectors consolidated adjoining properties and jointly developed hard rock mining. Continued consolidation of mineral mining and milling reduced production costs (Stone 1980).

The Treadwell Mine on Douglas Island was the first gold mining company to prosper around 1890. The site, originally discovered by "French Pete" Erussand, was successfully developed under the skilled leadership of John Treadwell, a miner from the California gold fields. By 1915 the 960-stamp mill crushed 5,000 tons of ore daily, a world production record at that time. Two years later the operation shut down overnight after the mine caved in (Stone 1980).

A second area of consolidated mining activities took place in Silver Bow Basin, site of Perseverance Mine and early pioneers' gold claims. Edward Webster, Richard Harris, George Harkrader, John McKinnon and George Pilz held claims in the basin. Perseverance Mine, established in 1885, grew until the quality of retrievable ore dropped to an unprofitable level in 1921 (Stone 1980).

The third area of mining development was the A-J Mine. The mine's ruins on the edge of town are a Juneau landmark. The A-J, incorporated in 1897, continued operations for nearly 50 years, closing in the 1940s. Bart Thane, namesake to the settlement south of Juneau, managed the mine during its peak years. The company's decline began in the 1930s and accelerated when World War II depleted Juneau's labor pool. The closing of the A-J marked the end of Juneau's mining era.

Juneau expanded its economic base to include fishing, timber, transportation, tourism and government support services, and the city grew despite mine closures. Today Juneau has a population of 25,000 and remains the state capital. Signs of Juneau's early settlement remain, interspersed with the urban growth of Alaska's third largest city.

PLAT

THE TOWN OF

JUNEAU

SITUATE

At the head of navigation and on the N.E. shore of Gustavus Channel
in the

SITKA LAND DISTRICT

ALASKA

KNOWN AS SURVEY NO. 7



Made under Sections 1112 & 1475 of an Act of Congress
entitled An Act to repeal timber culture laws and for
other purposes and the Regulations thereunder

EXTERIOR BOUNDARY SURVEY

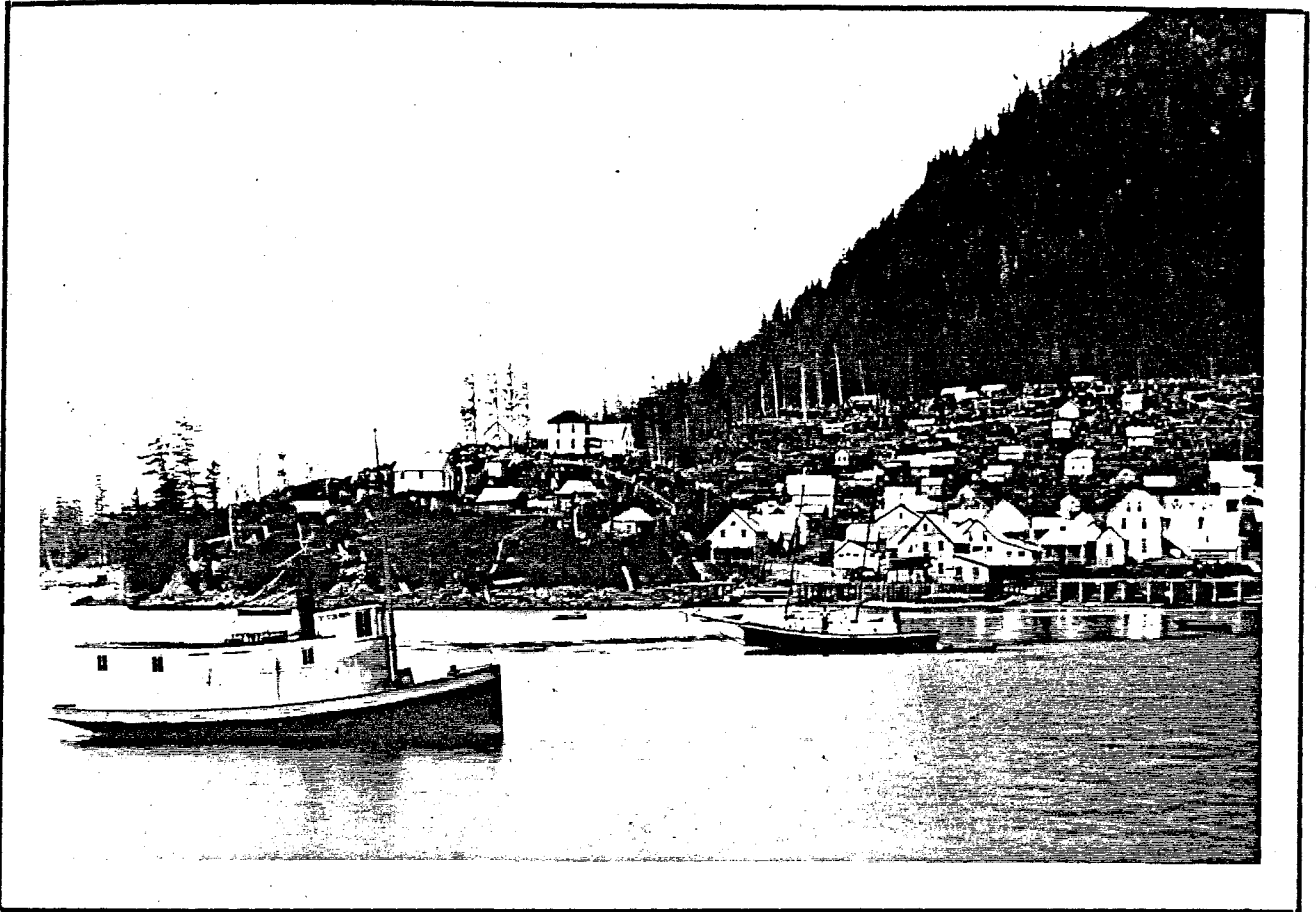
Resurveyed by
Geo. W. Gurnea
U.S. Deputy Surveyor

Under Instructions from the Ex-Officio Surveyor General of Alaska
bearing date the 8th day of March 1892

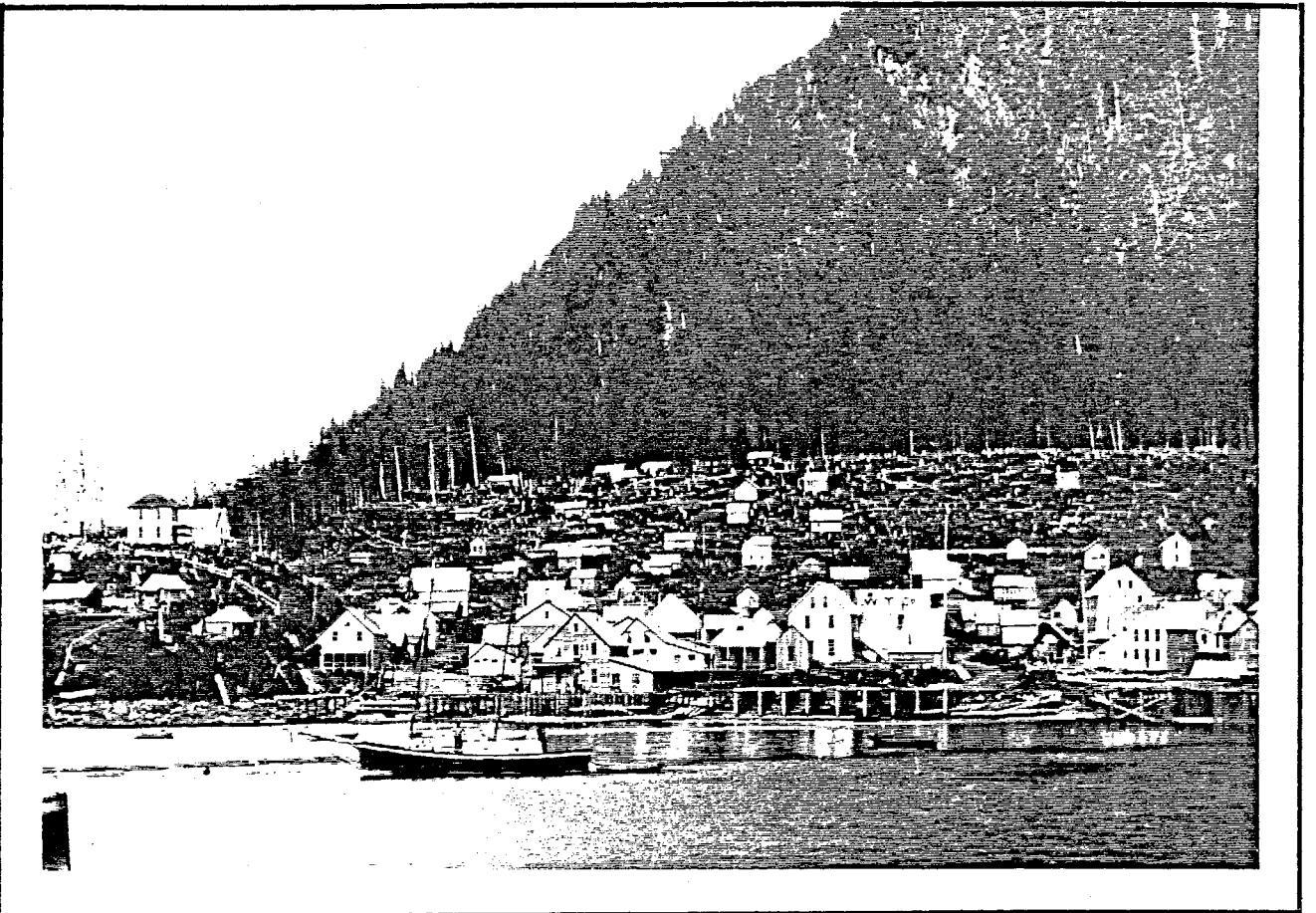
Approved by the Ex-Officio Surveyor General on the 21st day of Oct 1892
Entry by Trustee made on the 13th day of October 1893

SURVEY OF SUBDIVISIONS

Commenced Oct 31st 1892 Completed Nov 20th 1894

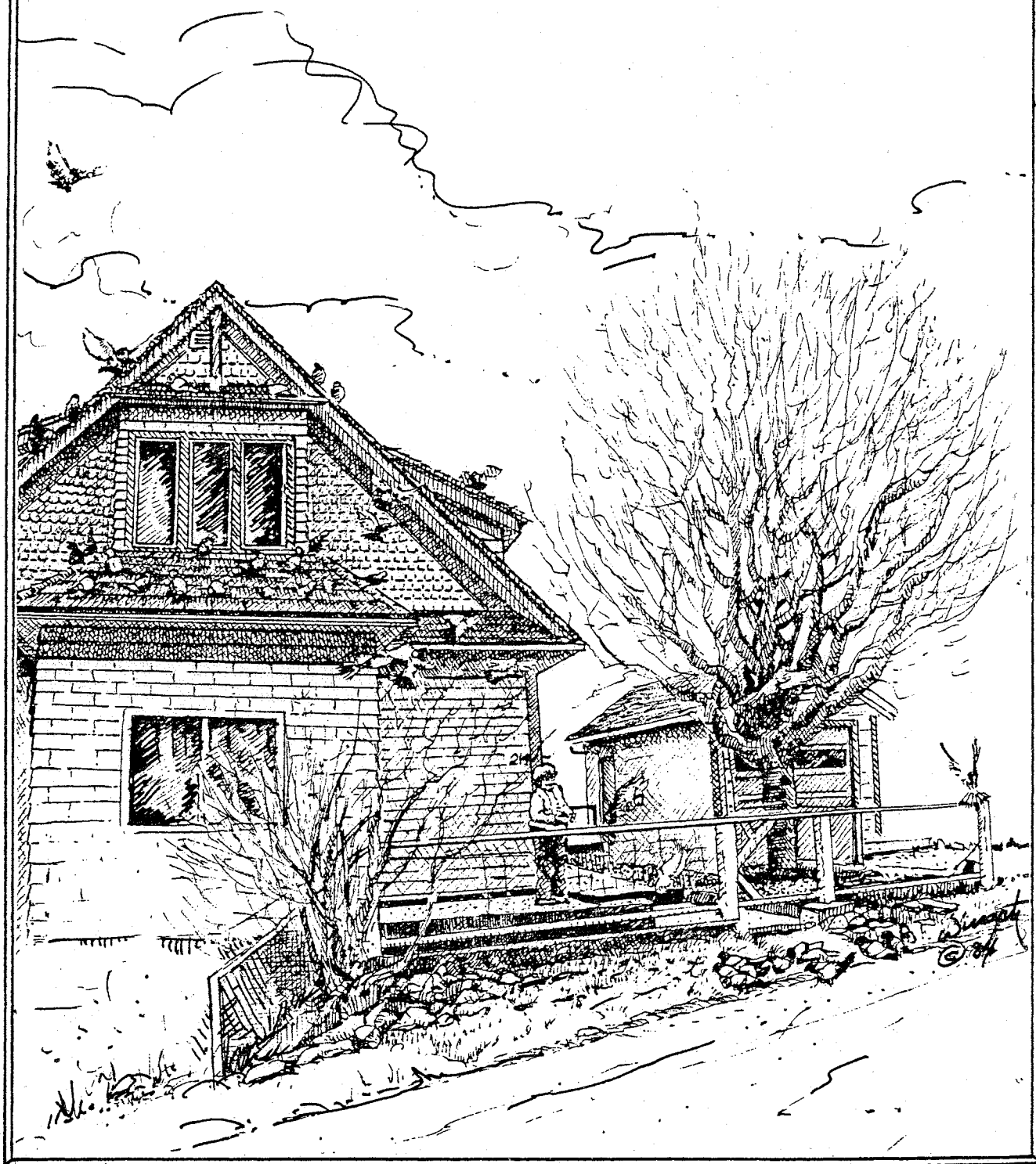


Juneau Townsite (Telephone Hill, Center). Circa 1885. (W.H. Partridge, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Left Side). Circa 1885. (W.H. Partridge, Alaska Historical Library)

II. SITE AND STRUCTURE REPORTS



TELEPHONE HILL SITE DESCRIPTION

Telephone Hill encompasses 4.66 acres within the townsite of Juneau. This conspicuous promontory is located on the southern portion of the area formerly known by local residents as Court House Hill. The site lies south of Third Street and is bordered by Main Street and Willoughby Avenue. The upper portion, north of Third Street, was once the location of the Government Court House until the late 1960s. Today the State Office Building occupies the site. While the hill has undergone many name changes throughout its 100-year history, the names reflect various activities unique to the site (Heery 1983).

United States Navy Commander Henry Glass chose the hill as a site for a military barracks in 1881. Glass sent Lt. Commander C.H. Rockwell to construct buildings for a garrison where enlisted men responsible for maintaining law and order in the new mining district would live. The land was declared an official government reserve and the site utilized for one year. But after that year, Naval officials decided Juneau residents could be monitored from naval vessels and chose to vacate the military site (DeArmond 1967).

During the 1880s, citizens referred to the area as Chicken Ridge due to the ease of hunting fowl. A portion of Juneau continues to carry that name. Other names associated with the site during this period include Navy Hill, Telegraph Hill and Knob Hill.

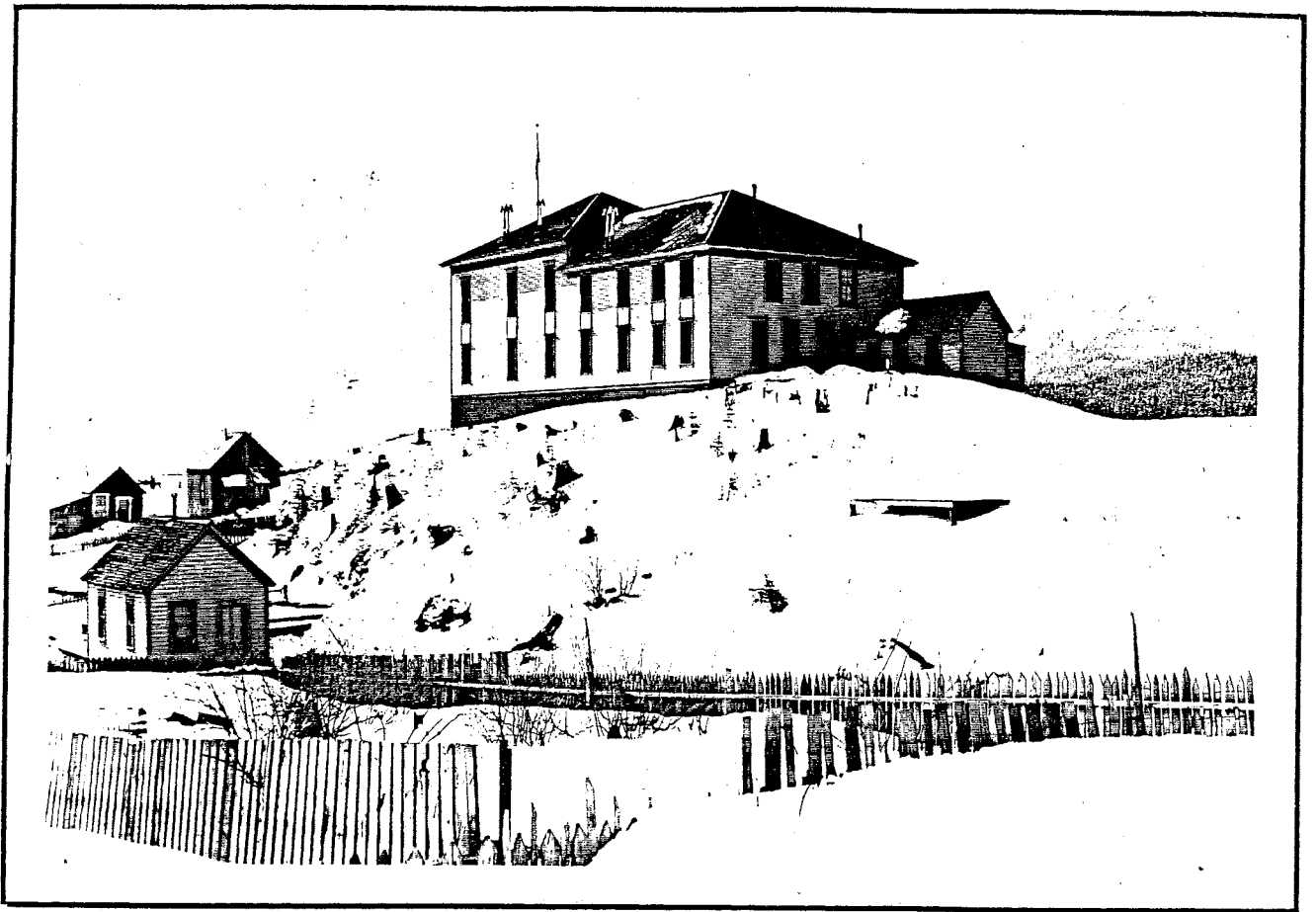
Twelve years after the Navy's occupation of the government reserve, construction of the first Government Court House in Juneau prompted the name change to Court House or Government Hill. The wood building caught fire in 1898, and \$50,000 was quickly appropriated for a new court house. By 1904 a new

court house stood on the hill. The building became a Juneau landmark until razed 60 years later, making room for today's State Office Building (DeArmond 1967).

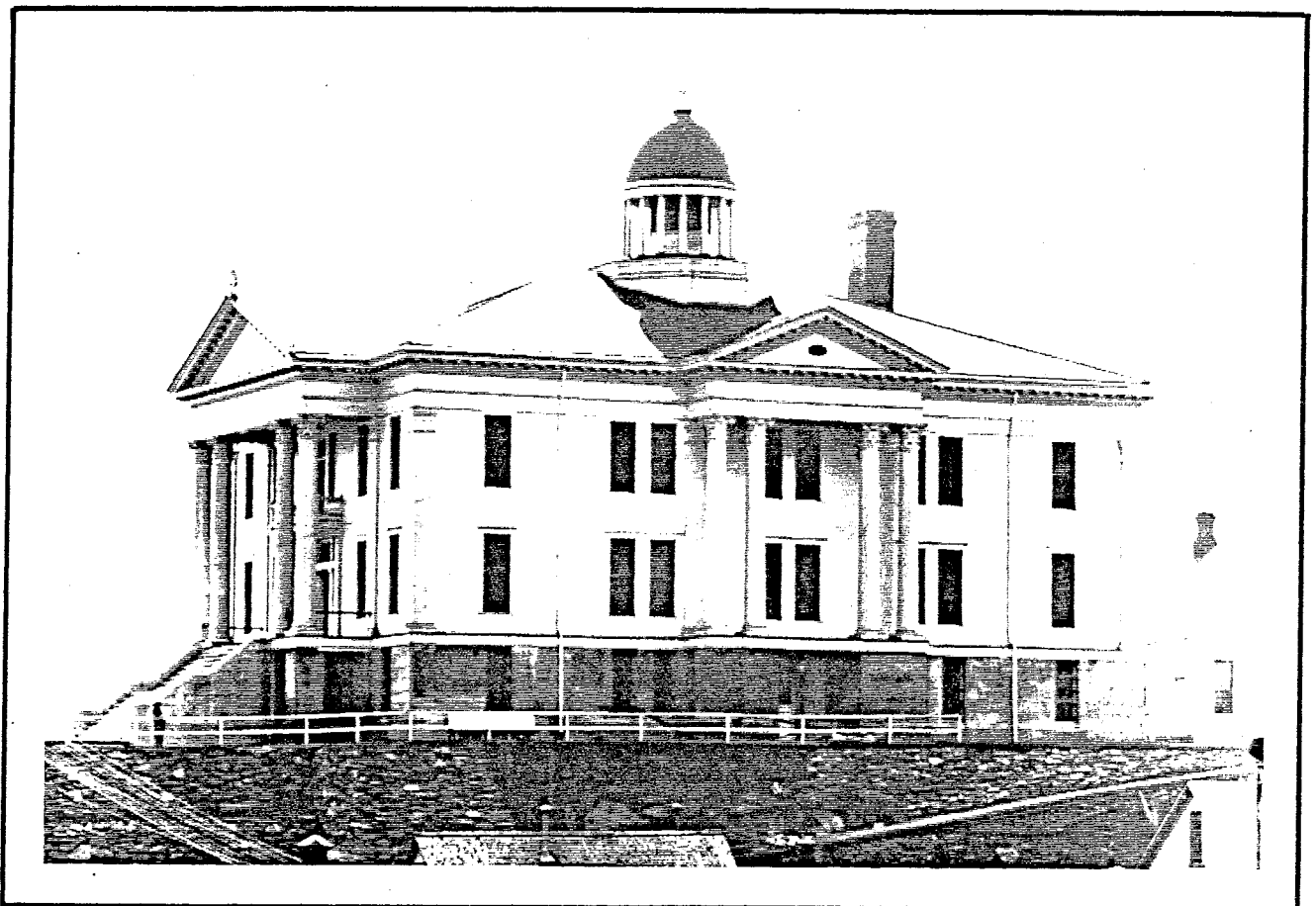
The name Telephone Hill became firmly attached to the southern end of Court House Hill when Edward Webster, owner of the Juneau and Douglas Telephone Company, located his business on the summit of the hill. In 1915 Webster built an addition to his house, located on the corner of West Second and Dixon Streets, combining his residence and business. The business remained in the Webster House until the 1950s, when it was relocated on the east slope of the hill on Main Street (DeArmond 1967).

A review of land records clearly shows Telephone Hill as an occupied site from the beginning of Juneau's settlement. Early settlers, usually miners, claimed lots and constructed temporary shelters. By the 1890s, photographs of the hill revealed permanent family residences, some still standing today. The hill's close proximity to the central business district along Front Street attracted commercial investors. By the turn of the century, many small businesses were located at the base of the hill facing Main Street. The high promontory allowed residents to observe waterfront activities at Juneau's wharves located at the foot of the hill near today's Marine Park. Vessel arrivals and departures on Gastineau Channel and marine travel between Gold Creek, Thane, Douglas Island and the townsite were easily observed.

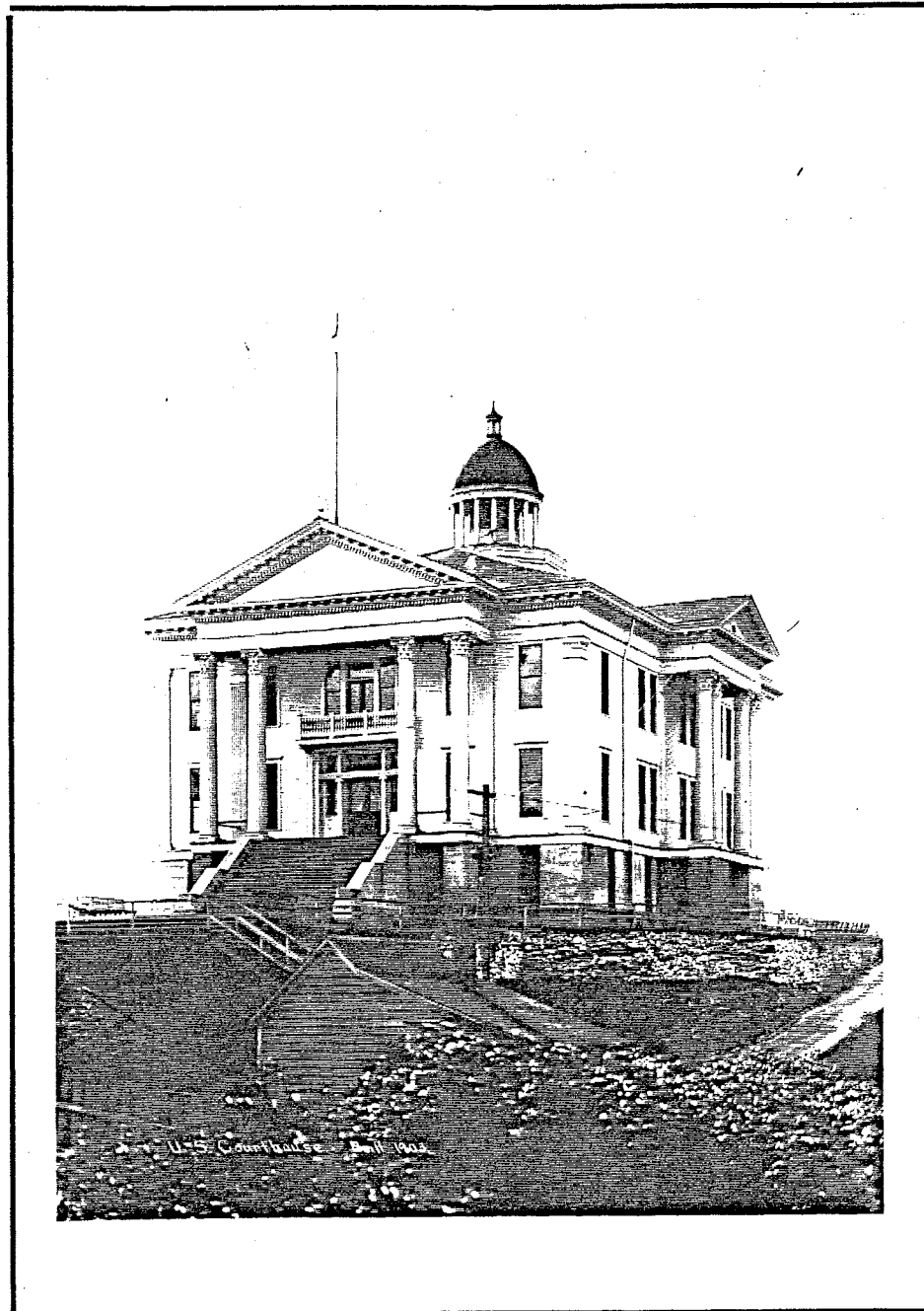
Today Telephone Hill is a combination of private residences and small businesses, the latter primarily located on the lower portion of the hill. Juneau citizens still reference the area by its third name, Telephone Hill, adopted in 1915. The Juneau and Douglas Telephone Company continues to occupy a site on the east slope of the hill.



First Juneau Courthouse. Circa 1895. (Winter and Pond, Alaska Historical Library)



Second Juneau Courthouse. Circa 1910. (Winter and Pond, Alaska Historical Library)

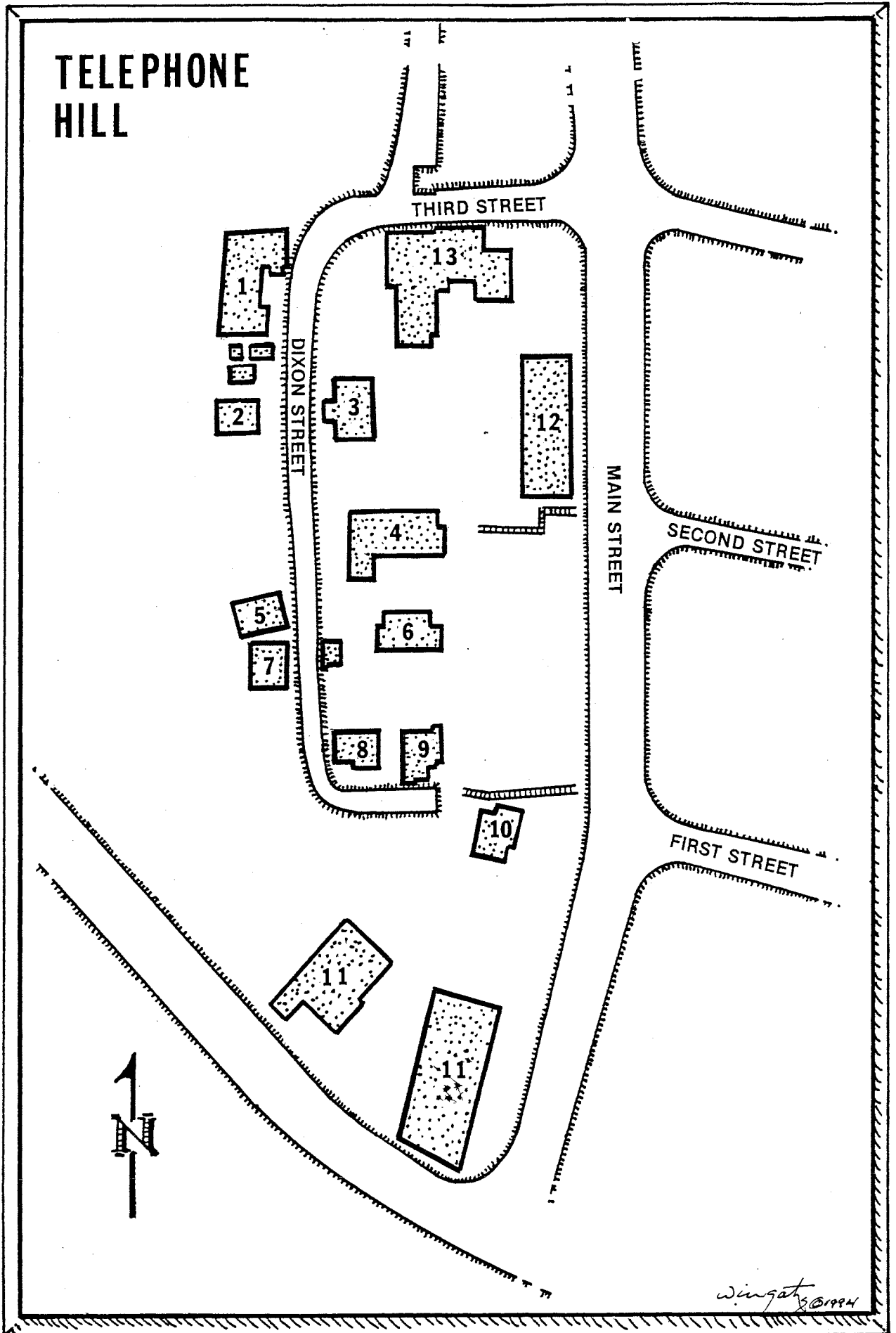


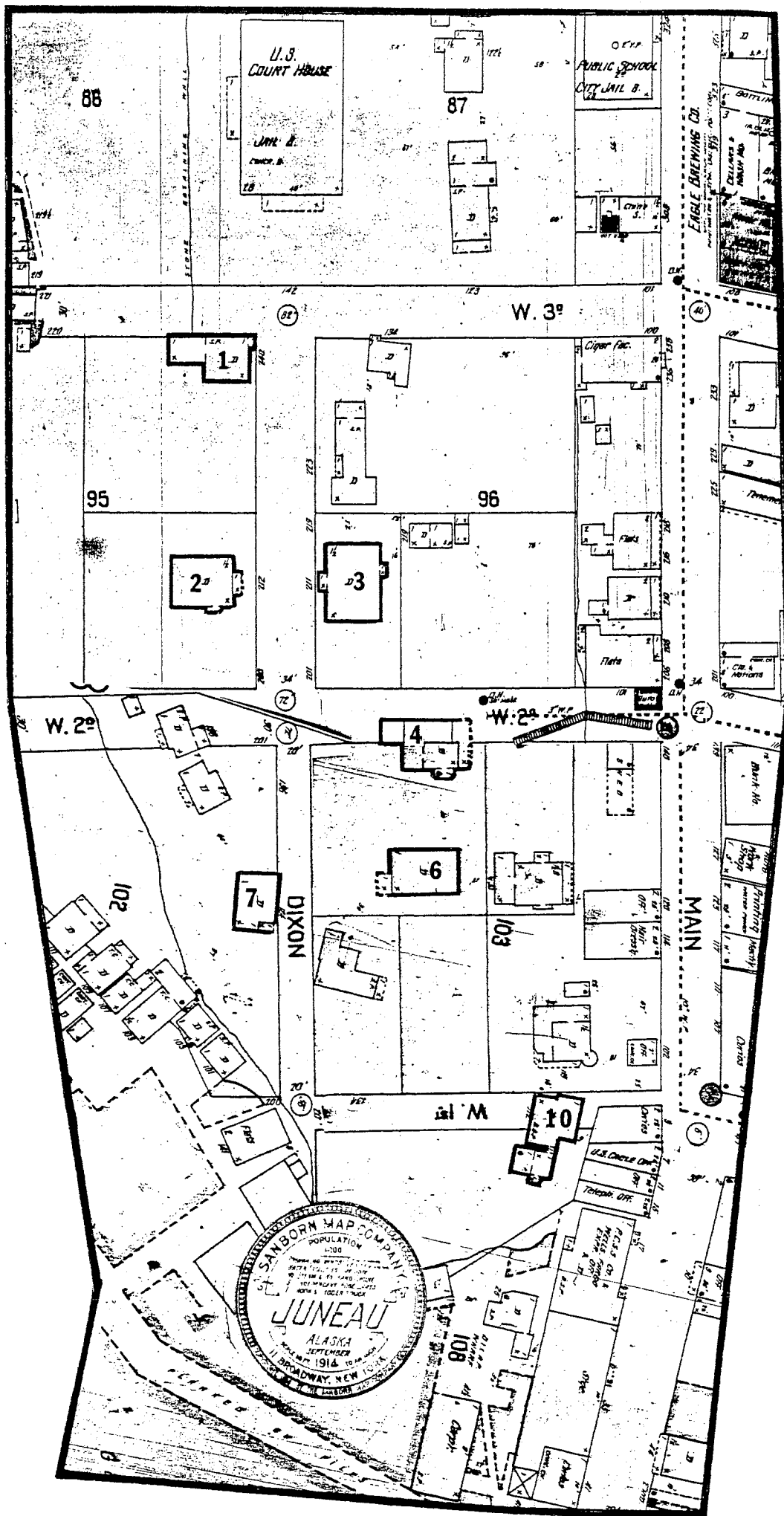
Second Juneau Courthouse. Circa 1910.
(Winter and Pond, Alaska Historical Library)

STRUCTURES

1. Peterson-Kasnick House
2. Bosch-Carrigan House
3. Bayless-Powers House
4. Edward Webster House
5. Martin-Johnston House
6. Worthen-Hurley House
7. Augustus Brown House
8. Alexander House
9. Percy Reynolds House
10. Kodzoff House
11. Juneau Motor Company
12. Juneau and Douglas Telephone Company
13. Engstrom Building

TELEPHONE HILL



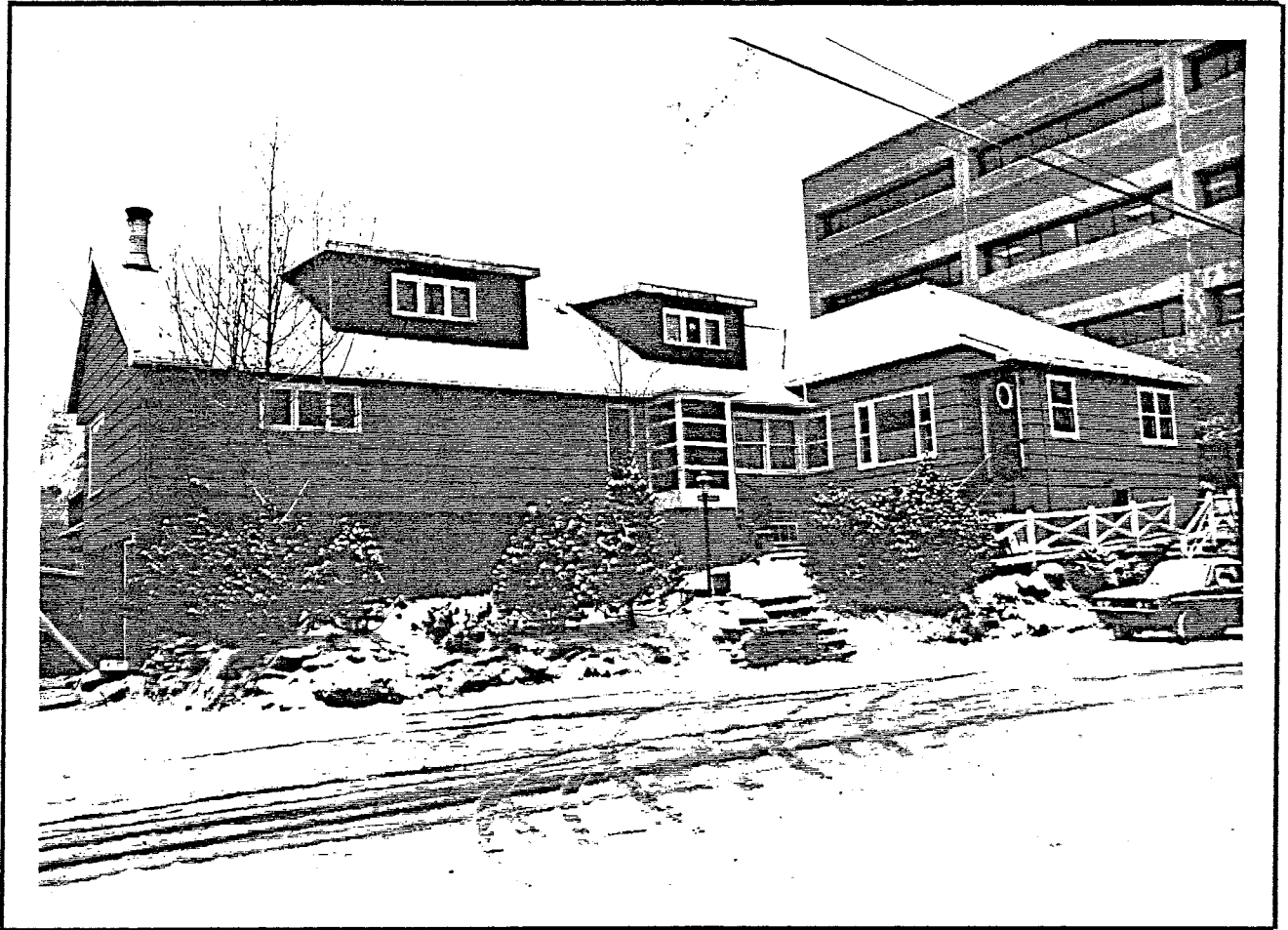


PETERSON-KASNICK HOUSE

203 West Third Street

Block D; Lots 5, 6

Circa 1898



East (Front) and South Facades.

PETERSON-KASNICK HOUSE

The Peterson-Kasnick House, 203 West Third Street, appears in 1898 panoramas of Juneau. The rectangular, single-story structure was reportedly built by a miner, John G. Peterson. Records indicate Peterson purchased Lots 5 and 6 in 1891.

John G. Peterson was associated with two Juneau area occupations. He established 11 mining claims in the Eagle River District and owned a tin-metal shop on Front Street from 1915 to 1916. Tax rolls from 1901 to 1917 list Peterson as owner of the lots and a building. After his death in 1917, Marie Peterson owned the property until 1944.

William and Dorothy Johnson gained possession in 1944 and retained ownership for the next twenty years. The building was scheduled to be destroyed in 1946, according to city tax records. Two years later tax assessor notes said the building was "greatly improved." During that period the Johnsons upgraded the original 20'x24' structure and began building an addition which gave the house an L-shape. William, a Frigidaire dealer, and Dorothy, a teacher, continued the extensive alterations until they sold the house in 1965 to Joe and Aletha Henri.

Henri, who currently resides in Anchorage, established himself in government at the municipal and state levels. From 1965 to 1971 he first served as Juneau's city attorney and later as city manager. Henri was also Commissioner of Administration under Governor Egan from 1971 to 1974. Aletha Henri worked at home providing child care for handicapped students.

The Henris extended the L-shaped portion of the building in 1968 to its current size, 26'x68'. Records indicate the child care center was housed in the basement. Today, however, the structure serves as a multi-family dwelling. The owners occupy the addition's main floors, and the basement is divided into three efficiency apartments. The original building contains a single unit.

The Peterson-Kasnick House's eclectic appearance is caused by numerous additions to the original structure. The northern portion of the residence encloses John Peterson's original building. This portion displays a hip roof intersecting with the gable roof of a later addition. A shake roof covers the entire structure; shakes cover the main level of the building. The south facade of the northern portion has a picture window with sidelites which allow a sweeping view of Gastineau Channel. Two double-hung sash windows are located on all three facades of the original structure. Poured concrete stairs lead to the apartment entry. The wooden front door has a porthole window, and an original door remains on the small porch on the north facade.

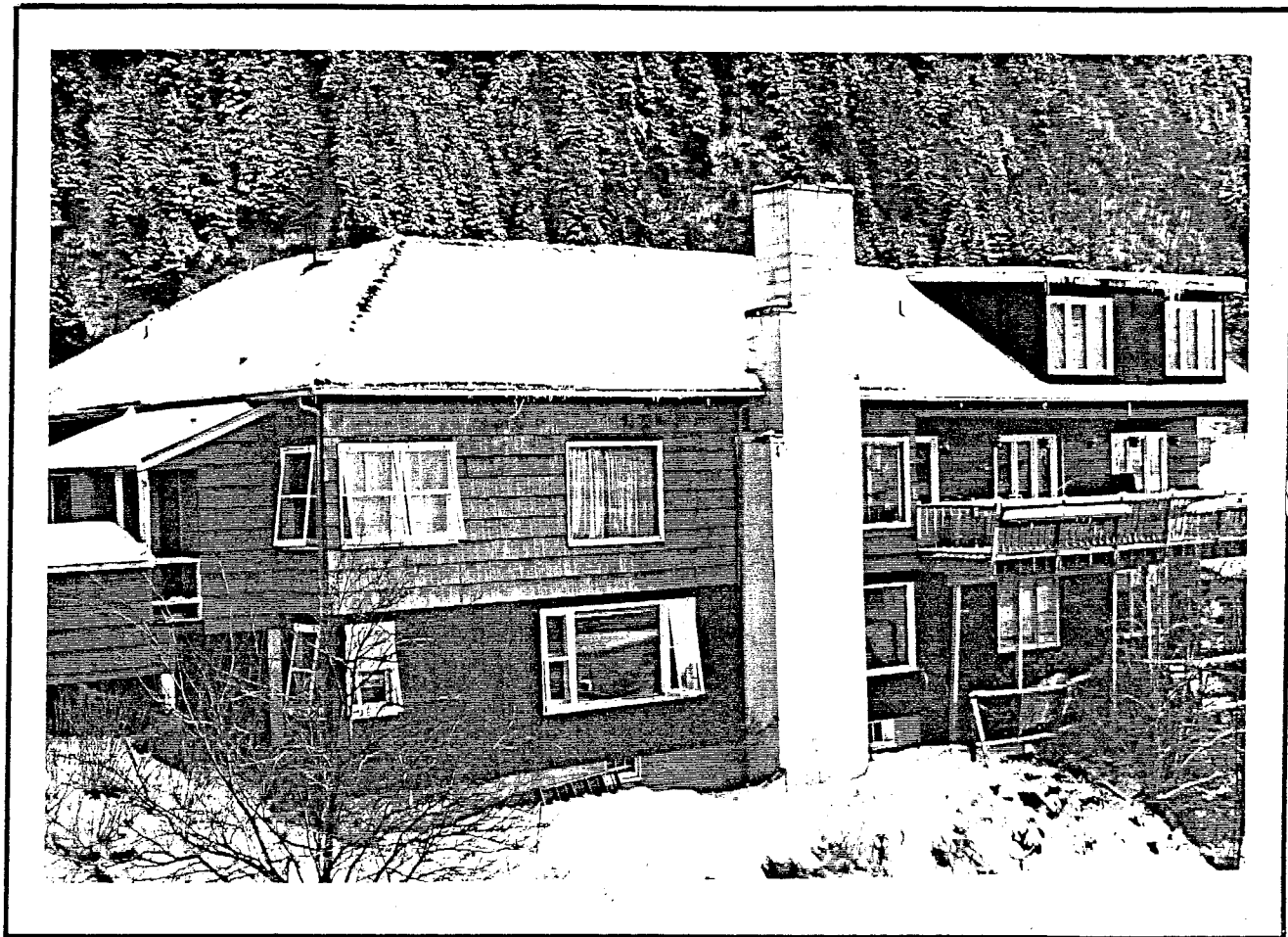
Building additions are not compatible with the original design. The shingled gable roof of the main addition has shed-style dormers facing east and west. Poured concrete steps lead up to a glassed-in porch on the east facade. The wooden door and yellow, fixed-pane window to the left of the porch are contemporary. Windows on the addition are a mixture of double-hung sash, casement and fixed single-pane. The current owners constructed a deck on the west facade which is accessible from the main floor, and a brick chimney extends the full 1½-story height of the west facade.

Wood siding covers the main level to the roofline, and plywood siding covers the addition's poured concrete basement. The three basement entrances are located on the east, south and west facades.

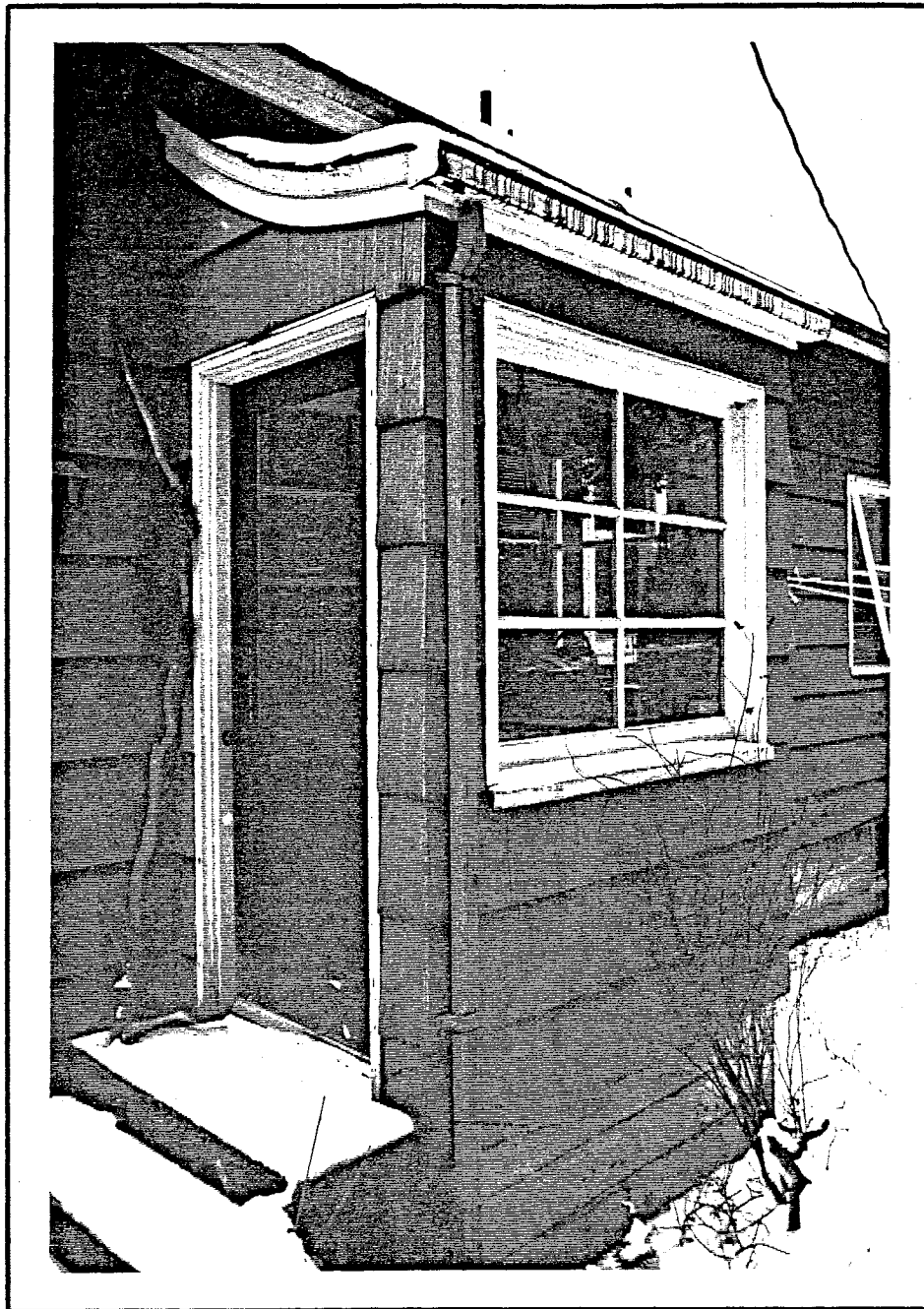
TELEPHONE HILL

PETERSON-KASNICK HOUSE

Additional buildings on the property include a rectangular, single-story garage with shingle siding and a flat roof, and a fiberglass greenhouse. Both buildings are visible in 1970 tax record photographs.



Peterson-Kasnick House.
West (Rear) and North Facades.



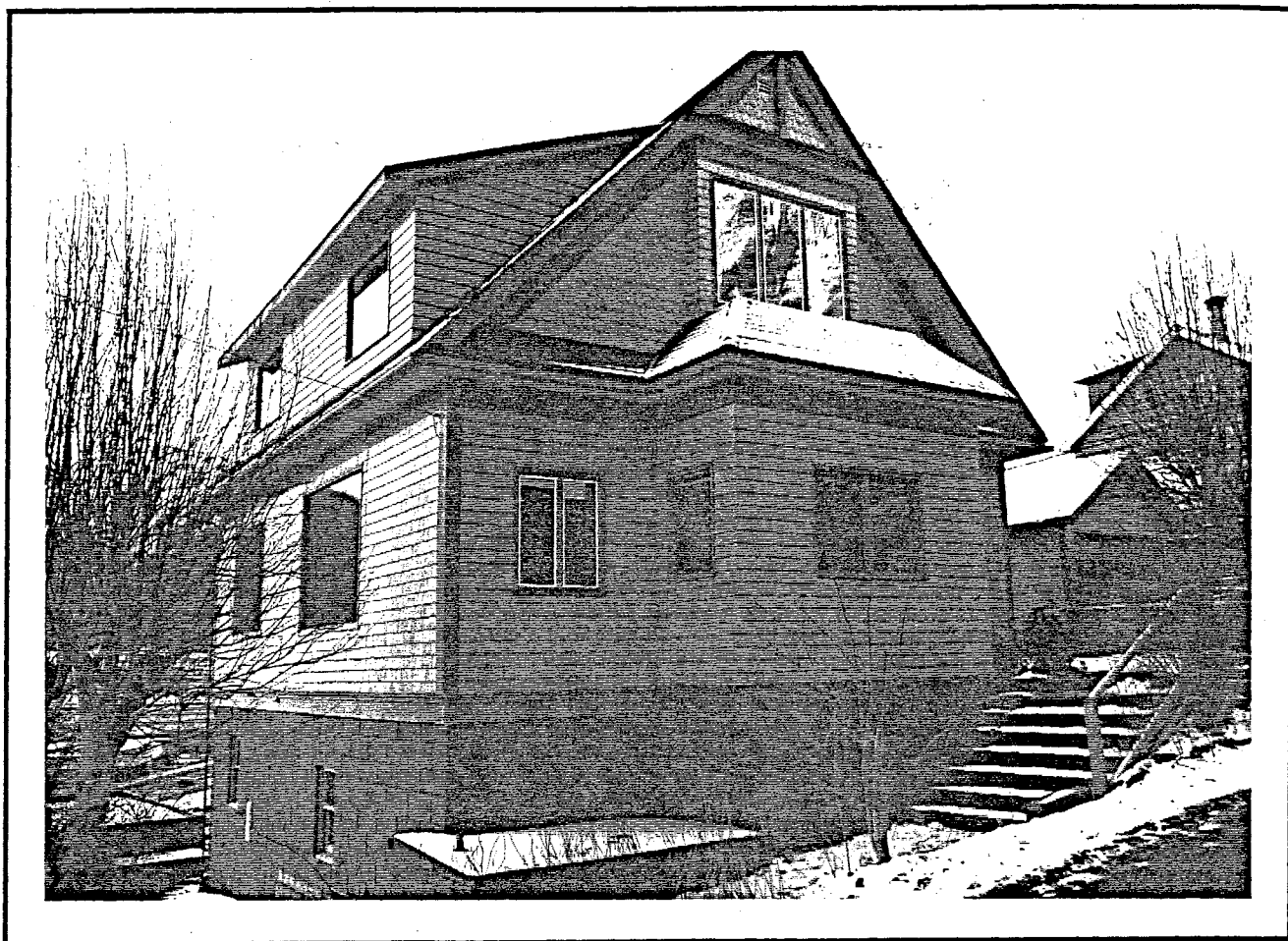
Peterson-Kasnick House.
North Facade.

BOSCH-CARRIGAN HOUSE

214 Dixon Street

Block D; Lots 3, 4

1913-1914



East (Front) and South Facades.

BOSCH-CARRIGAN HOUSE

The Bosch-Carrigan House, 214 Dixon Street, sits on the west slope of Telephone Hill. Constructed in 1913-14 by William Bosch, it is the current residence of Roy and Verna Carrigan (Carrigan 1983). The 1894 plat map of the Juneau Townsite shows Charles W. Garside owning Lots 3 and 4 at the turn of the century. Charles and his brother, George Garside, came to Juneau in 1884. They were mining engineers and early surveyors of the Juneau Townsite. George Garside was one of the original developers of the Perseverance, Atla and Jumbo lodes in the Silver Bow Basin (Stone 1980; DeArmond 1967).

City tax records show that Charles Garside sold the two lots to William Bosch in 1912. Bosch owned the Old Stand Saloon on Front Street, located next to the present 20th Century Market (Davis 1983). The estate of William Bosch sold Lots 3 and 4 to Joseph Stocker in the 1950s. Ownership was transferred to the Nordales in 1967 and to the Carrigans in 1969 (Carrigan 1983; City of Juneau 1965-1983). Verna Carrigan is the granddaughter of Edward and Anna Webster, founders of the Juneau and Douglas Telephone Company. The Websters owned the company from 1893 to 1968. Mrs. Carrigan was the company's vice-president and chief operator during the 1960s (DeArmond 1967).

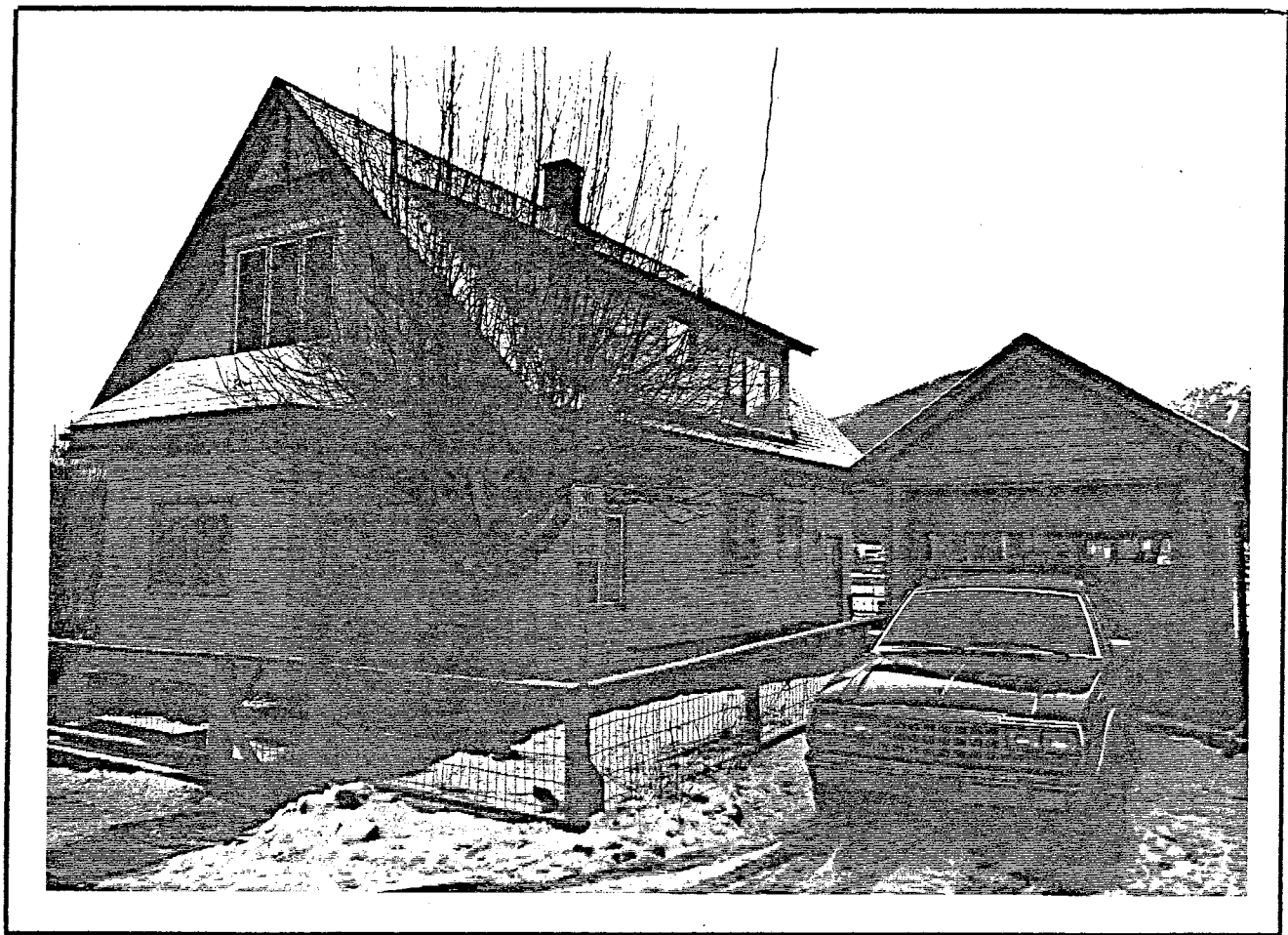
This 1½-story, rectangular, 28'x34' dwelling is representative of the Decorated Pioneer Farmhouse style. Its identifying characteristics include a steeply pitched gable roof, boxed cornices and detailed ornamentation consisting of scalloped/fish scale siding on the gable ends. The rest of the house is clad with cedar shingles. A shed dormer is situated on both gable slopes, and the original brick chimney adorns the ridgeline. The windows are double-hung sash,

multi-lite, fixed-sash, large picture and casement. A few windows exhibit a diagonal, leaded-glass pattern.

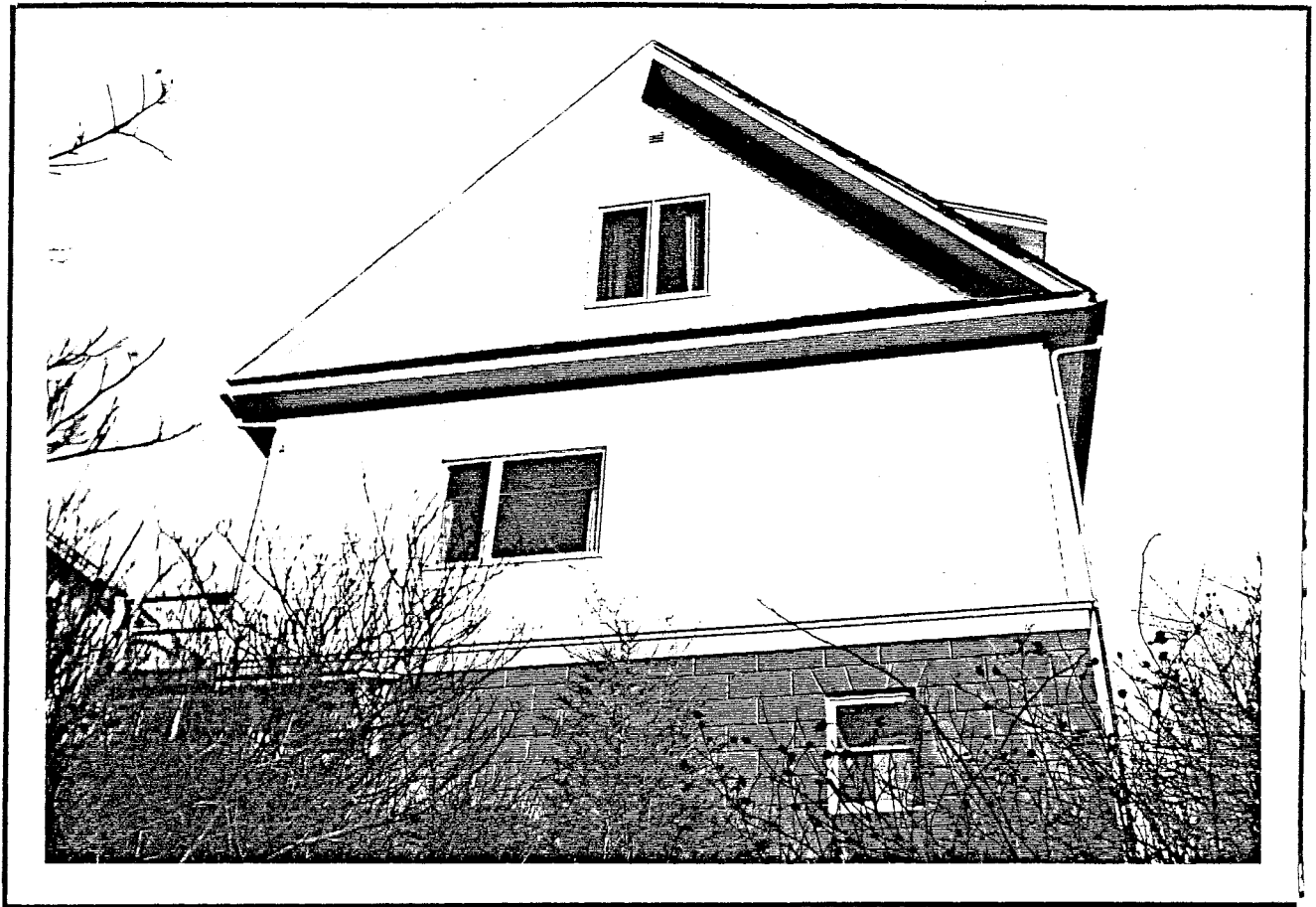
The extended front entry was originally an open porch. It was enclosed in the 1930s with numerous multi-lite windows (Carrigan 1983). The Carrigans reconstructed the extension in the 1970s. Fixed-sash windows replaced the multi-lites. The original single leaf, three-paneled door to the 5'x12' front entry and the inner door to the house were retained. The inner door has beveled glass with fir trim and beveled-glass side panels.

Contemporary structural alterations include a shed-roof dormer on the south facade with clapboard siding and two picture windows. A decorative bay window on the south facade's first floor was replaced with a picture window. Several other fixed-sash windows were installed on the front and rear facades, and a wood deck and concrete walkway were placed along the north and east facades. A small, enclosed rear entry stoop was reconstructed by the Carrigans. The above-grade concrete block basement was completed in the 1970s.

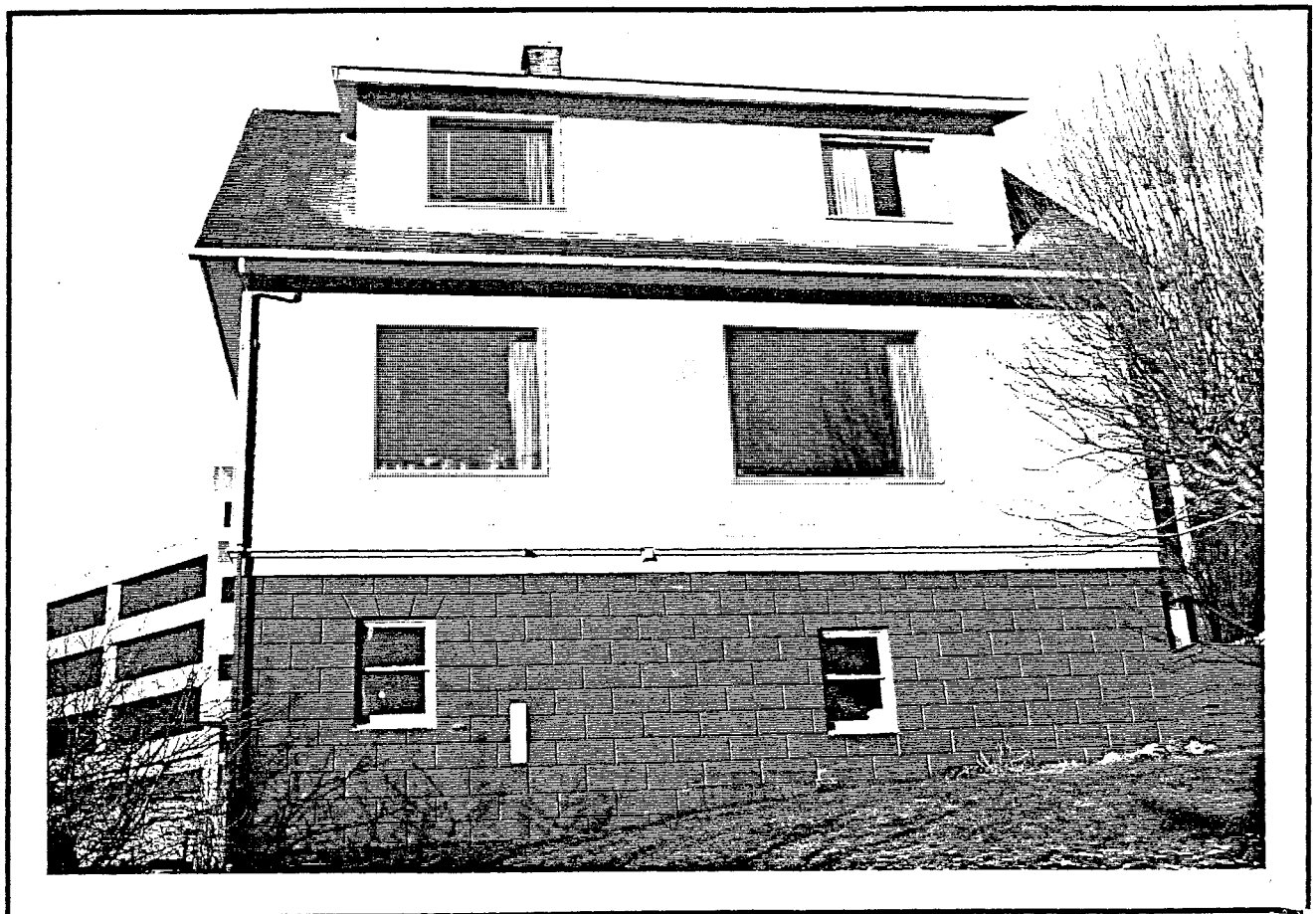
The interior consists of a living room, dining room, kitchen, small sewing room, vestibule and bath. The kitchen and bath, with acoustic-tile ceilings, have undergone extensive remodeling. Original features include an ornate sideboard or "pass-through" with leaded-glass windows located between the living and dining rooms. A partial wall divider between the living and dining rooms displays book shelves and leaded glass. An original stairwell leads to a second floor landing. The second floor has a remodeled bath, and its two bedrooms were enlarged when the south facade dormer was constructed. Adjacent to the north facade sits a wood-framed, 11'x20', one-bay garage with a vertical sliding door. The structure has a medium-pitched gable roof, extended eaves and verges with exposed rafter ends and cedar shingle siding.



Bosch-Carrigan House (and Garage).
East (Front) and North Facades.



Bosch-Carrigan House. West Facade.



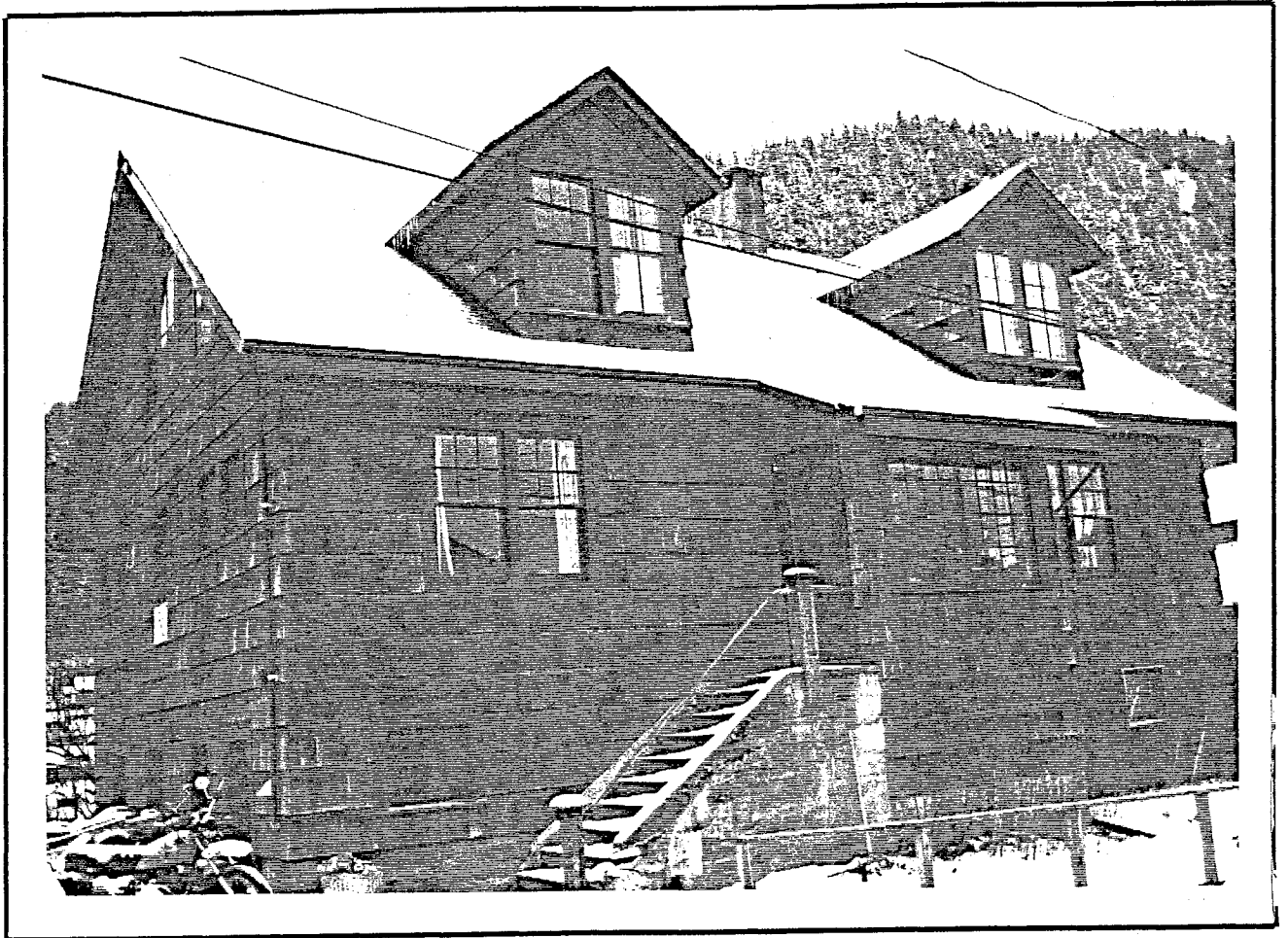
Bosch-Carrigan House. South Facade.

BAYLESS-POWERS HOUSE

211 Dixon Street

Block 6; Lots 1, 2

Circa 1913



West (Front) and North Facades.

BAYLESS-POWERS HOUSE

The Bayless-Powers House, a 1½-story structure, is found at 211 Dixon Street. Senna Powers has owned the multi-family dwelling since 1941. Powers resides out-of-state and rents the building's three units.

The house is located near the former home of Juneau co-founder Richard T. Harris. At one time the Powers lot adjoined Harris' property. Ownership documentation of Lots 1 and 2 reveals that George Pilz and his wife sold the property to Harris in March 1881. Pilz grubstaked Joe Juneau and Richard Harris during their search for southeast Alaska gold. When Juneau's two founders discovered gold and reported to Pilz, he joined the others in staking local claims.

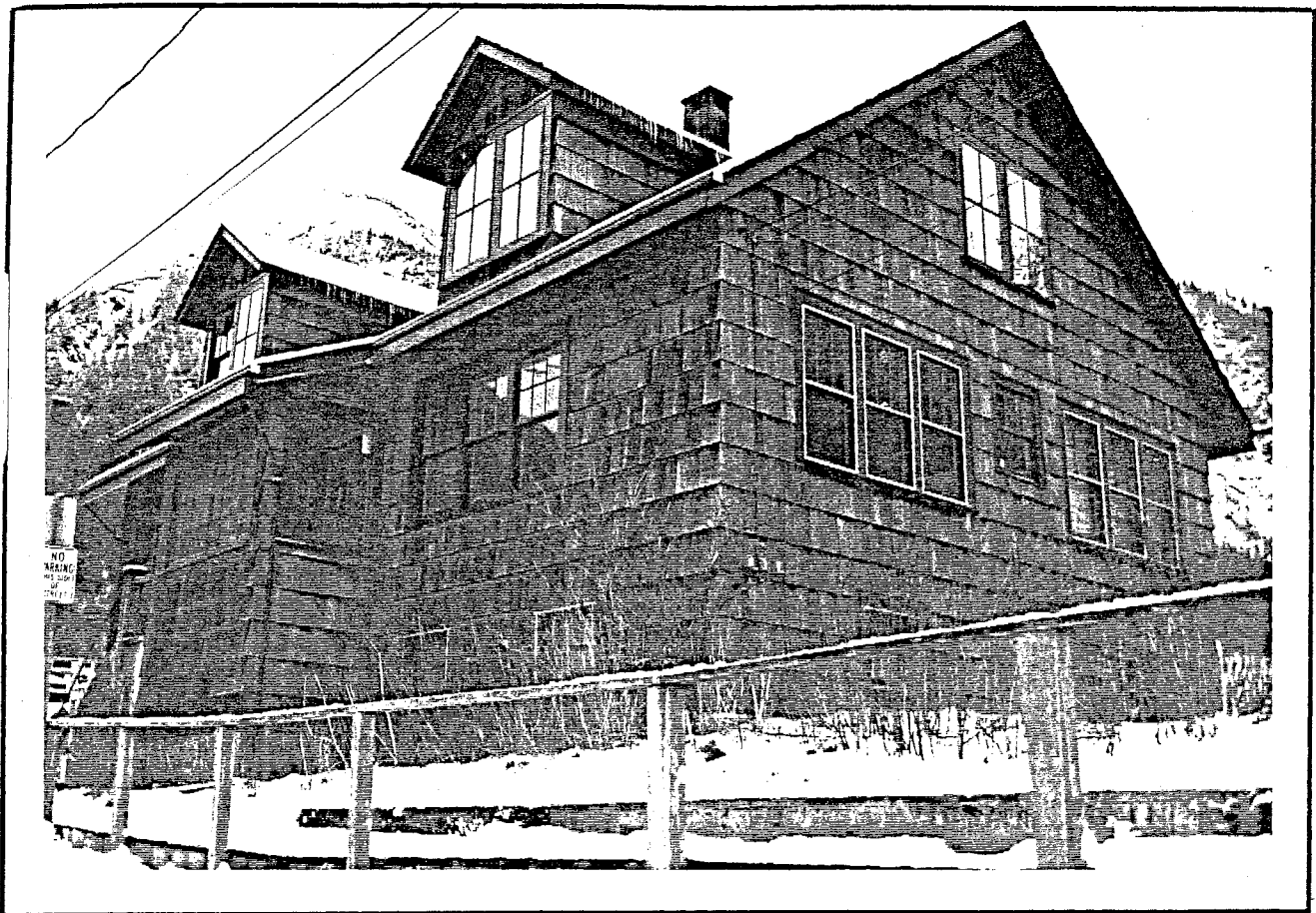
Although 1901 tax records show "lots and a building" and site improvements valued at \$1,000, the house is visible in an 1885 photograph. Harris maintained property ownership until 1912, when Claire and Edward Bayless purchased Lot 1. In 1913, tax records indicate a building was situated on the Bayless lot, and a 1916 entry lists a law library on the premises valued at \$175. Bayless, a registered Republican, engaged in a law partnership with Louis P. Shackelford. The Baylesses retained property ownership until 1921, selling to Thomas J. McCaul, owner of a cigar store on Front Street. McCaul continued ownership until 1933. In 1941 Senna Paul Powers bought Lots 1 and 2 and the house.

The Harris House, located at 219 Second Street, remained in the family for many years. The original residence was replaced around 1910; the second structure stood until the late 1950s. Harris married a Tlingit from Hoonah, known only as Kitty, in the 1880s. They raised four children in the Telephone

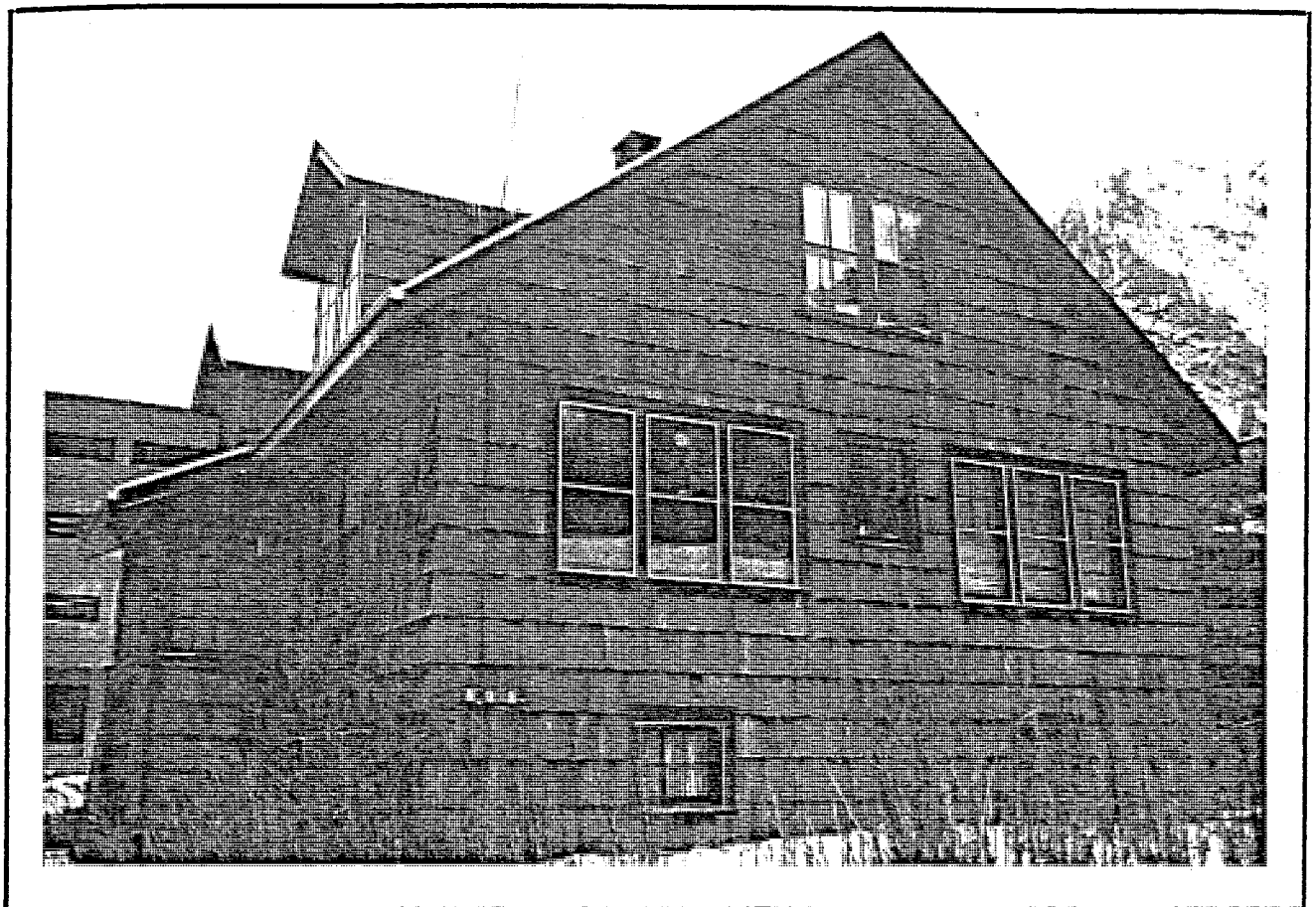
Hill home. William, the oldest surviving child, inherited the house after his father's death in 1907 (Walle, 1981).

The Bayless-Powers House, a rectangular, 30'x44.5', 1½-story Craftsman-Shingle structure, has retained its architectural integrity. The post-and-beam frame is covered with cedar shakes and rests on a poured concrete foundation. The gabled roof is composition shingle-covered, and a chimney sits on the ridgeline. Extended eaves with fascia boards are visible. The west facade features two gabled dormers. The original, double-hung sash windows with upper multi-lites are symmetrically arranged on all facades. Some original, wood storm windows are evident.

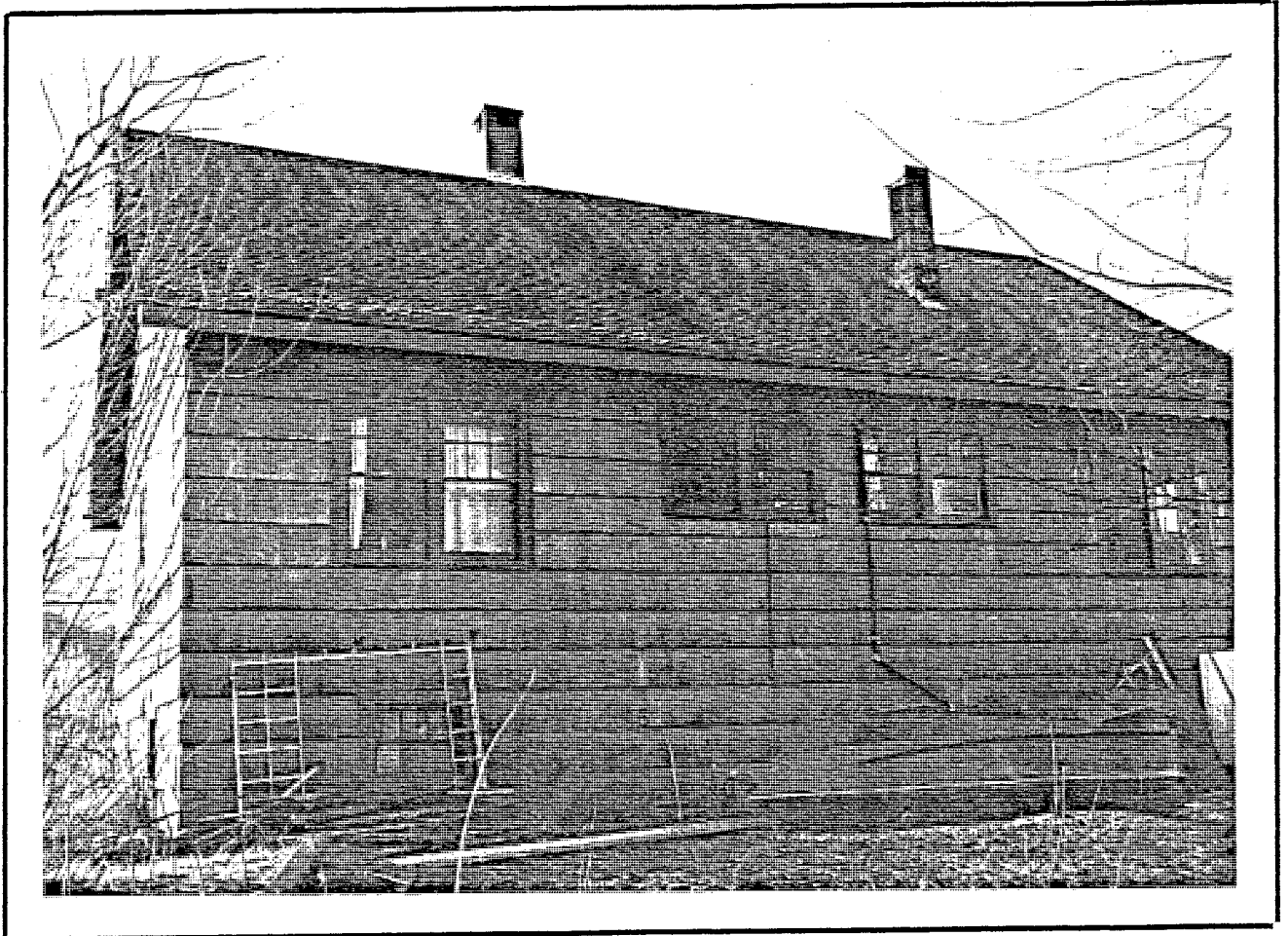
A small entry vestibule, oriented west, is centrally located on the main facade. Vintage doors appear here and at the basement entrance on the north facade. Small, multi-lite windows are located on the front entry, and smaller units appear on the basement level. The main floor is divided into two apartments; the upper floor contains one unit.



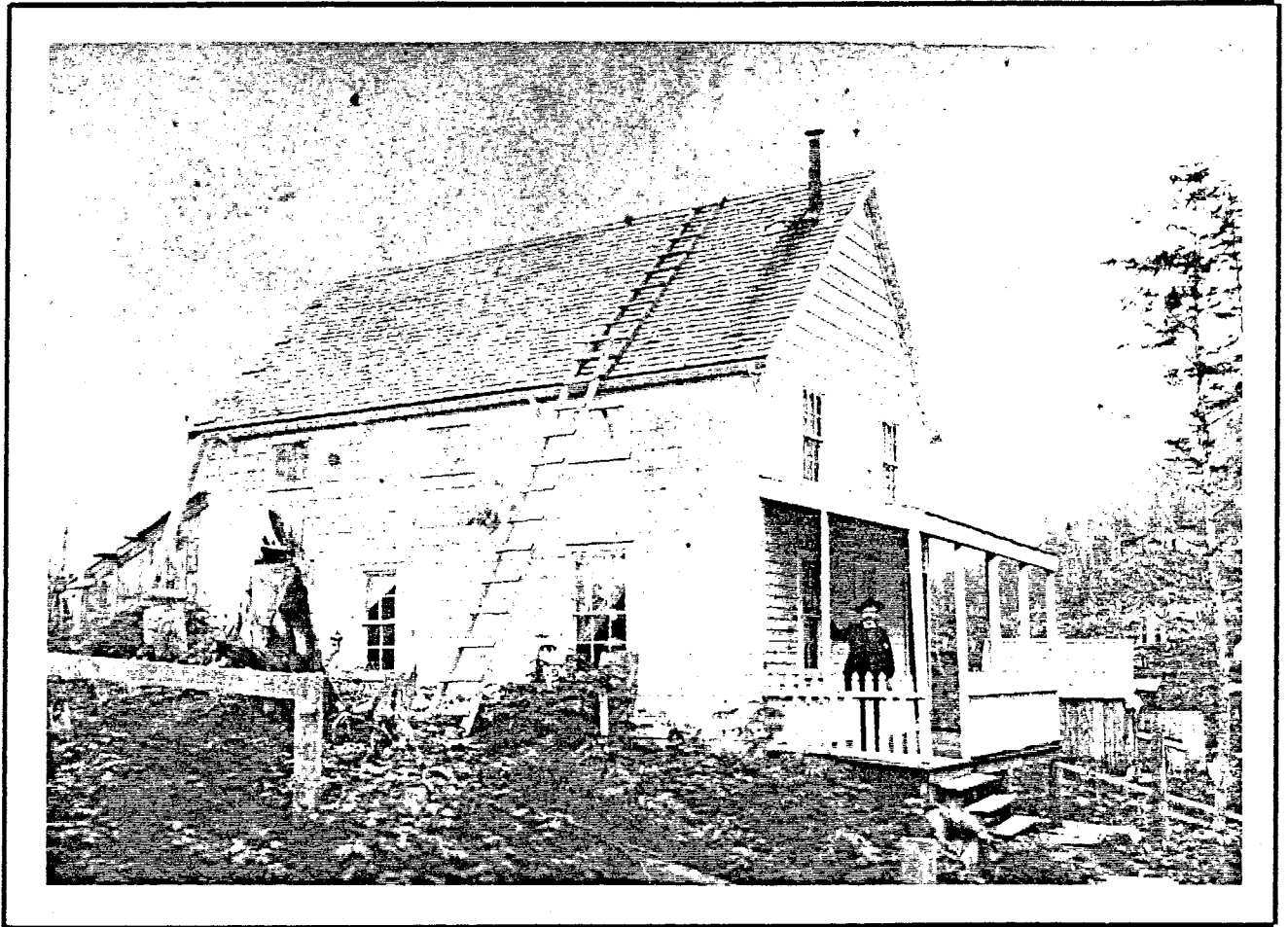
Bayless-Powers House. West (Front) and South Facades.



Bayless-Powers House. West (Front) and South Facades.



Bayless-Powers House.
East Facade.



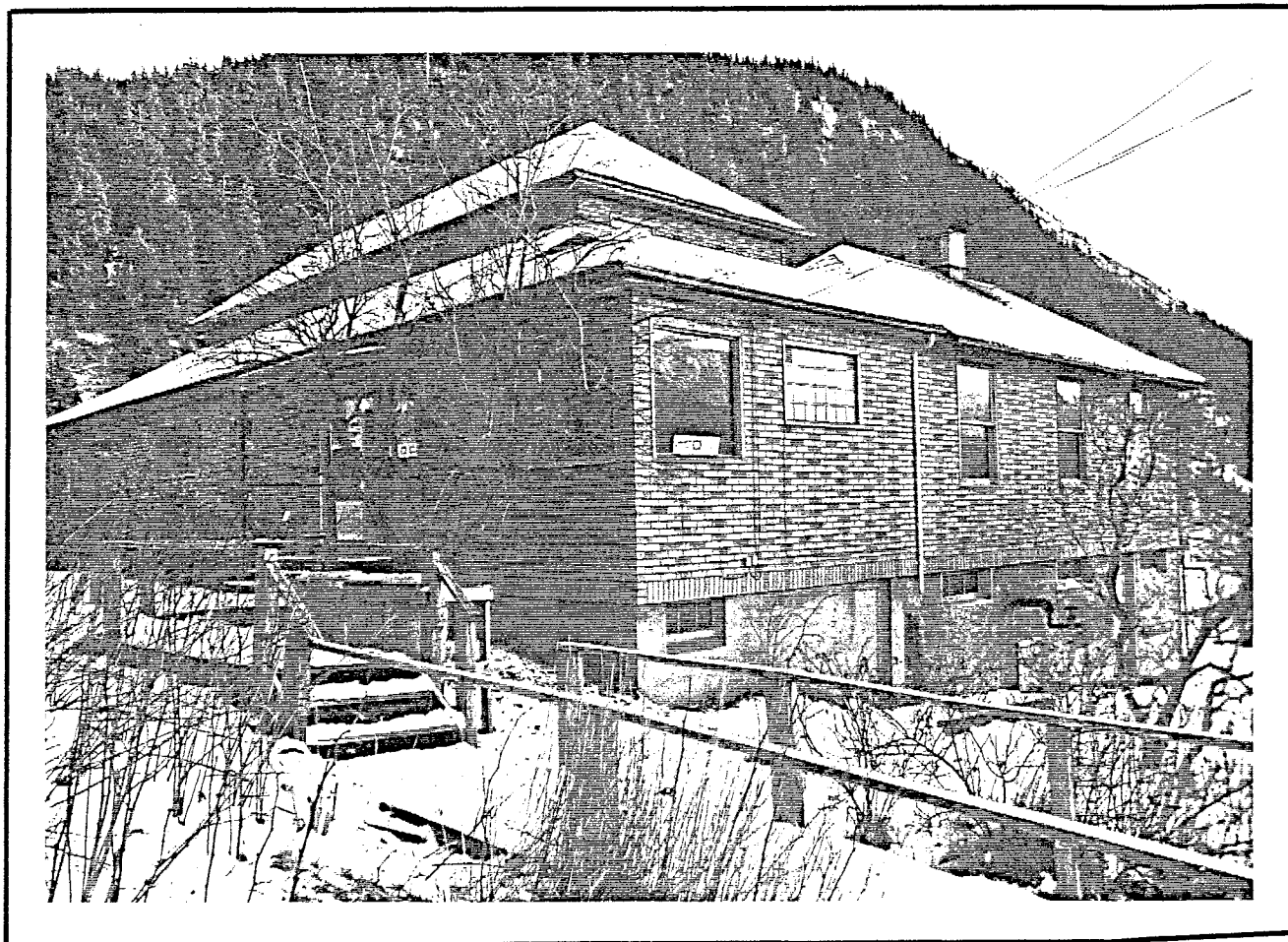
Richard Harris and Telephone Hill Home. Circa 1890-1900.
(J.S. MacKinnon Collection, Alaska Historical Library)

EDWARD WEBSTER HOUSE

135-139 West Second Street

Block 1; Lots 7, 8

1882



West (Rear) and North Facades.

EDWARD WEBSTER HOUSE

The Edward Webster House, 135-139 West Second Street, sits on the east ridge of Telephone Hill overlooking downtown Juneau. Photographs of Juneau during the 1880s confirm that the Webster House was one of the early homes in the area. Robert E. Hurley, current owner, is the grandson of Edward and Anna Webster. The Webster family owned and operated the Juneau and Douglas Telephone Company from 1893 to 1968, the first commercial telephone service in Alaska. The phone company was located in the Webster home from 1915 to 1958 (DeArmond 1967; Hurley, Carrigan 1983).

Edward Webster began construction of his house in 1882, and numerous extensions were added during the next 70 years (Hurley, Carrigan 1983). District Recorder records and the 1894 plat map of Juneau Townsite show Edward Webster and his business partner, Frank Bach, owning Lots 7 and 8 in Block 1.

Webster and Bach were already long-time residents of Juneau prior to their partnership. Bach arrived in Juneau in 1883, moved across the channel to Douglas and opened a merchandise business (Alaska Monthly 1907; DeArmond 1967). Webster arrived in Juneau in 1881 and staked placer claims in the Silver Bow Basin with his father, William I. Webster (Stone 1982). Over the next 10 years, the Websters located and developed the Humboldt Mine on Gold Creek. During that period they established the first stamp mill in the Juneau Gold Belt (Alaska Monthly 1907). Webster also worked as a pile driver contractor, engaging in wharf construction along the Juneau waterfront (Alaska Monthly 1907).

In 1893 business partners Webster and Bach constructed a two-telephone system across the channel to provide better communication between their residences. The system worked so well that the Treadwell Gold Mining Company connected to the line. When other residents desired phone service, Webster and Bach formed the Juneau and Douglas Telephone Company. By the late 1890s the partnership dissolved, and Webster assumed full ownership.

Prior to 1915 the phone company's central exchange was located at several downtown locations. But the area's economic and population growth necessitated additional phone service. The increased demand required a larger switchboard and business office. In 1915 an addition was constructed on the rear of Webster's Court House Hill home to accommodate the expanding phone company (Bayers Collection 1915; Hurley 1983). The portion of the hill south of Third Street became known as Telephone Hill.

After Webster's death in 1918, his wife, Anna, assumed control of the company until her death in 1957. The following year the company moved to a new location on Main Street. The Webster-Hurley family operated the utility until it became a member of the Continental Telephone Company in 1968 (DeArmond 1967; Hurley, Carrigan 1983).

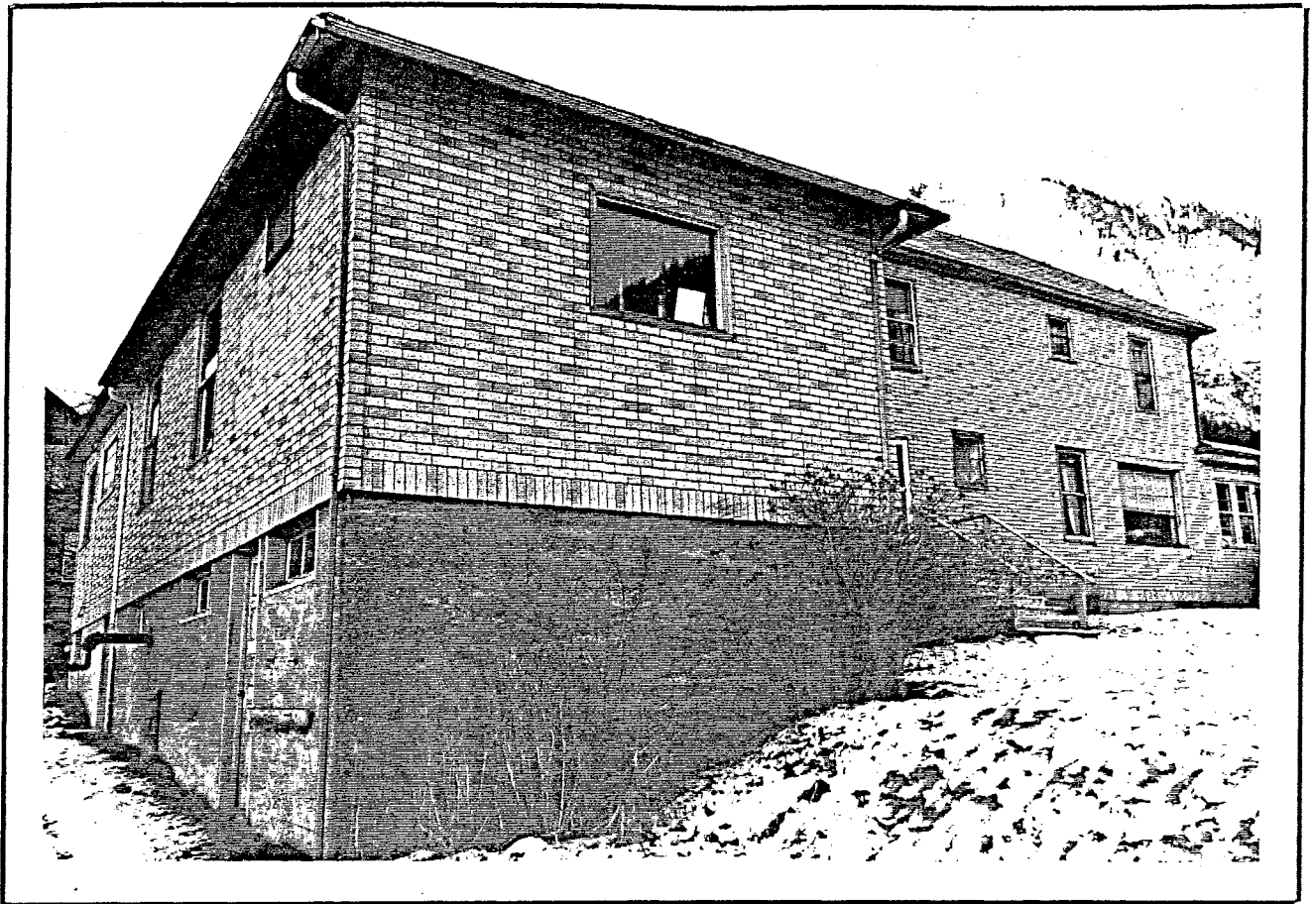
Originally a two-story, hip-roofed, Classic Box dwelling with an open porch, the Webster House has undergone numerous modifications. A balustraded deck (lookout platform) on the peak of the roof was removed. The one-story, north facade "shed" addition was constructed circa 1890. The main two-story section of the house was extended to its current 52'x20' dimensions between 1900 and 1910. An enclosed porch was added on the north facade in the late 1930s.

The one-story, 16'x47' west addition housing the phone company was constructed in two stages. Local carpenter Pete Johnson built the hip-roofed south section in 1915 (Bayers Collection 1915). Contractor James Larson added

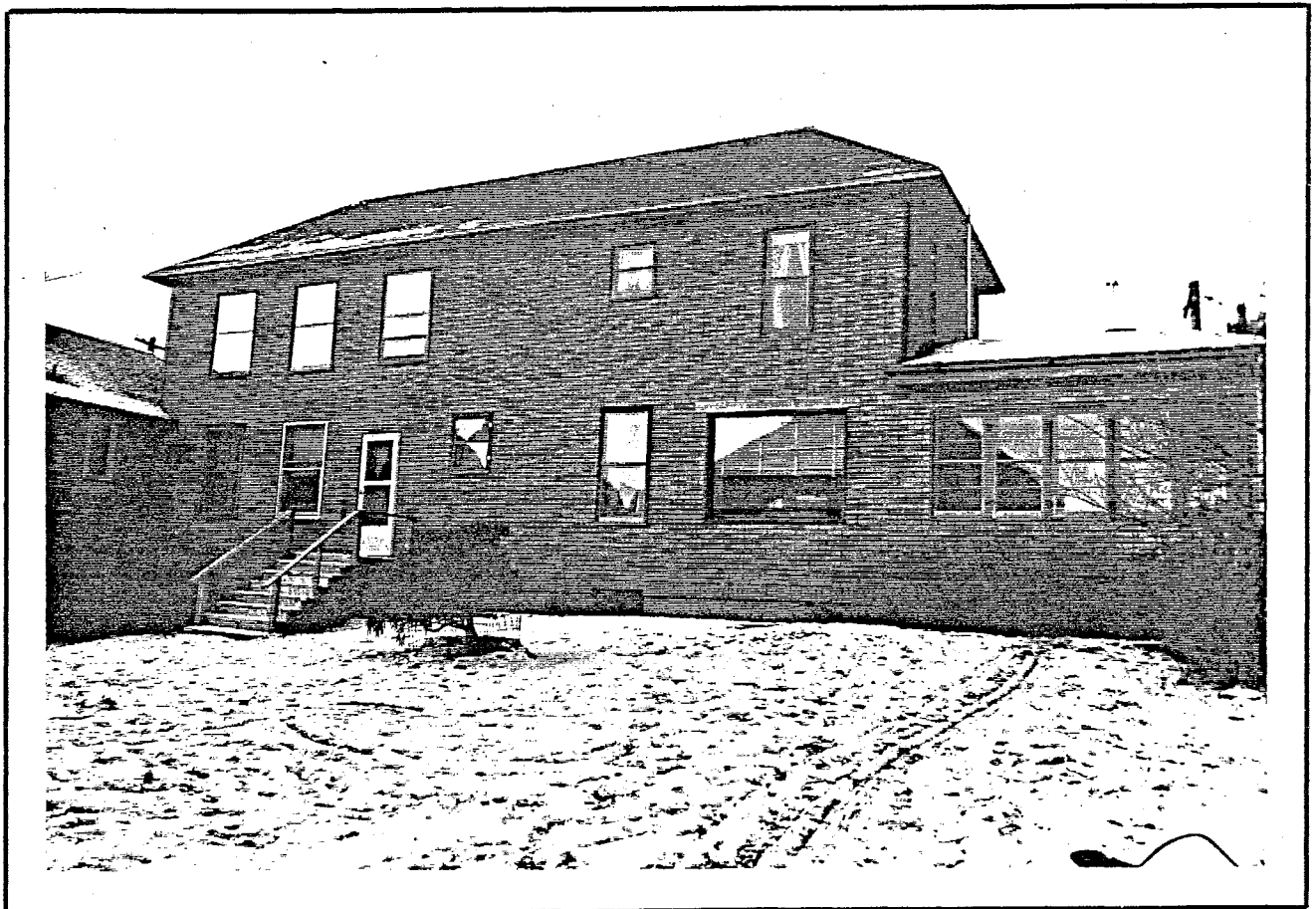
the flat-roofed north section in the late 1940s (Hurley, Carrigan 1983). The open front porch was removed in the late 1930s. In its place James Larson constructed a one-story, 10'x17', enclosed, hip-roofed sun porch in 1946 (Hurley 1983).

The L-shaped house has imitation-brick asphalt shingles over original clapboard siding. Windows vary significantly, reflecting the different stages of construction. The older sections of the house have double-hung sash and fixed, multi-lite windows with and without sidelites. Several of the narrow, double-hung sash windows have been replaced with picture windows. A bay window on the south facade was replaced by a large picture window. The main entrance on the north facade has an enclosed porch with a multi-pane door and sidelites. The enclosed front sun porch has symmetrically placed four-lite windows. A few of the original storm windows remain.

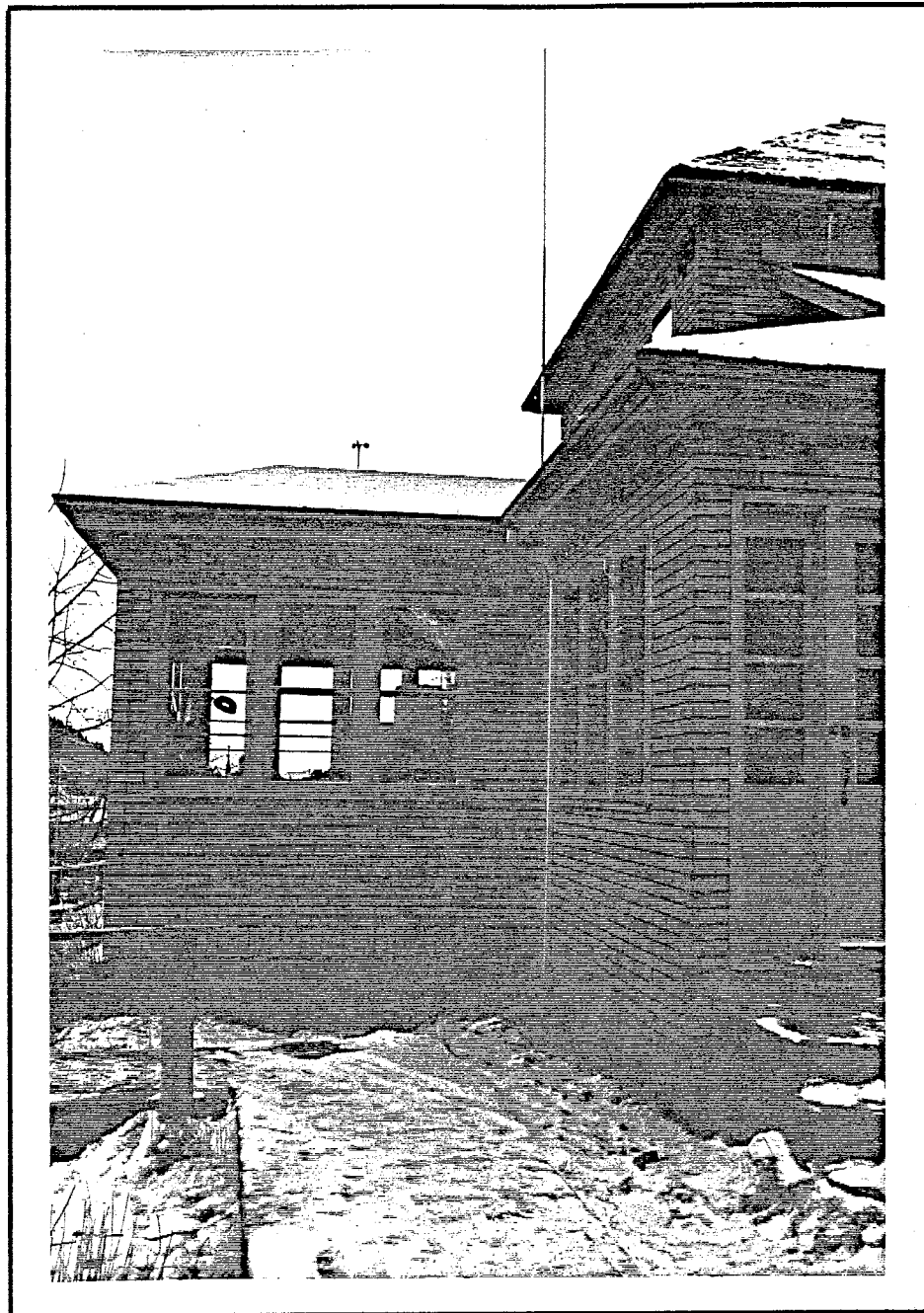
The main section's interior consists of the enclosed sun porch, living room, dining room, kitchen, utility room, bedroom and bath. The second floor has three bedrooms and a bath. There is an unfinished attic and a poured concrete basement. The older section of the phone company addition has a high ceiling, double-hung sash windows, distinctive trim and molding. The newer section has a dropped, acoustic-tile ceiling, fixed-sash and block-unit windows, and spackled interior siding. Both sections have undergone contemporary remodeling.



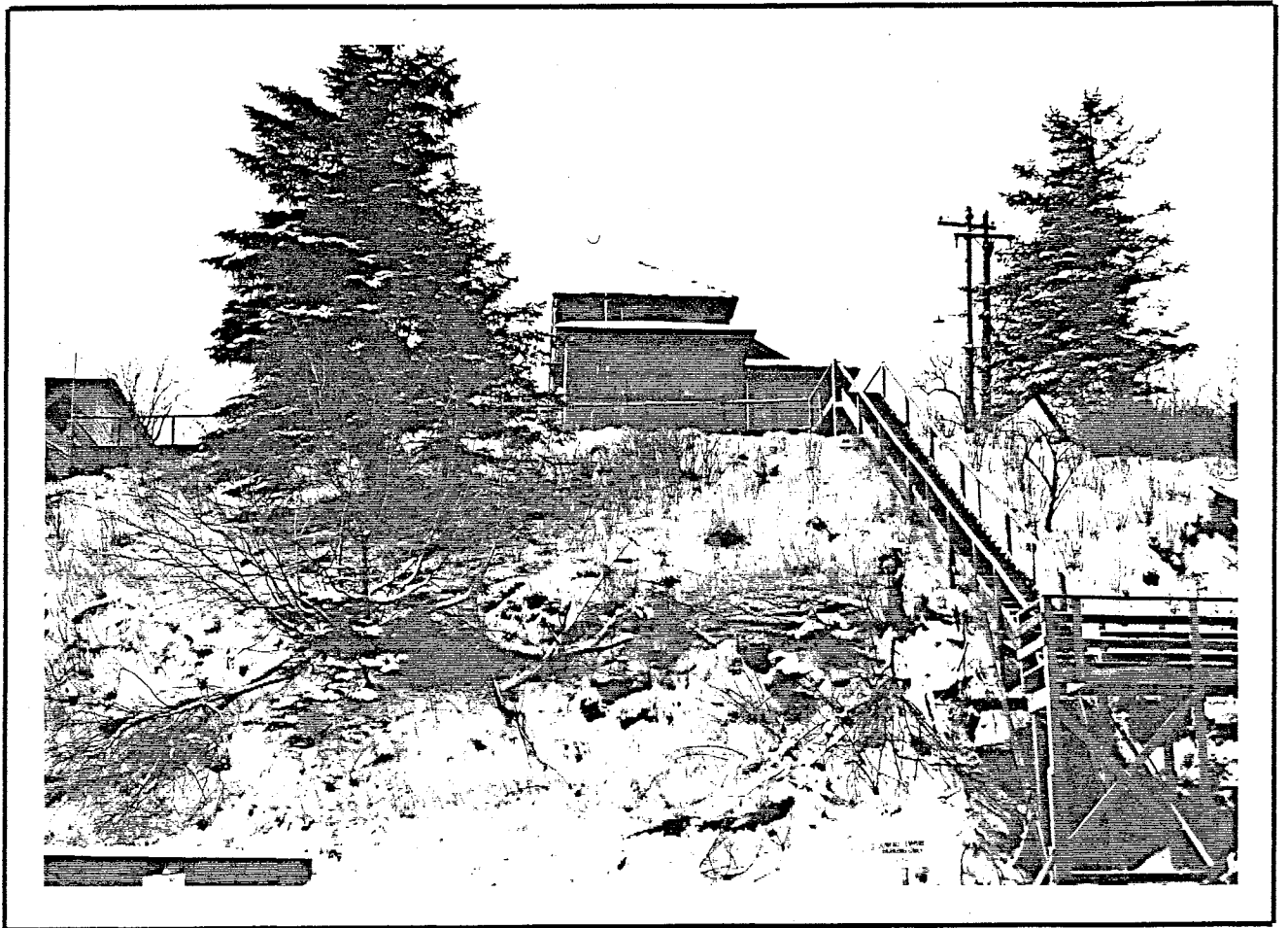
Edward Webster House. South Facade.



Edward Webster House. South Facade.



Edward Webster House.
North Facade.



Edward Webster House.
East Facade.



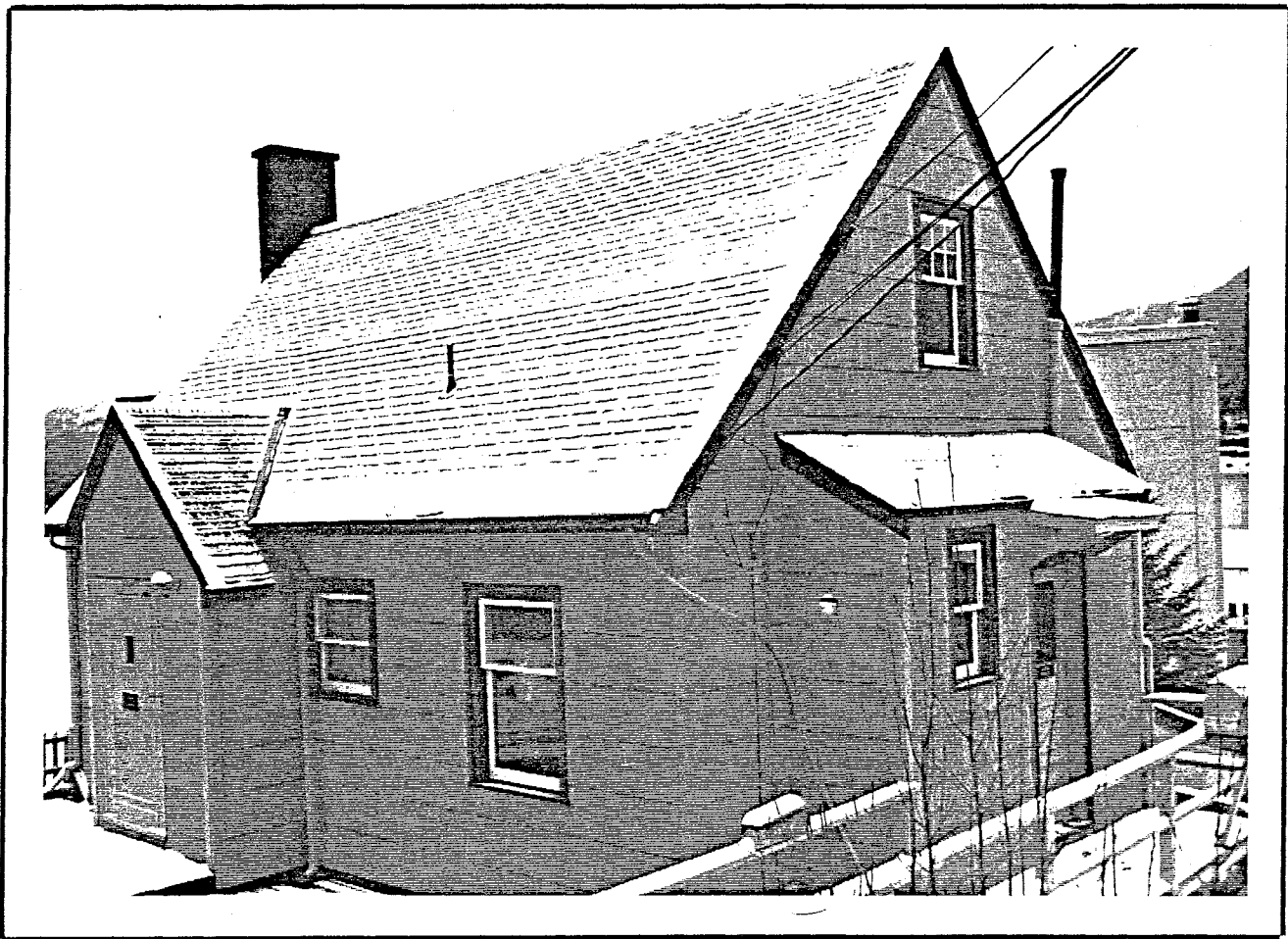
Juneau and Douglas Telephone Company (Webster House) Switchboard.
Verna Carrigan, Background. Circa 1939. (Verna Carrigan Collection)

MARTIN-JOHNSTON HOUSE

128 Dixon Street

Block E; Lots 5, 6, 7

1931



East (Front) and North Facades.

MARTIN-JOHNSTON HOUSE

The Martin-Johnston House, 128 Dixon Street, sits on the west slope of Telephone Hill. It is currently owned and occupied by Homan-McDowell, economic and management consultants. Former owner, Edna Johnston, lives in a lower-level apartment.

Local building contractor James Larson built the house for Ralph and Mildred Martin in 1931 (Carrigan, Johnston 1983). Martin came to Juneau in 1917 and was employed by the Alaska Electric Light and Power Company for 25 years until his death in 1947 (Bayers Collection 1947). The ornate lighting fixtures installed throughout the house reflect Martin's employment with the utility.

The Johnstons purchased the house from Mildred Martin in 1950. Joe Johnston operated a hardware business in downtown Juneau while his wife was a federal employee for 25 years (Johnston 1983). In 1981 she sold the house to Homan-McDowell and moved into the basement apartment.

The 1894 plat map of the Juneau Townsite shows George Harkrader owning Lots 5, 6 and 7. City tax rolls indicate that Harkrader and his estate owned the property until 1920. Harkrader was an early miner and Juneau settler. He staked a lode claim on Mount Roberts in December 1880 and the following year located a quartz and placer claim in the Silver Bow Basin (DeArmond 1967; Alaska Monthly 1907). The 1914 Sanborn map shows a home, possibly Harkrader's, on the north half of Lots 5, 6 and 7 next to the West Second Street right-of-way (Hurley 1983). The house was removed in the mid-1930s. Prior to his death in

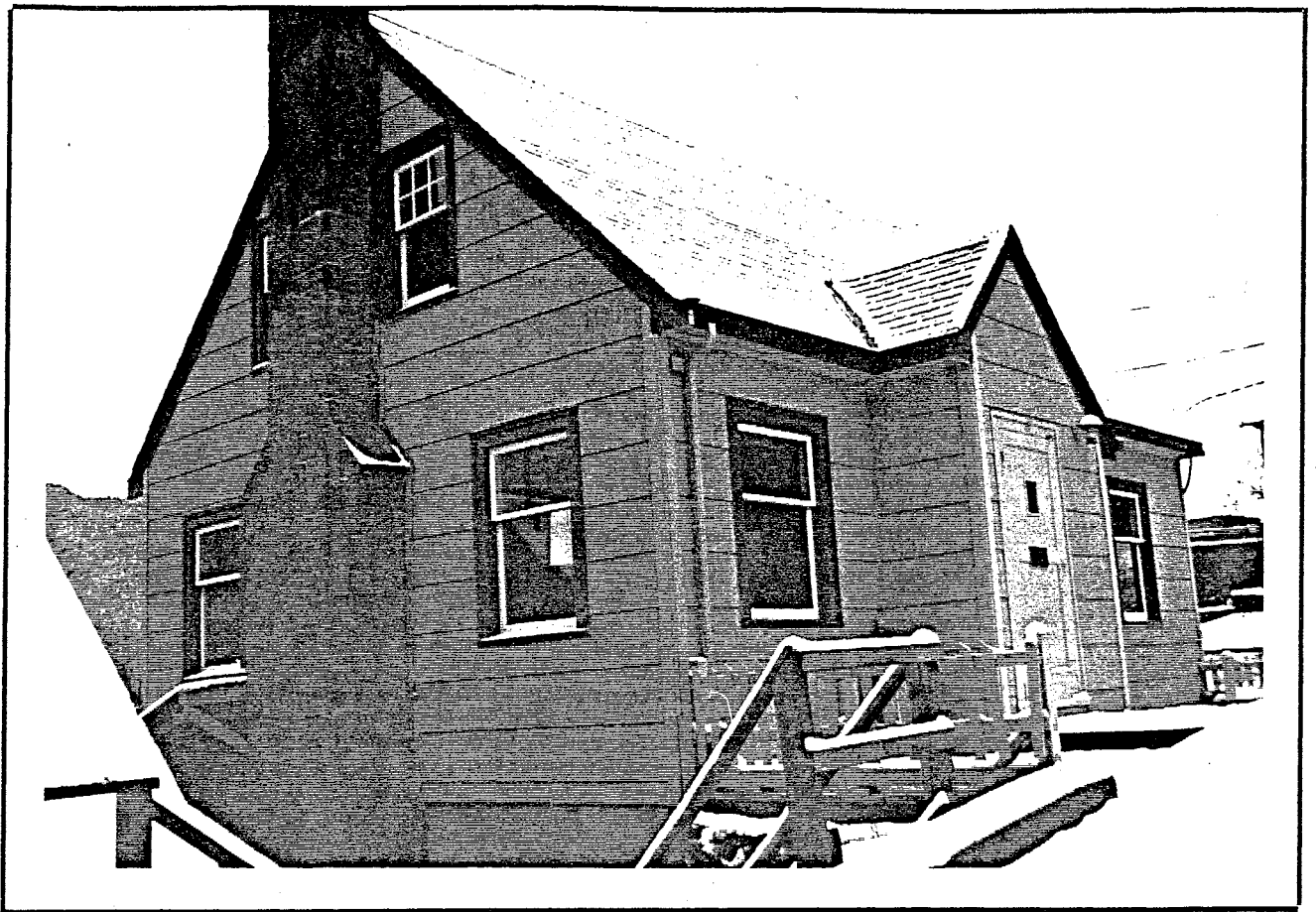
1915, Harkrader ran unsuccessfully for the city council as a Socialist (DeArmond 1967).

The main section of the Martin-Johnston House is a 1½-story, 31'x22.5' "eclectic" dwelling. Its steeply pitched, wood-shingled gable roof, with minimal eaves and verges and an overlapping front gable, is representative of the Tudor housing style introduced into Alaska during the 1930s and 1940s. Other decorative features include an original linked-top, cement-block chimney built against the south facade. An original front door with ornate cast iron viewer is located on the extended east facade vestibule. The main entrance, however, is now accessed via a contemporary wood deck and steps on the north facade. Exterior siding consists of wood shingles. Windows are symmetrically placed and double-hung sash. The foundation is reinforced concrete.

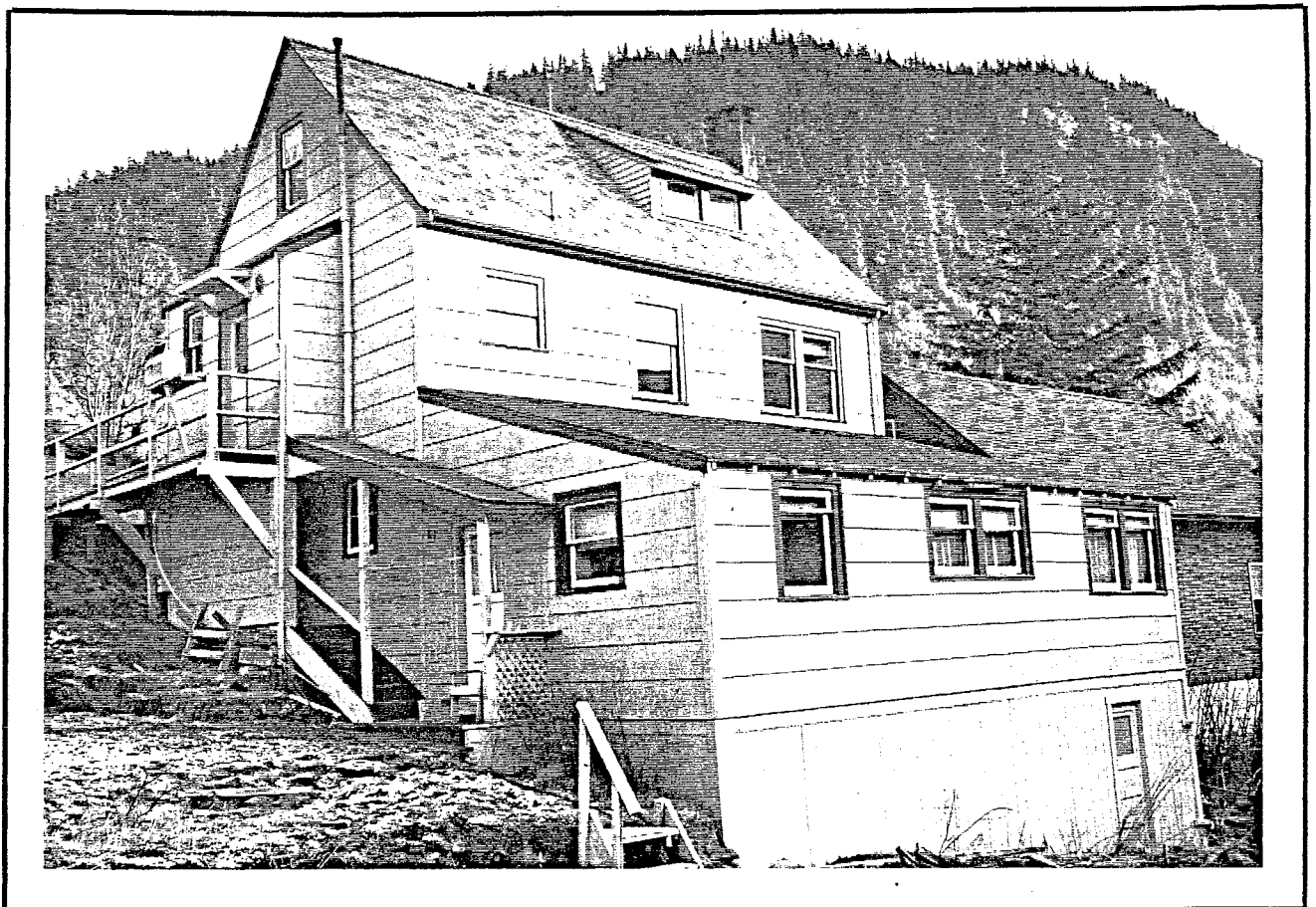
The interior was remodeled for office use, and the 8½-foot-high walls were replastered and painted white. The kitchen was converted into a reception and office area (McDowell 1983). The second floor bedroom was also converted into an office. Original features remaining include: fine hardwood floors, curved archways and ceilings, a brick fireplace and ornate lighting fixtures.

In 1943 a rectangular, 31'x16.5', one-story, shed-roof apartment was constructed on the rear of the house. Exterior siding is T-1-11. The windows are predominantly fixed-sash with transoms and double-hung sash. The interior consists of a low-ceiling kitchen, bedroom, bath and storage room. Front and rear entrances have original doors. Other original features include: decorative light fixtures, softwood floors, kitchen cabinets and cupboards, and plaster walls.

In 1962 a rectangular, 14.5'x24.5', flat-roof garage was constructed north of the house next to the West Second Street right-of-way. However, a 1981 wind storm destroyed the structure (Johnston 1983).



Martin-Johnston House. East (Front) and South Facades.



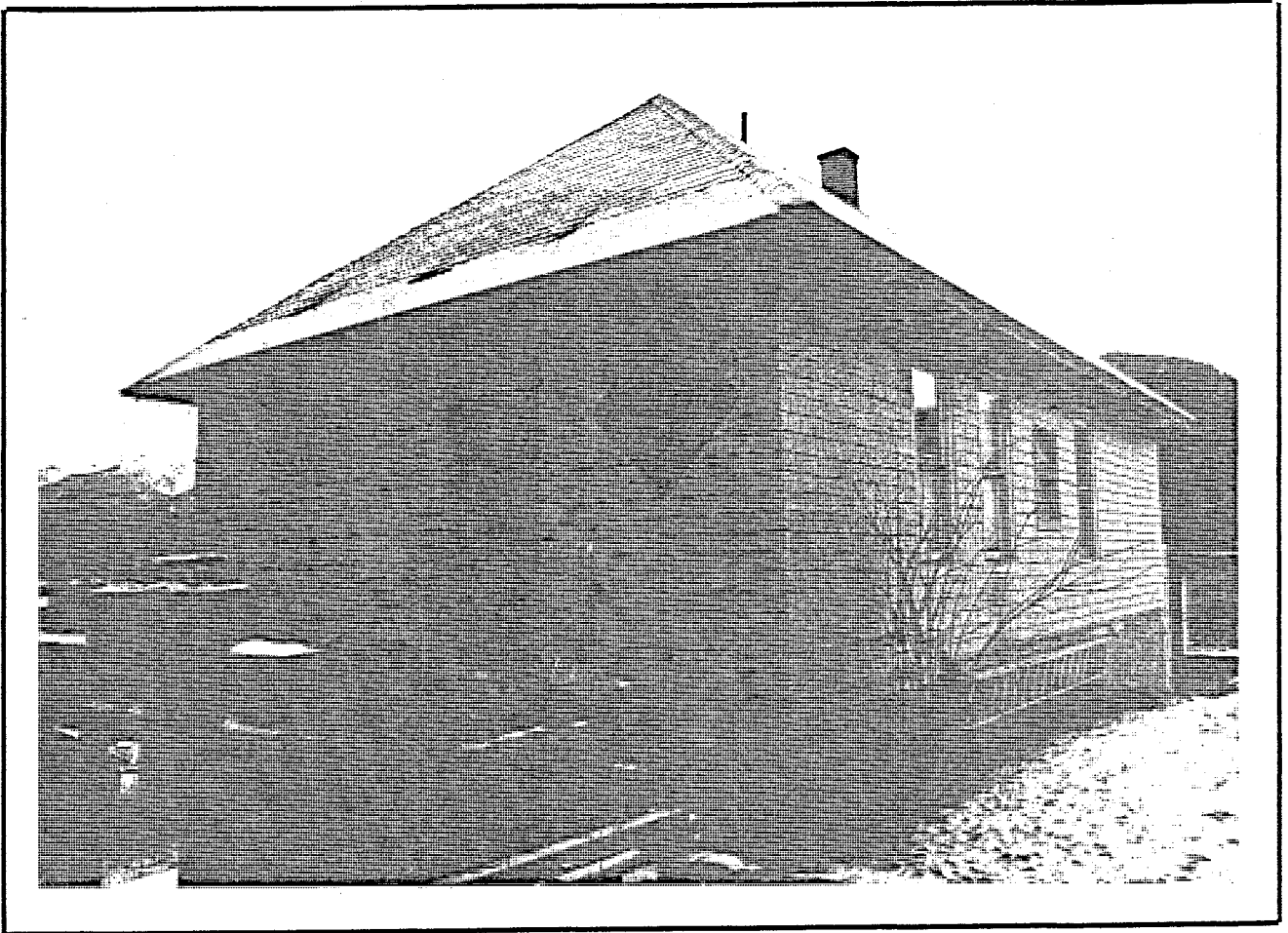
Martin-Johnston House. West (Rear) and North Facades.

WORTHEN-HURLEY HOUSE

125 Dixon Street

Block 1; Lots 6, 7

1914



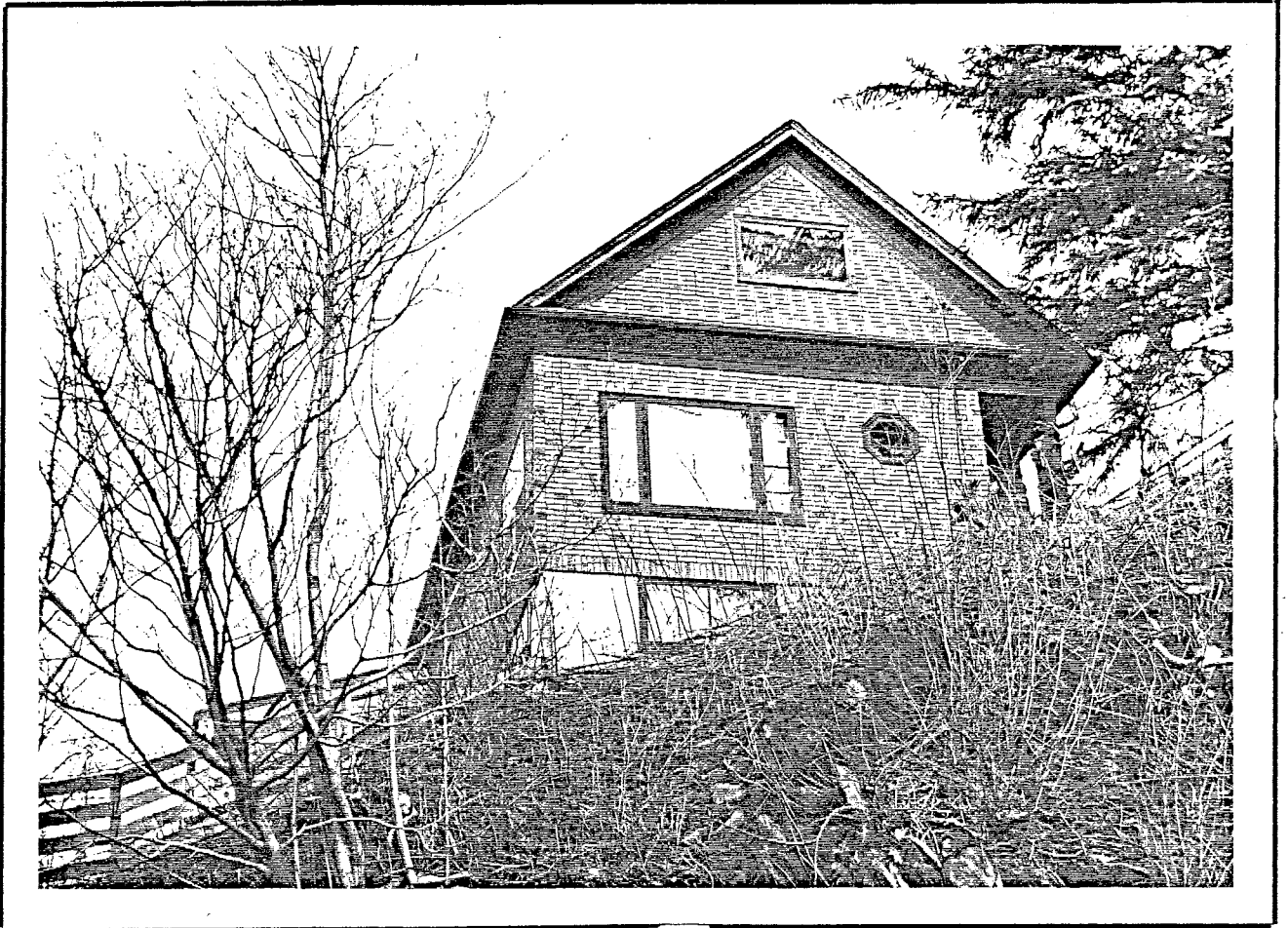
East (Front) and North Facades.

AUGUSTUS BROWN HOUSE

124 Dixon Street

Block E; Lots 2, 3, 4

Circa 1915



South Facade.

AUGUSTUS BROWN HOUSE

The Augustus Brown House, a rectangular, 1½-story building, is found at 124 Dixon Street on the west side of Telephone Hill. Brown acquired the property, an area of partial tidelands, in the late 1880s. Records state the land had little or no value until 1901, when a building was listed on Lot 4. Improvements recorded in 1913, however, substantially increased its value. By 1914 three houses stood on Brown's waterfront lots as shown on the Sanborn map.

Brown reportedly was on his way to the Klondike gold fields when he arrived in Juneau, but readily became a permanent fixture in town. He is remembered for his "row of neat cottages on Willoughby." Stories indicate he lived off his rental income and an estate allowance from England. When Brown died in 1949, he left \$30,000 for the construction of the indoor pool which bears his name today.

Brown retained possession of this site for 50 years. Between 1941 and 1943 three separate parties bought and sold the property. In the last 20 years the title has changed hands many times. Southeastern Newspaper Corporation currently owns the property.

From the street above, stairways lead to two entrances on the east facade. The wood-frame, 33'x23' building has a steeply pitched, composition shingle-covered gable roof and a cinder-block chimney on the ridgeline. Asphalt composition siding on the exterior covers the original wood siding. The partial basement has a stucco finish.

Fixed-sash windows with sidelites are located under the gable eaves on the north and south facades. Two double-hung sash windows are located on the main

ALEXANDER HOUSE

The Alexander House, 120 West First Street, is adjacent to the Percy Reynolds House. Both structures face south and overlook Gastineau Channel and Douglas Island.

Two names are associated with this site: Captain Charles Tibbets and Judge George Forest Alexander. Captain Tibbets and his wife owned the site from 1889 until it was sold by his estate in 1931. Tibbets, a mariner, was associated with the ownership and operation of the first Juneau-Douglas ferry boat company (Davis 1893). For a number of years he was skipper of crafts for the Juneau Ferry and Navigation Company, which took over the ferry operation between Juneau and Douglas. Later he was in command of crafts for the United States Bureau of Fisheries. Toward the end of his life he operated a candy store on Main and Third Streets (Daily Alaskan Empire 1931).

Alexander purchased the site in 1938 and constructed a house in 1939 (City of Juneau 1901-1951). He was the U.S. District Judge, First Judicial District, Juneau from 1933 to 1947 (Atwood, DeArmond 1967). The structure is currently owned by the Southeastern Newspaper Corporation.

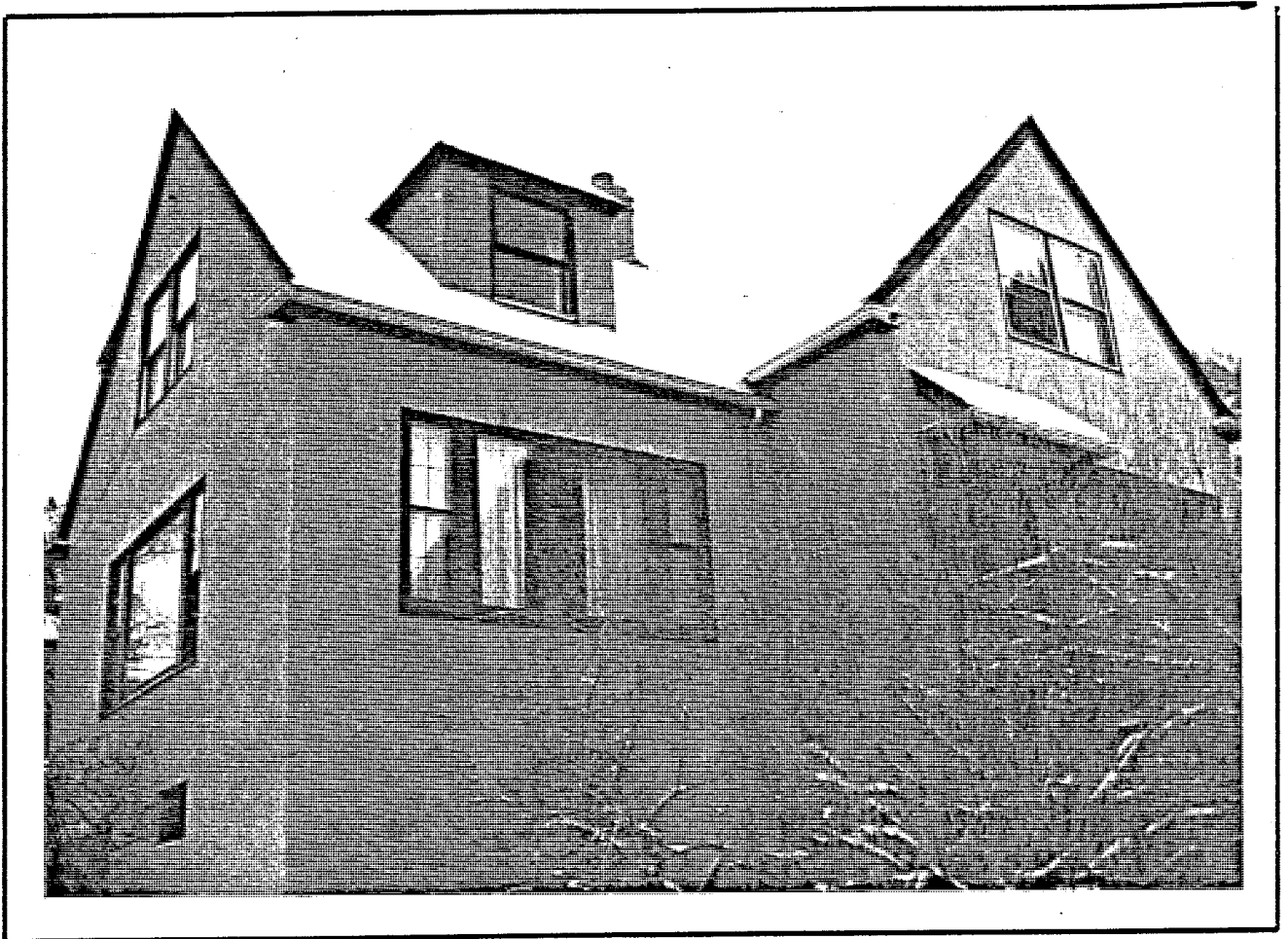
This bungalow-style, 1½ story, 24'x36' structure, encompasses 1,028 square feet. It has a green stucco exterior and an intersecting cedar-shingle gable roof with minimal eaves and original chimney. Wood steps lead up to the front entry located on the south facade. The entry is sheltered by a shed-roofed open canopy. The single, shed-roof, front dormer contains a double-hung sash window. The front gable has two double-hung sash windows with new exterior storm panes. There are two double-hung sash windows on the east and west gable ends. The

front facade's main level has fixed-sash windows with double-hung sash sidelites. A shed roof covers the front entrance.

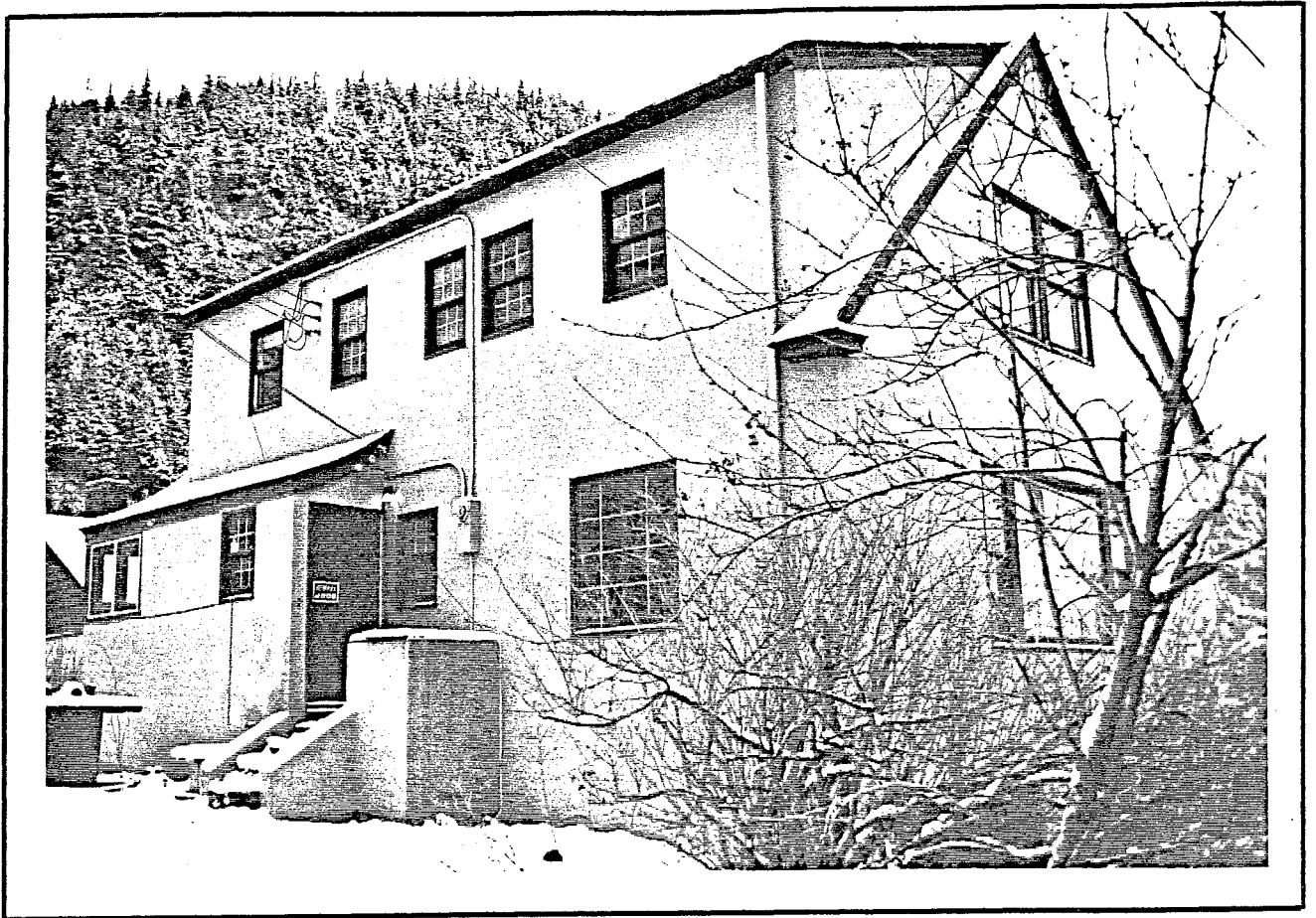
The Alexander House's interior retains many original features: polished oak floors, arched entry into the living and dining areas with stained oak moldings, wainscoting, brick fireplace, tile and cabinets in the kitchen and bathroom, dumbwaiter and many built-in cabinets, storage areas and brass door fittings. All closets on the upper floor are cedar-lined, and wall paper, a newer addition, is evident throughout the house. All the windows are original and tightly constructed.

A rectangular garage has shiplap siding, corrugated-metal roofing on a low-pitch gable roof. There are two fixed-sash windows. A stone and mortar wall surrounds the property.

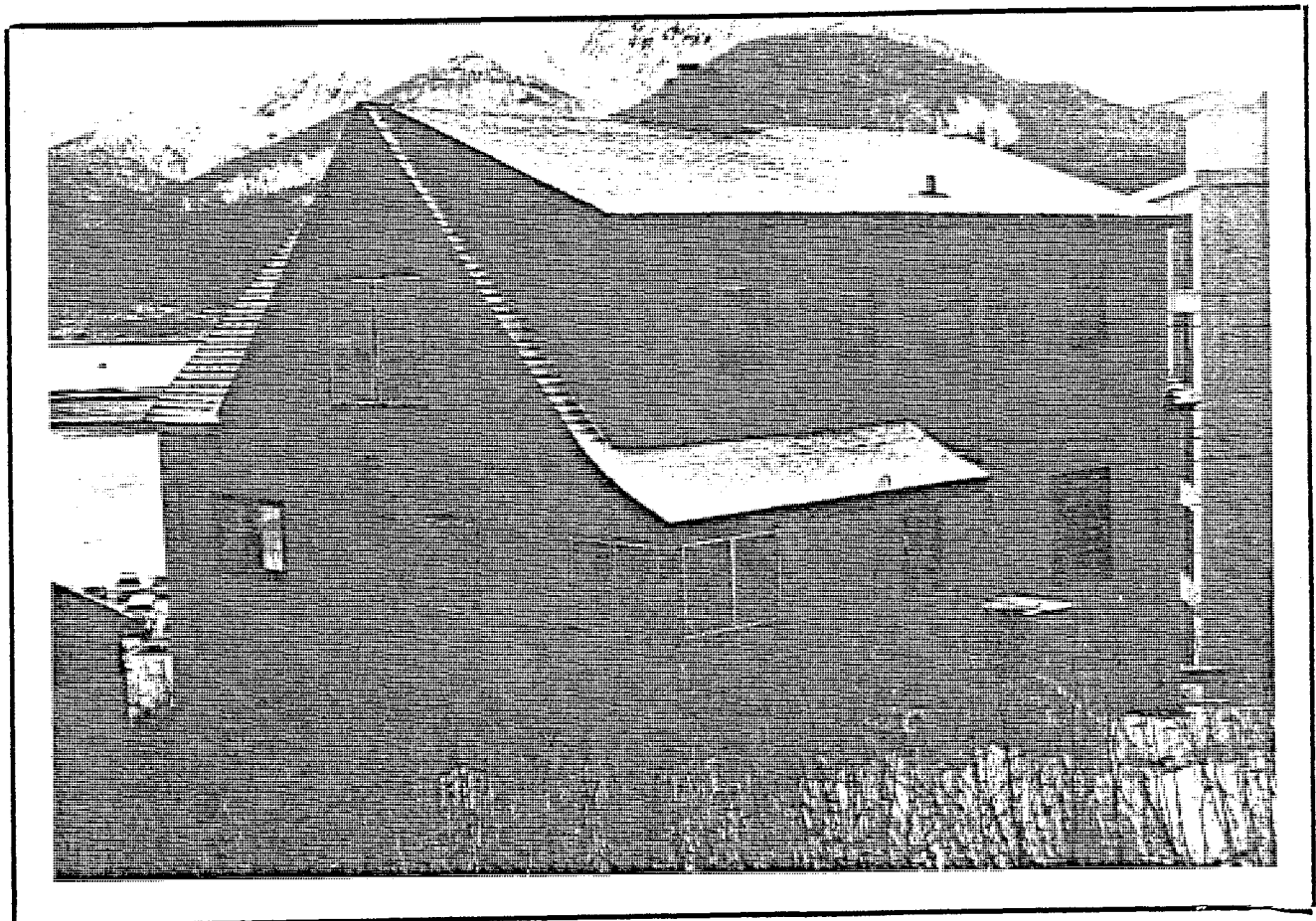
ALEXANDER HOUSE
120 West First Street
Block 1; Lot 1
1939



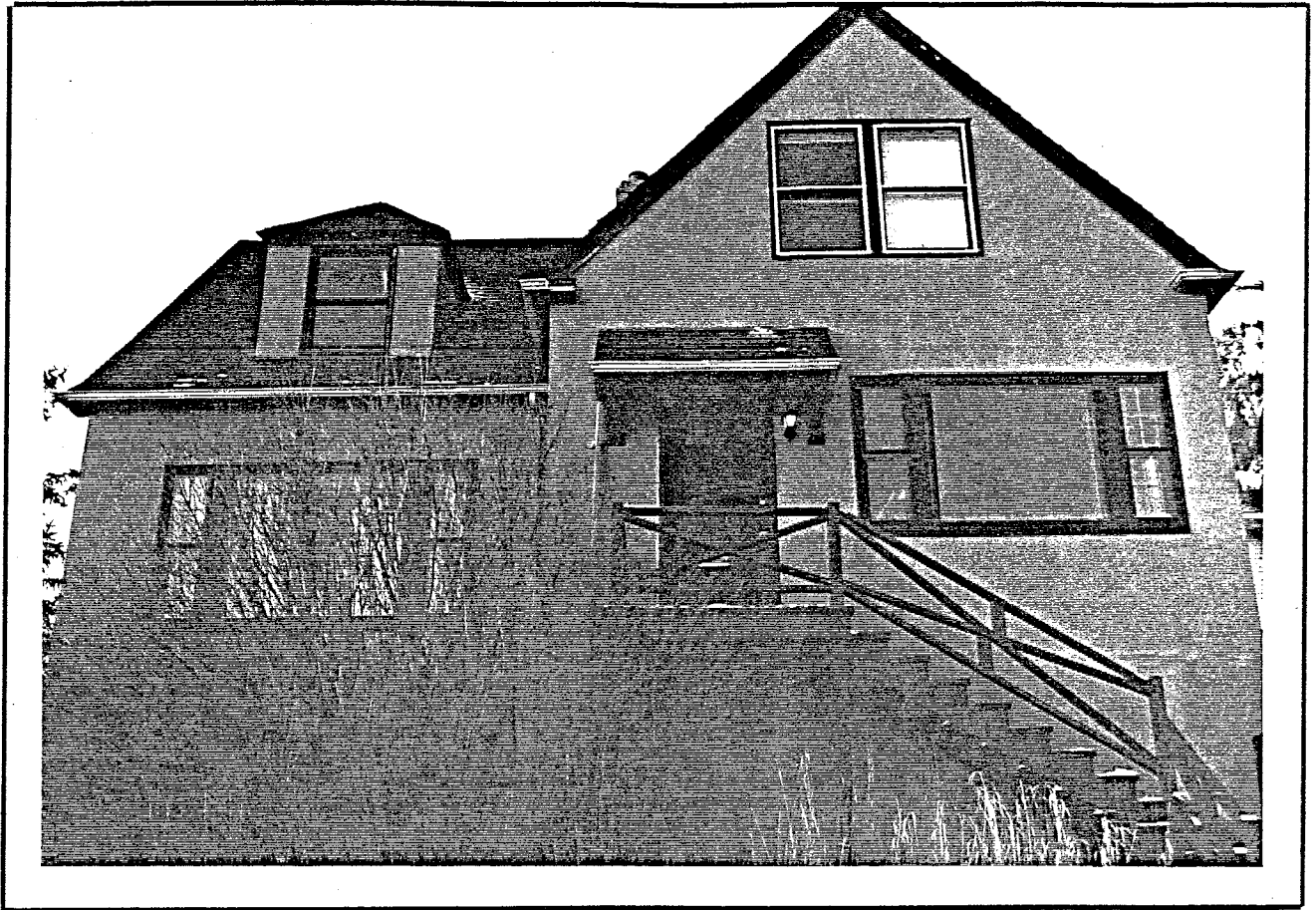
South (Front) and West Facades.



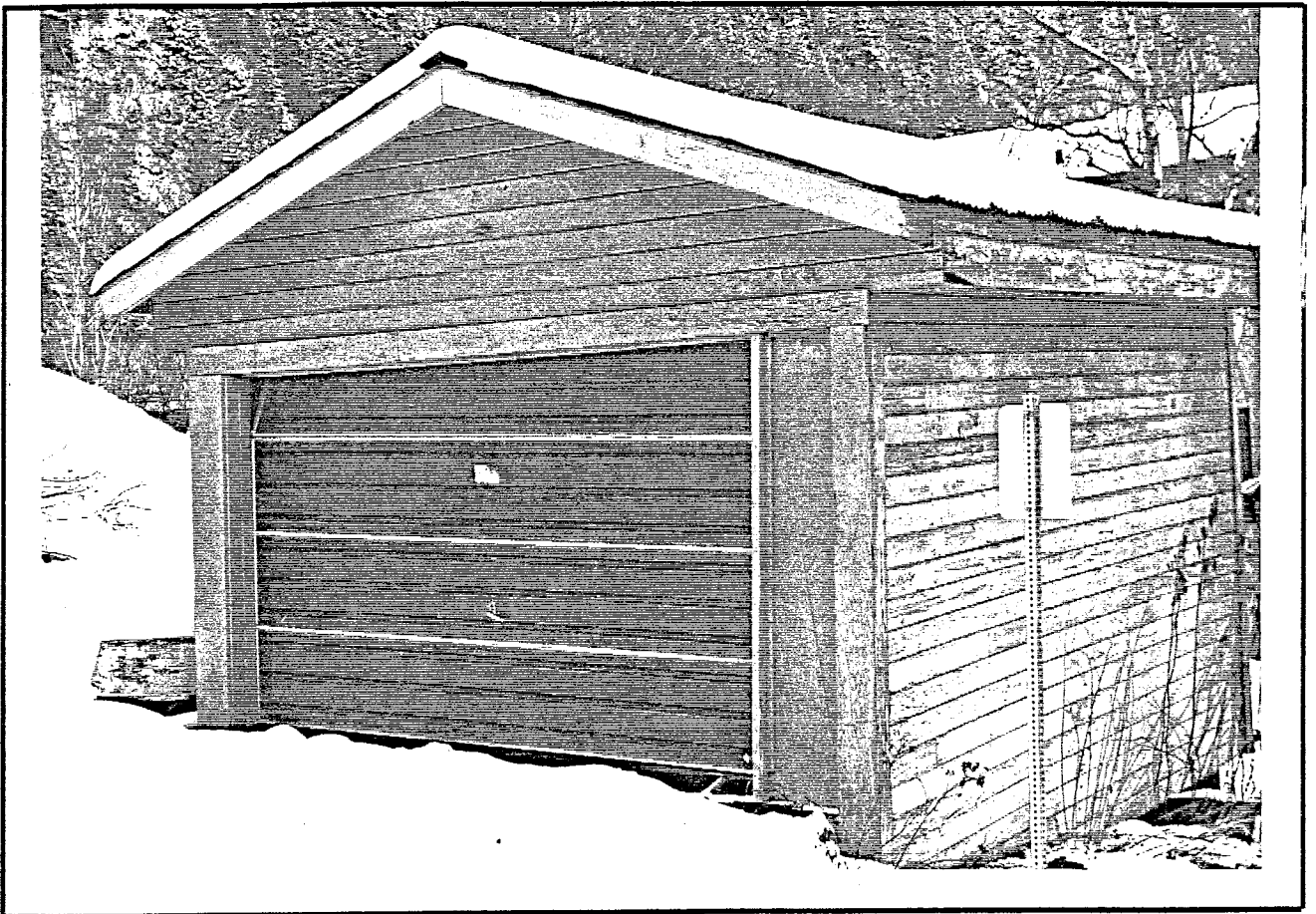
Alexander House. North (Rear) and West Facades.



Alexander House. North (Rear) and East Facades.



Alexander House. South Facade.



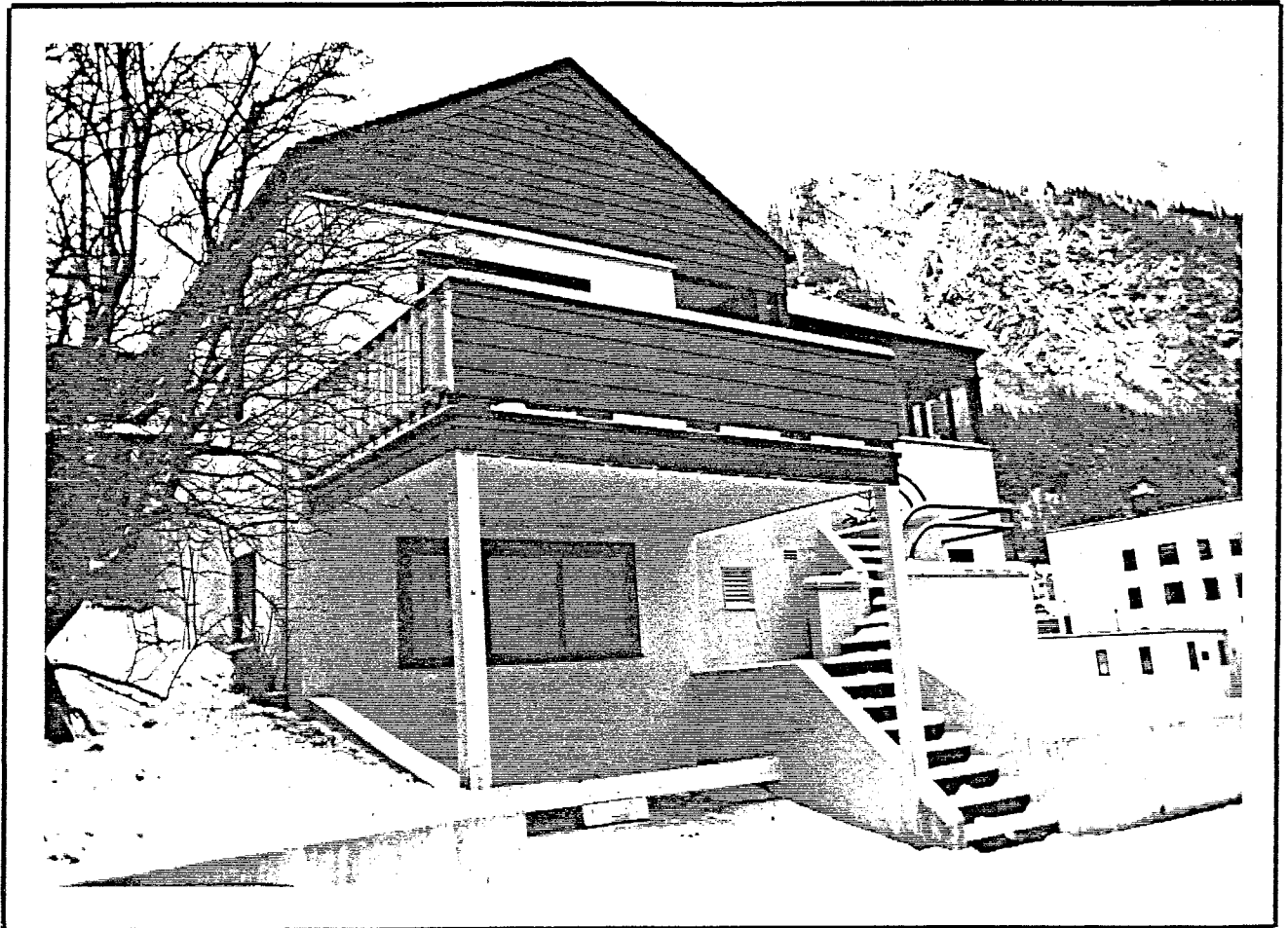
Alexander Garage. North (Front) and West Facades.

PERCY REYNOLDS HOUSE

116 West First Street

Block 1; Lot 2

1939



South Facade.

PERCY REYNOLDS HOUSE

The Percy Reynolds House, 116 West First Street, stands next to the Alexander House, faces south and overlooks Gastineau Channel and Douglas Island. George Pilz claimed this Telephone Hill site in 1881 (District Recorder).

During the summer of 1880, Pilz sent Joe Juneau and Richard Harris to search for gold, and their discovery led to the establishment of Juneau. Captain Charles Tibbets, a mariner and ferry boat captain, next owned the property and transferred it to Malcom Campbell in 1894. Campbell retained ownership until Martha McKinnon obtained the property in 1915. In 1936 Percy Reynolds purchased the lot from the McKinnon Investment Company. Throughout the site's recorded history, no buildings nor improvements were listed on Lot 2 until Reynolds constructed the current building in 1936 (City of Juneau 1901-1951).

Reynolds, a chef, came to Juneau from Ketchikan and opened a liquor store and restaurant on Front Street (Reynolds 1983). Today, Southeastern Newspaper Corporation owns the Percy Reynolds House.

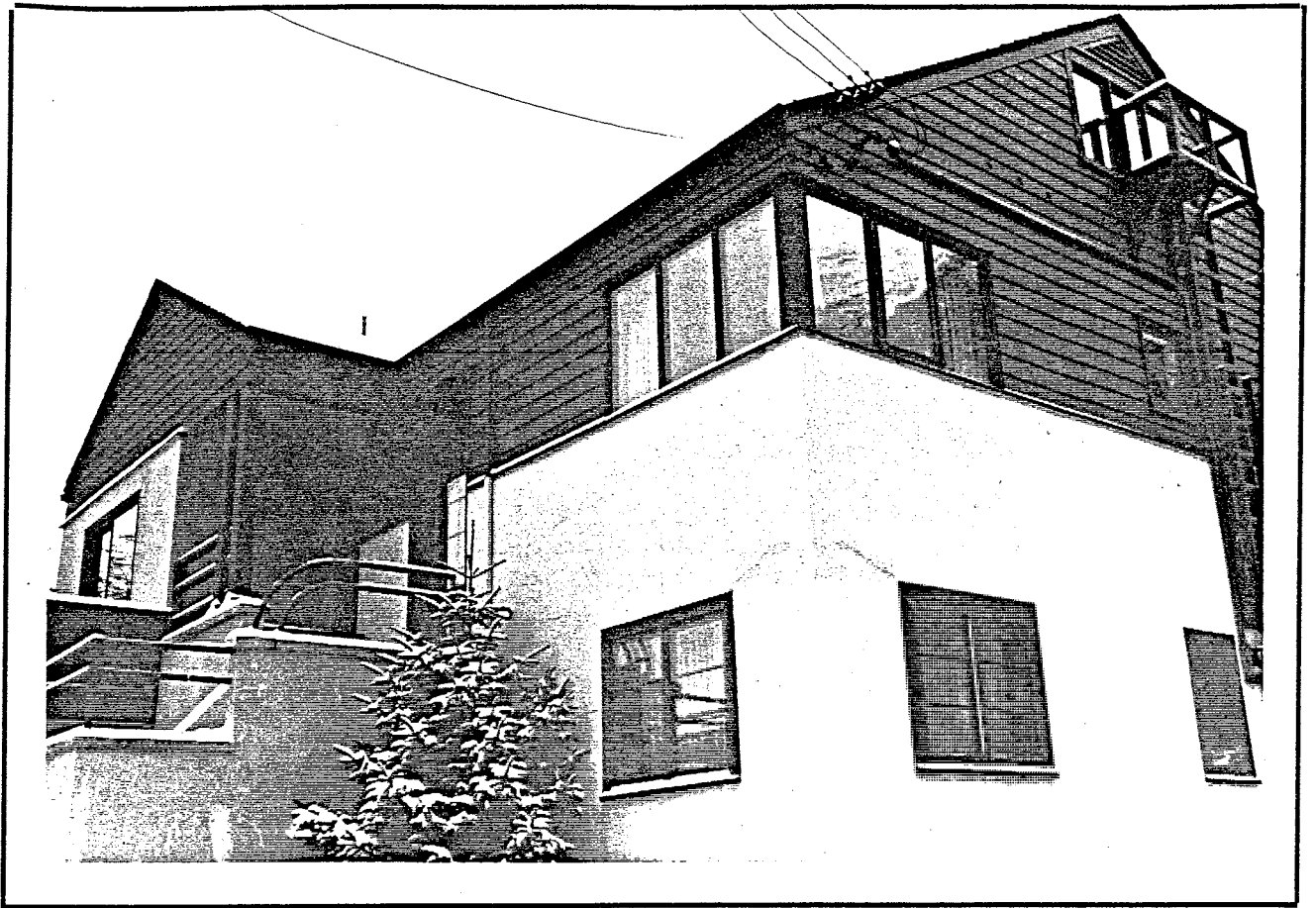
This two-story, cream stucco, 30'x35.5' structure with brown siding and trim has an intersecting gable composition roof with minimal eaves. Stucco siding covers the lower two-thirds of the house; painted siding covers the upper one-third. Poured concrete steps lead to an open entry porch. The former basement garage was converted to living area.

The house's main entry is on the south facade with older casement window on the lower level. A tall, multi-lite window is located near the front entry. The east facade's upper level displays symmetrically arranged, new casement windows; the lower level displays older, multi-lite casement windows with

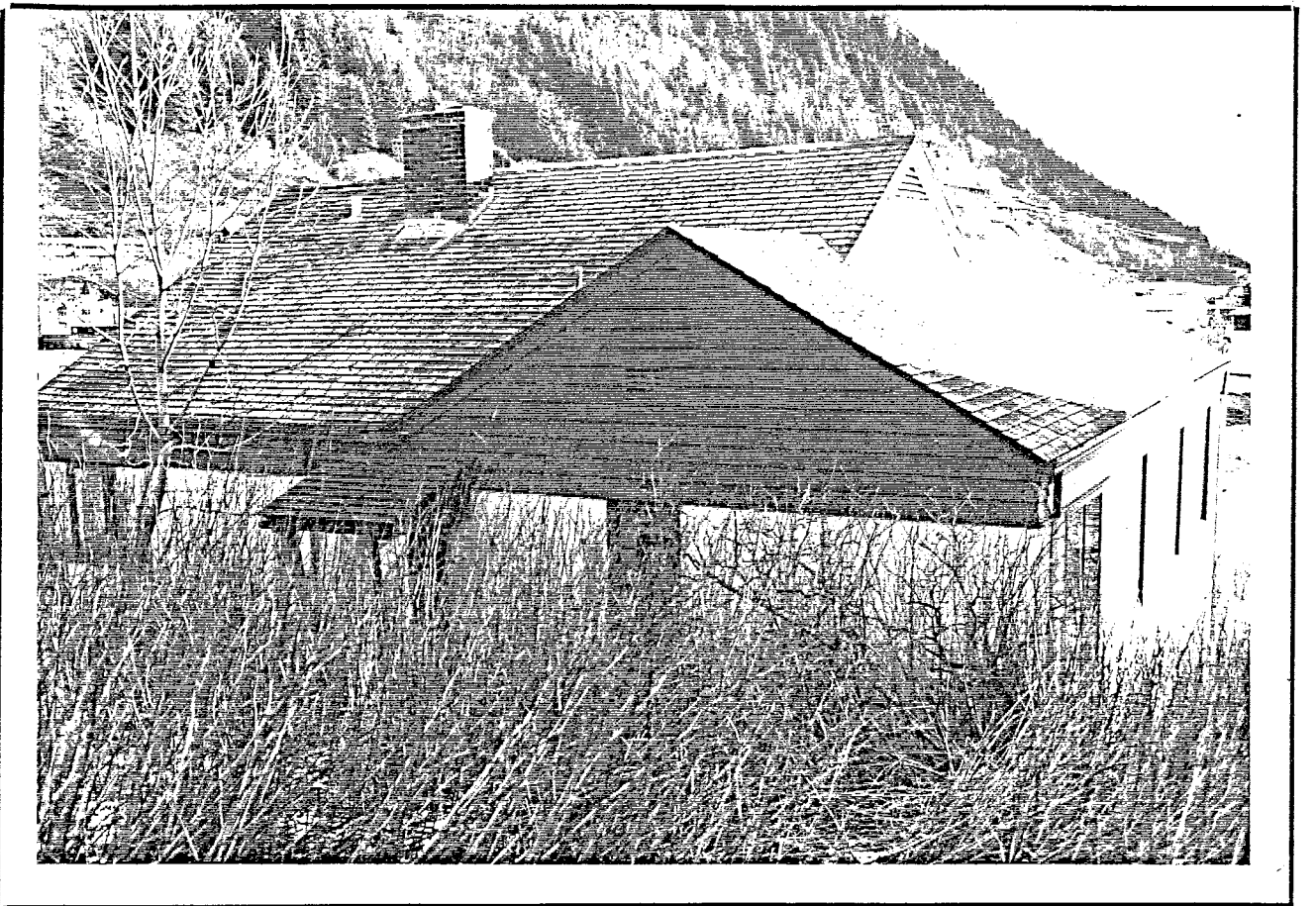
descending wood fireplace. An original rear door with a cut-glass handle is located on the north facade. Single-sash windows and one set of casement windows appear on the west facade.

The interior of the structure contains many original features: a multi-lite glass door with cut-glass handle, stained oak paneling and woodwork, light fixtures, cabinetry and tile trim in the bathrooms and kitchen. Throughout the house, shag carpets cover the floors. The basement contains a modern recreation room with fireplace, a bedroom and utility room. The upper floor has a single bedroom under the roof eaves.

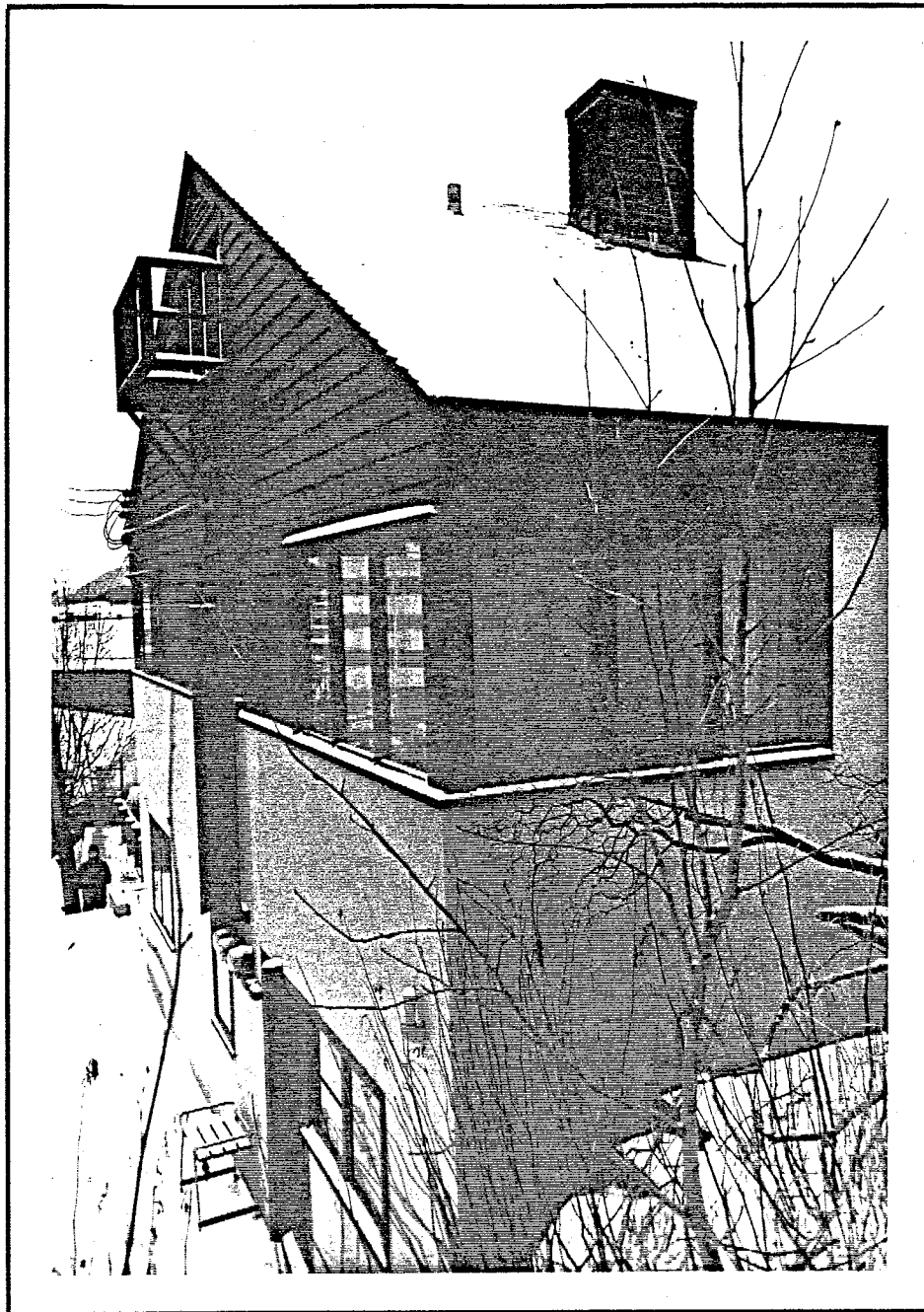
A wood deck was built onto the south facade, and a poured concrete retaining wall surrounds the front of the property.



Percy Reynolds House. South and East Facades.



Percy Reynolds House. North (Rear) and West Facades.



Percy Reynolds House.
North (Rear) and East Facades.

KODZOFF HOUSE

The Kodzoff House, a duplex, sits at 107 West First Street on the southeast face of Telephone Hill. The current owner, Anita Kodzoff, purchased the property in 1945 from Sam Feldon. City tax records date the Kodzoff House from 1896, with possession of the site passing among a number of early settlers. Names affiliated with the property between 1885 and 1895 include: "French Pete" Erussand, John Jackson, William Nelson, John McKinnon and John Maloney.

In 1901 Lot 5 was owned and developed by the Pacific Coast Steamship Company. The company provided terminal and business space for local professionals during its 30-year existence. Lot 6 underwent property improvements during Richard Johnson's ownership from 1901 to 1914. By 1916 two "shacks" were recorded on the site. A succession of individuals owned the property from 1915 until the Kodzoff purchase in 1945.

The polygonal, wood-frame building is located off the southern stairwell, a Juneau landmark, on Main Street. This Pioneer Bungalow is clad with asphalt composition siding with the exception of the wood-shingled south facade. Composition roofing covers the intersecting gable roofs, and a shed roof covers the glassed-in porch on the front facade. Extended eaves with boxed cornices are visible. The building stands two stories high on its east facade; the opposite side is 1½ stories.

A variety of windows appear on the building: fixed-pane, multi-lite, double-hung sash and diamond-shaped. Soon after the Kodzoff purchase in 1945, the sun porch on the north facade was converted to an enclosed entry. Original doors remain on the east and west facades.

TELEPHONE HILL

KODZOFF HOUSE

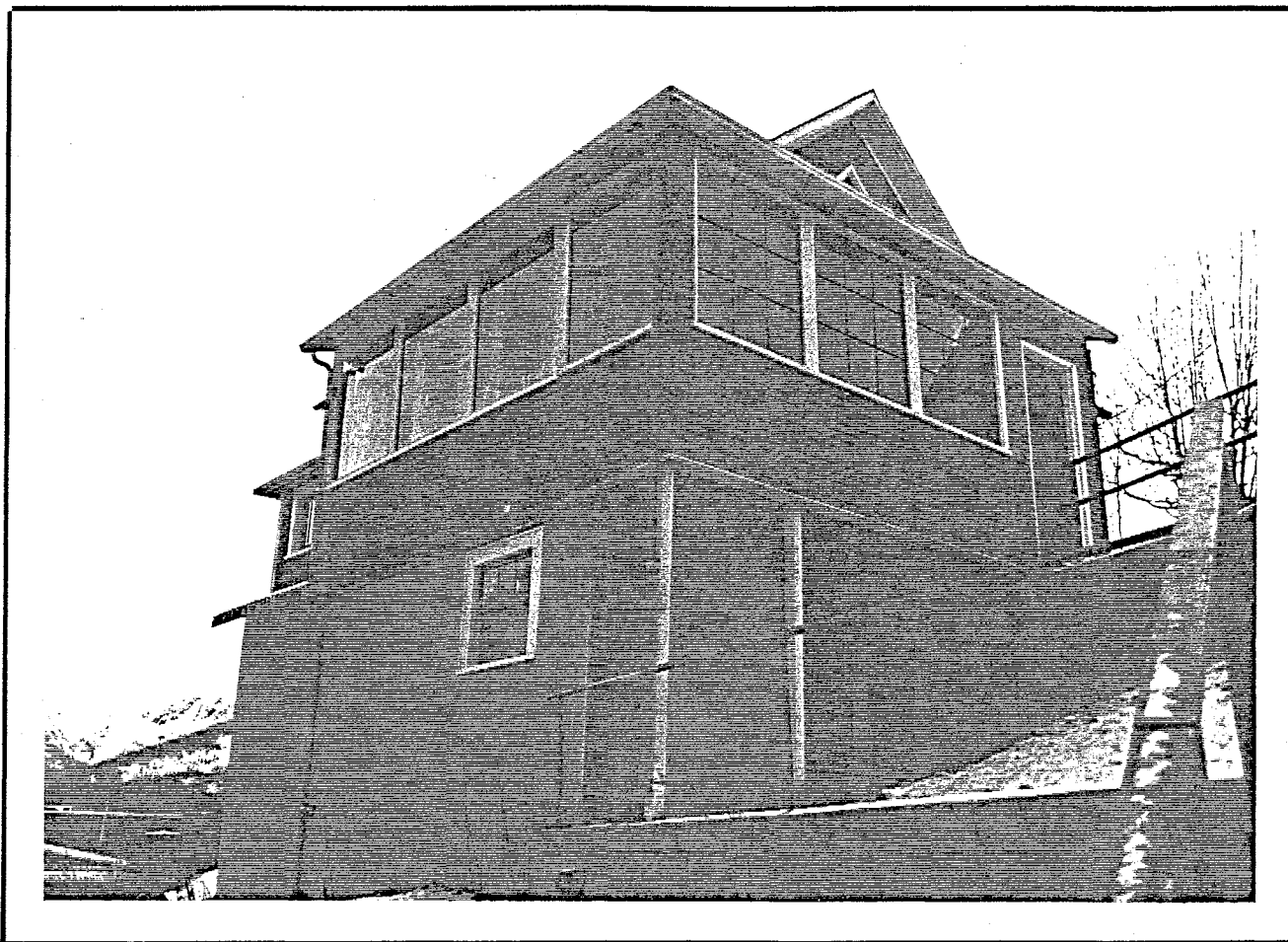
The duplex's lower level is the poured concrete partial basement. The wooden apartment door is comprised of a small, leaded-glass window with multi-lites.

KODZOFF HOUSE

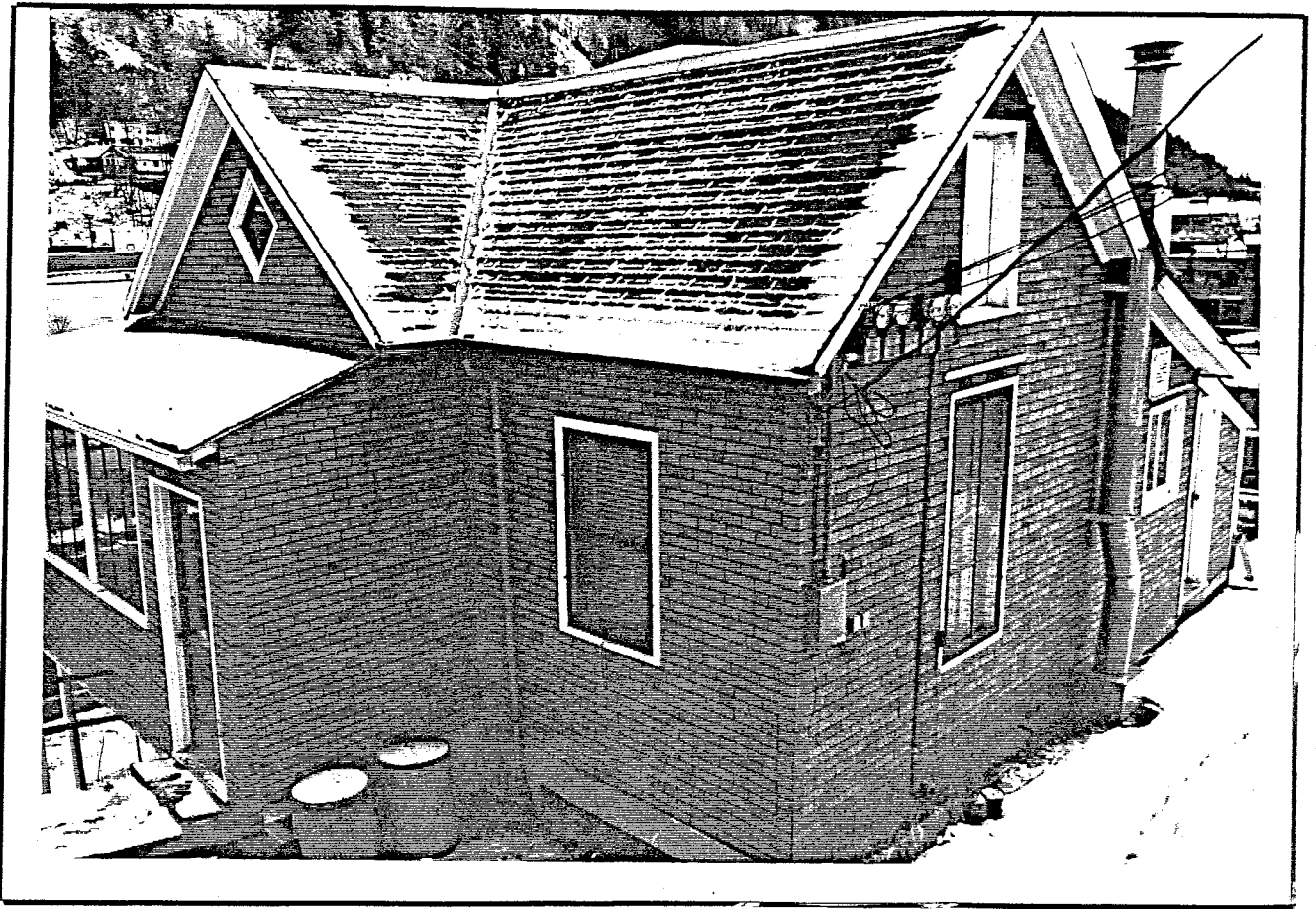
107 — 109 West First Street

Block F; Lots 5, 6

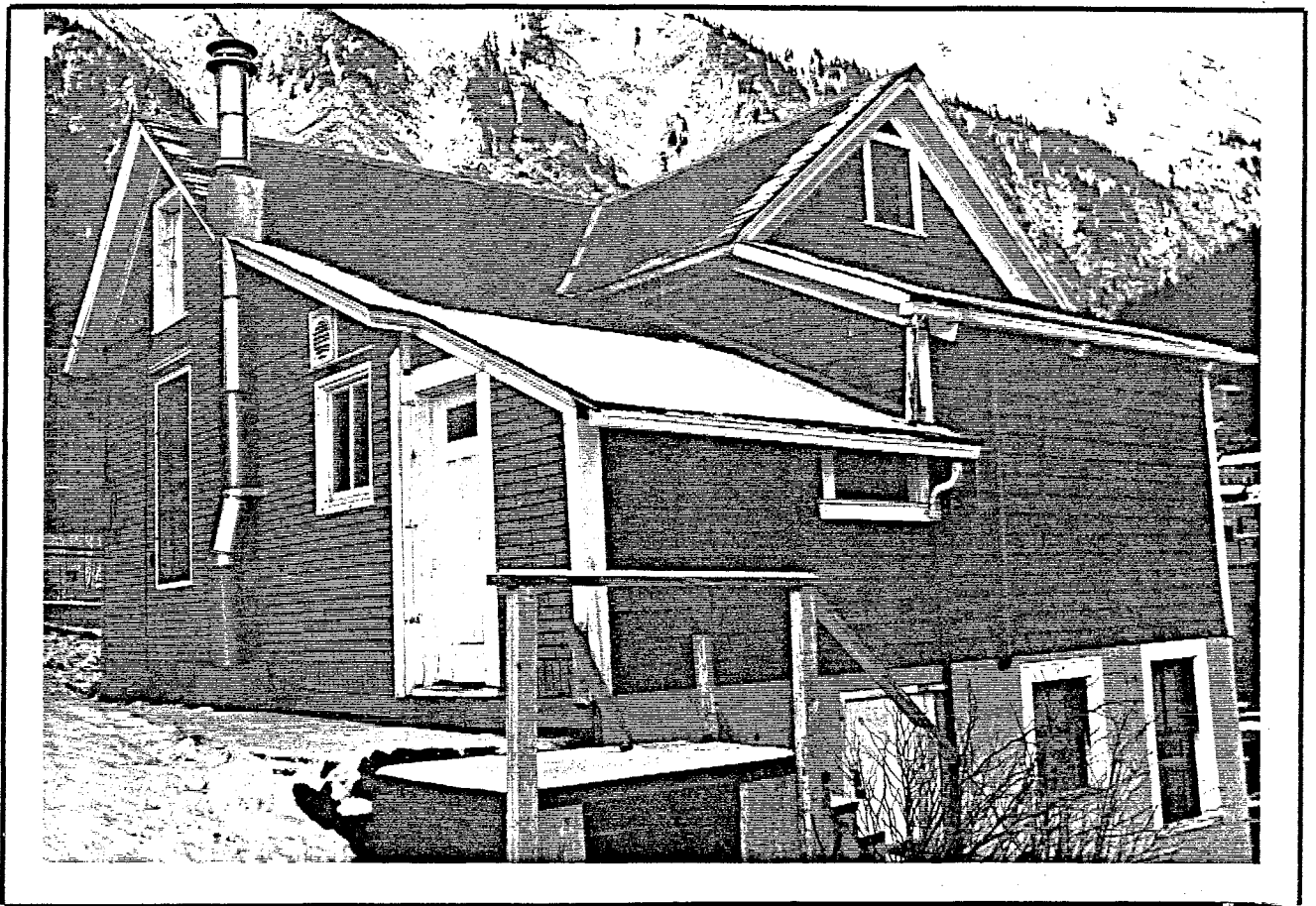
Circa 1900



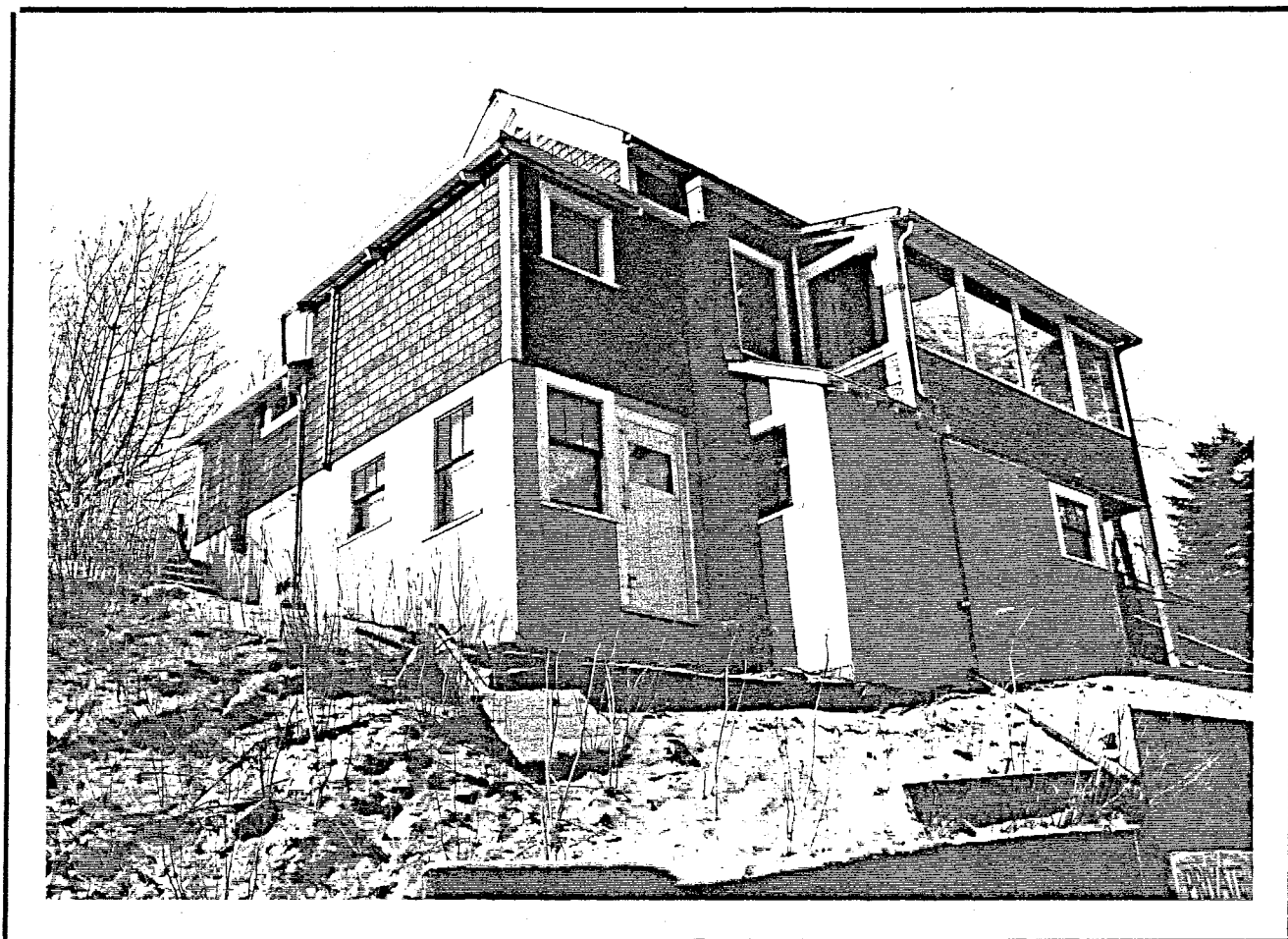
North (Front) and East Facades.



Kodzoff House. North (Front) and West Facades.



Kodzoff House. South (Rear) and West Facades.



Kodzoff House. South (Rear) and East Facades.

JUNEAU MOTOR COMPANY

The Juneau Motor Company, 11 Egan Drive, is situated on the corner of Egan Drive and Main Street at the base of Telephone Hill. The company moved to this site in 1935 from the former dock site of Alaska Coastal Airlines located across the street. Elroy Ninnis became president of the Ford dealership that year after working for the company since 1924 (Ninnis 1983; Juneau Empire 1954).

Lots 7 and 8, shoreline property prior to fill operations in the 1920s and 1930s, were the early sites of the Pacific Coast Steamship Company and Wells Fargo Express offices. Richard F. and Grace Lewis owned the lots from the turn of the century until the early 1950s (City of Juneau 1901-1951). R.F. Lewis came to Juneau in 1894, practiced law until 1952, and owned the Juneau Water Works (Lewis 1938-44). He was among a group of Alaskans who lobbied successfully in Washington, D.C. to have the state capital moved from Sitka to Juneau.

The original Juneau Motor building on Lots 7 and 8 was destroyed by fire in 1964. The present buildings were constructed in 1965 (Ninnis 1983). Capital Motors Supply, 47 Willoughby, was established in 1958 and is owned by Juneau Motor. Joseph Ninnis, son of Elroy, became president of the company in 1963.

The Juneau Motor Company and Capital Motors Supply consist of rectangular, one-story structures and two storage sheds. The dealership's main building has a sales showroom, parts department and a service department. The low-pitched gable roof is situated over concrete-block walls covered with vertical aluminum paneling and aggregate siding. The building includes large showroom windows.

The floors and foundation are concrete. Both one-story storage sheds have corrugated-metal siding.

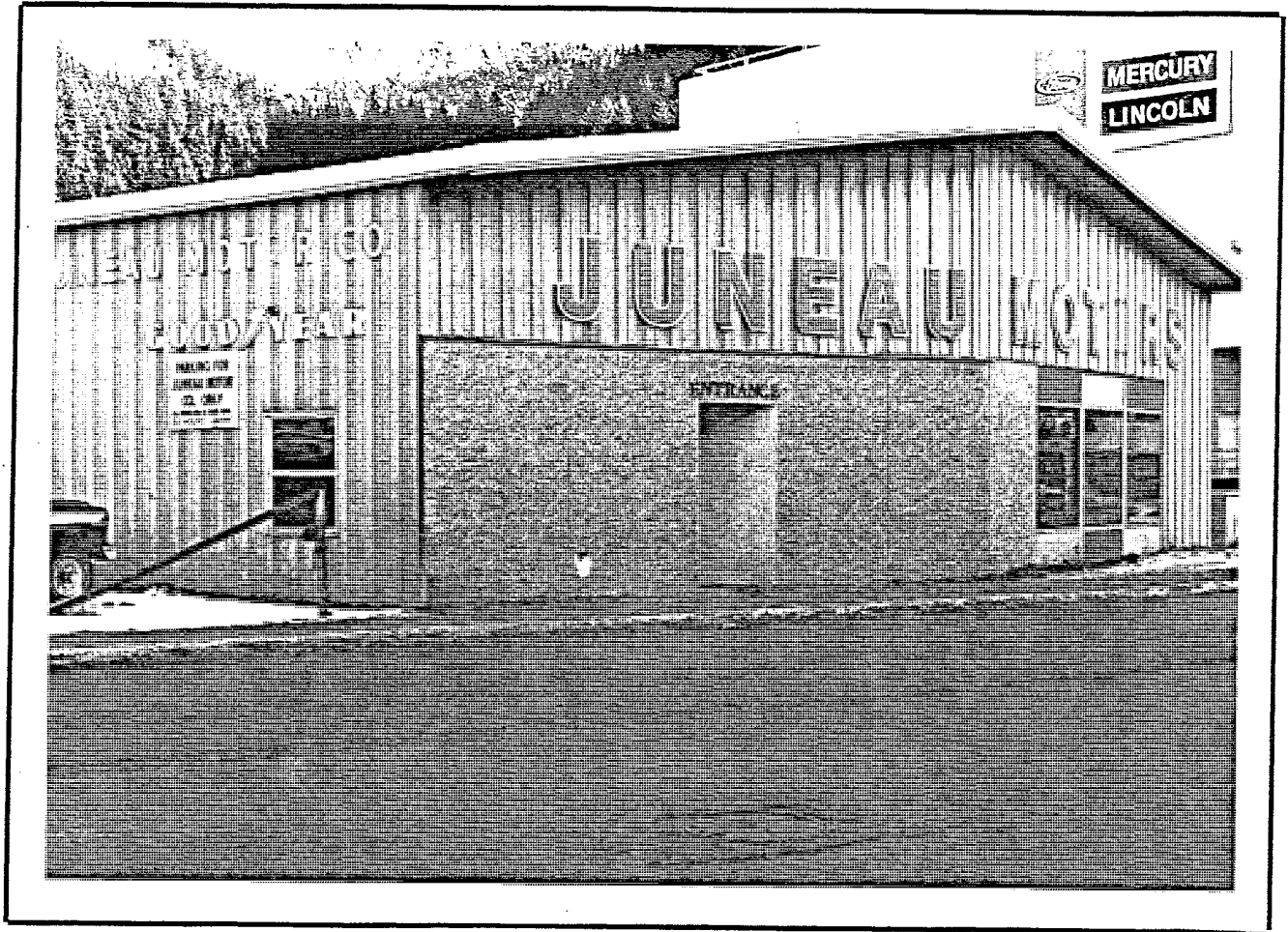
The Capital Motors Supply building, measuring 50'x90' with a floor area of 4,192 square feet, consists of a 20'x20' retail department, a 71'x50' warehouse and an 11'x23' wood shed addition housing an office. The building has a flat roof with an aluminum-siding cornice, steel and concrete framing, and painted concrete-block siding. The rear of the building is covered with painted, corrugated metal, and the wood shed addition has vertical wood siding. The building's floor and foundation are poured concrete.

JUNEAU MOTOR COMPANY

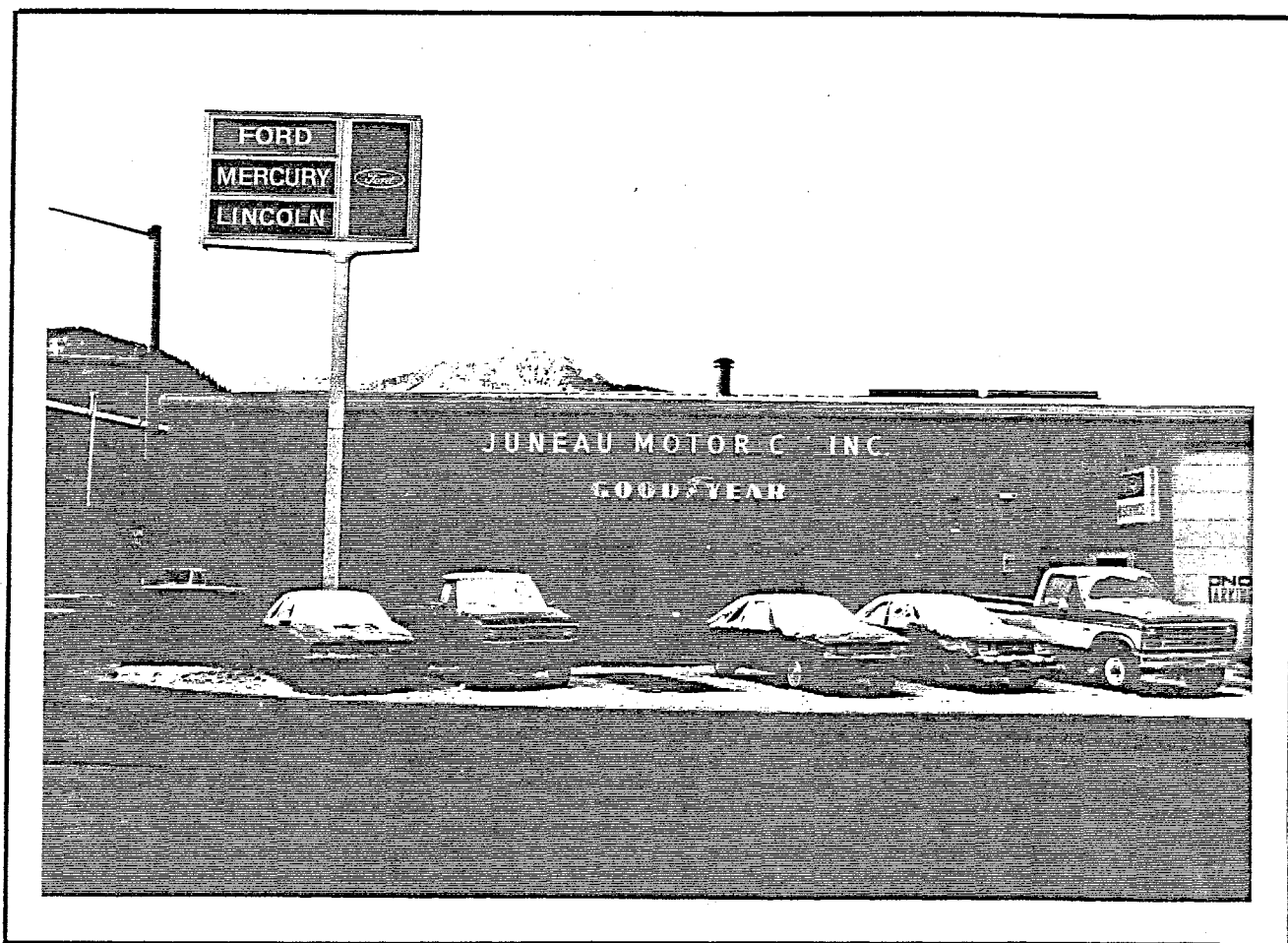
11 Egan Drive

Block F; Lots 7, 8

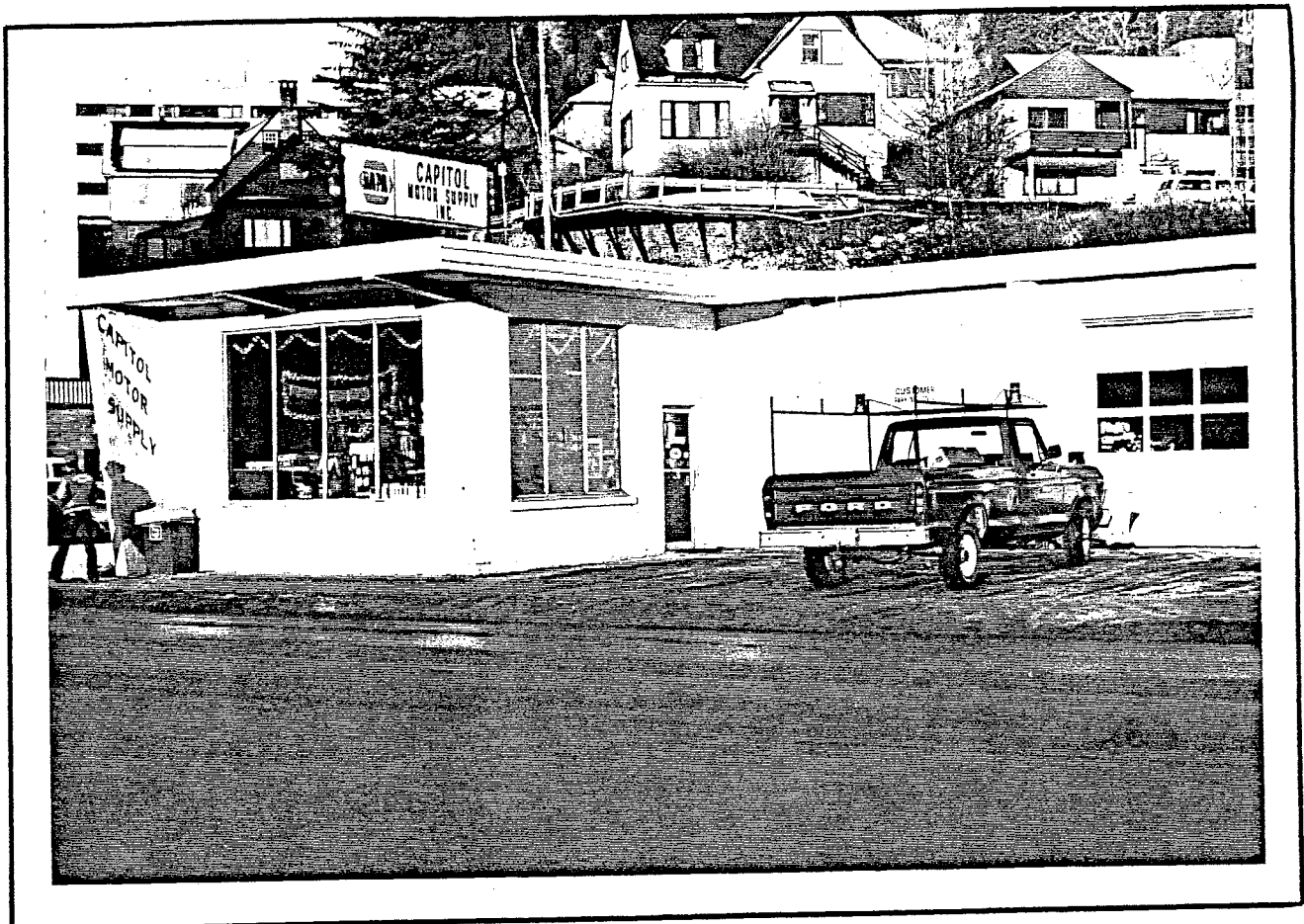
1958; 1965



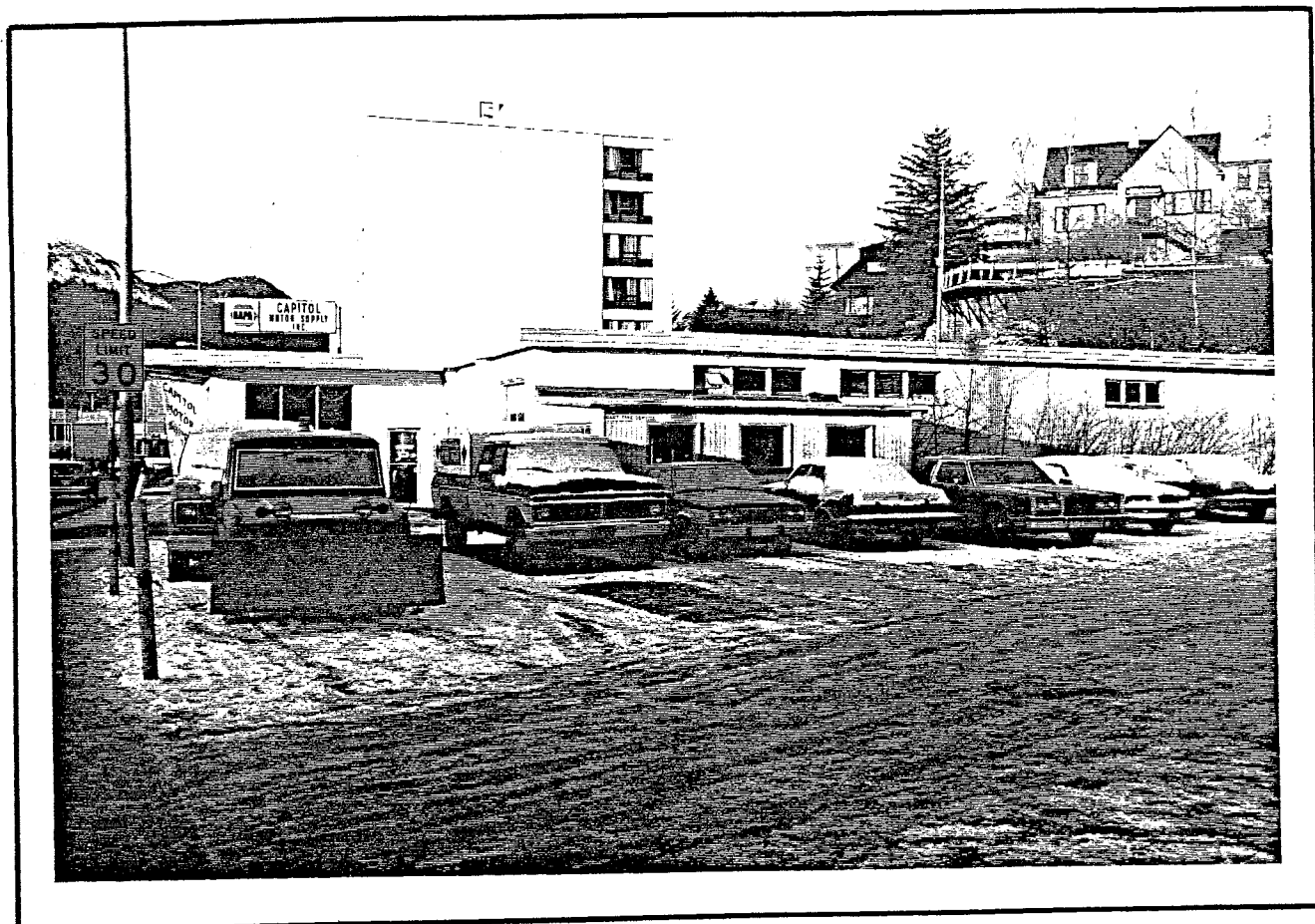
South Facade.



Juneau Motor.
East Facade.



Capital Motor Supply (Juneau Motor). South Facade.



Capital Motor Supply (Juneau Motor). East Facade.

JUNEAU AND DOUGLAS TELEPHONE COMPANY

The Juneau and Douglas Telephone Company, 204 Main Street, sits on a sloped grade on Telephone Hill's east side below the hilltop where the Edward Webster House stands. From 1915 until 1956 the company was located in a Webster House extension (Hurley, Carrigan 1983). By 1956 the increased telephone demand prompted the company's search for another site and construction of a larger building. Lots 3 and 4 were purchased that year from B.M. Behrends, a store owner and banker who had maintained ownership since 1901. Two vintage residential structures were removed from the site to permit construction of the new telephone building. The telephone company's new structure housed the first automatic dialing system in Juneau. Today it serves as a switching station. The Webster family sold the Juneau and Douglas Telephone Company to Continental Telephone Company in 1968.

The rectangular, one-story, Industrial Box building, was constructed in 1956. Its 40'x100' area encompasses 4,000 square feet. The structure is made of steel and concrete with a steel entry door and stepped, flat canopy on the east facade.

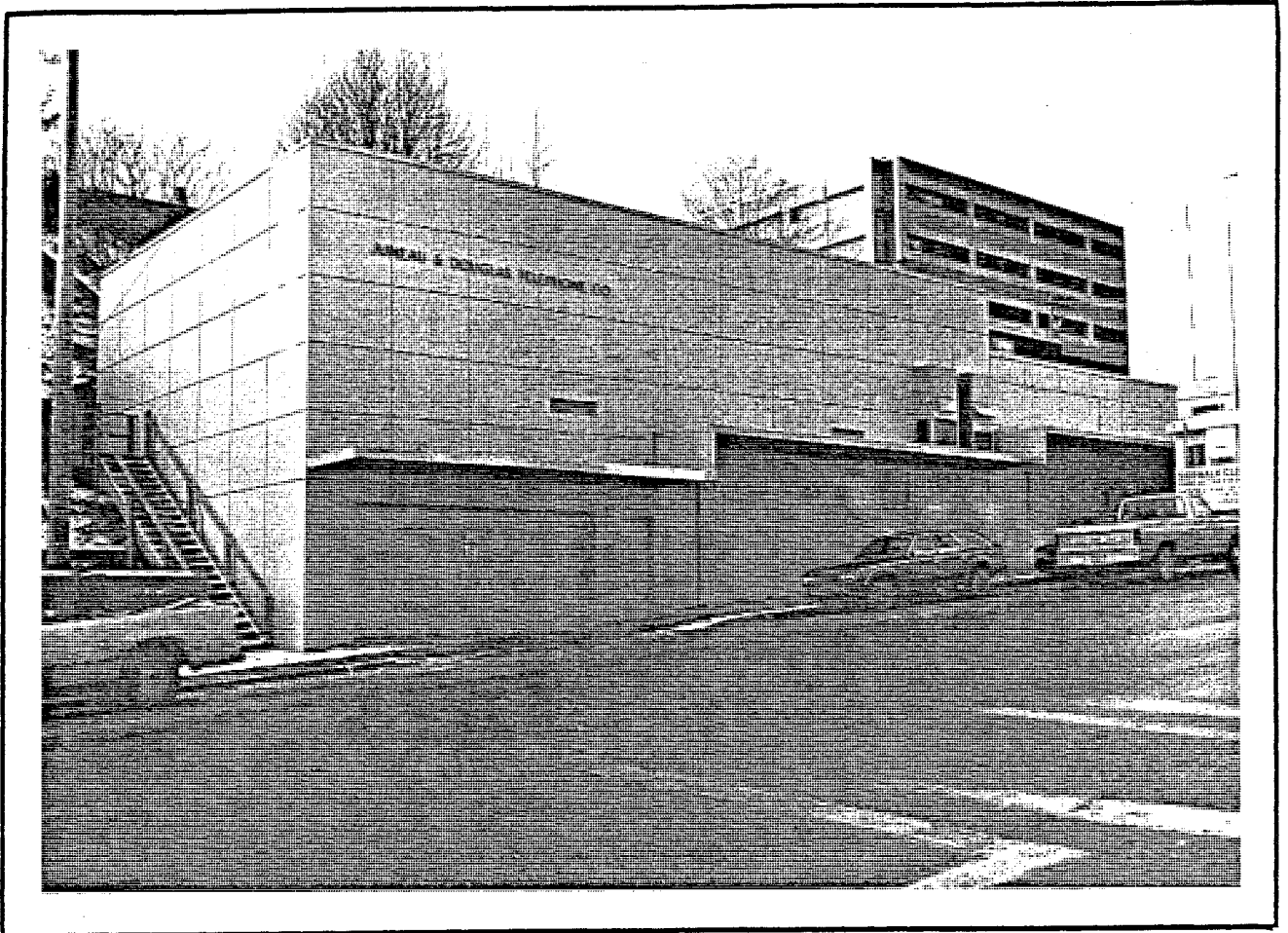
The main floor's small switching room previously served as a public service counter. The room had four windows facing Main Street, but they have since been covered over. A larger room on the main floor contains the main frame of the switching station. The basement contains a storage area for an emergency generator, furnace, transformer and garage.

JUNEAU-DOUGLAS TELEPHONE COMPANY

204 Main Street

Block 6; Lots 3, 4

1956



East (Front) and South Facades.

ENGSTROM BUILDING

The Engstrom Building, 111-113 West Third Street, faces north and sits on the steep, northeast slope of Telephone Hill. The commercial building, constructed in 1951 by long-time Juneau residents and brothers Elton and Allan Engstrom, housed the Alaska Public Works Department from 1951 to 1973. Today the insurance company offices of Corroon & Black/Dawson & Company occupy a major portion of the building. The two-story structure also contains other business offices and apartments.

Many people associated with Juneau history claimed and owned this site. In March 1881 Ed DeGroat staked claim to Lots 6 and 7. He came to Harrisburgh, later renamed Juneau, to represent the Northwest Trading Company. In June 1881 DeGroat became the first postmaster of Harrisburgh. In addition to his postmaster and store clerk responsibilities, DeGroat also served as deputy to the District Recorder, "Colonel" Richard Dixon (DeArmond 1967).

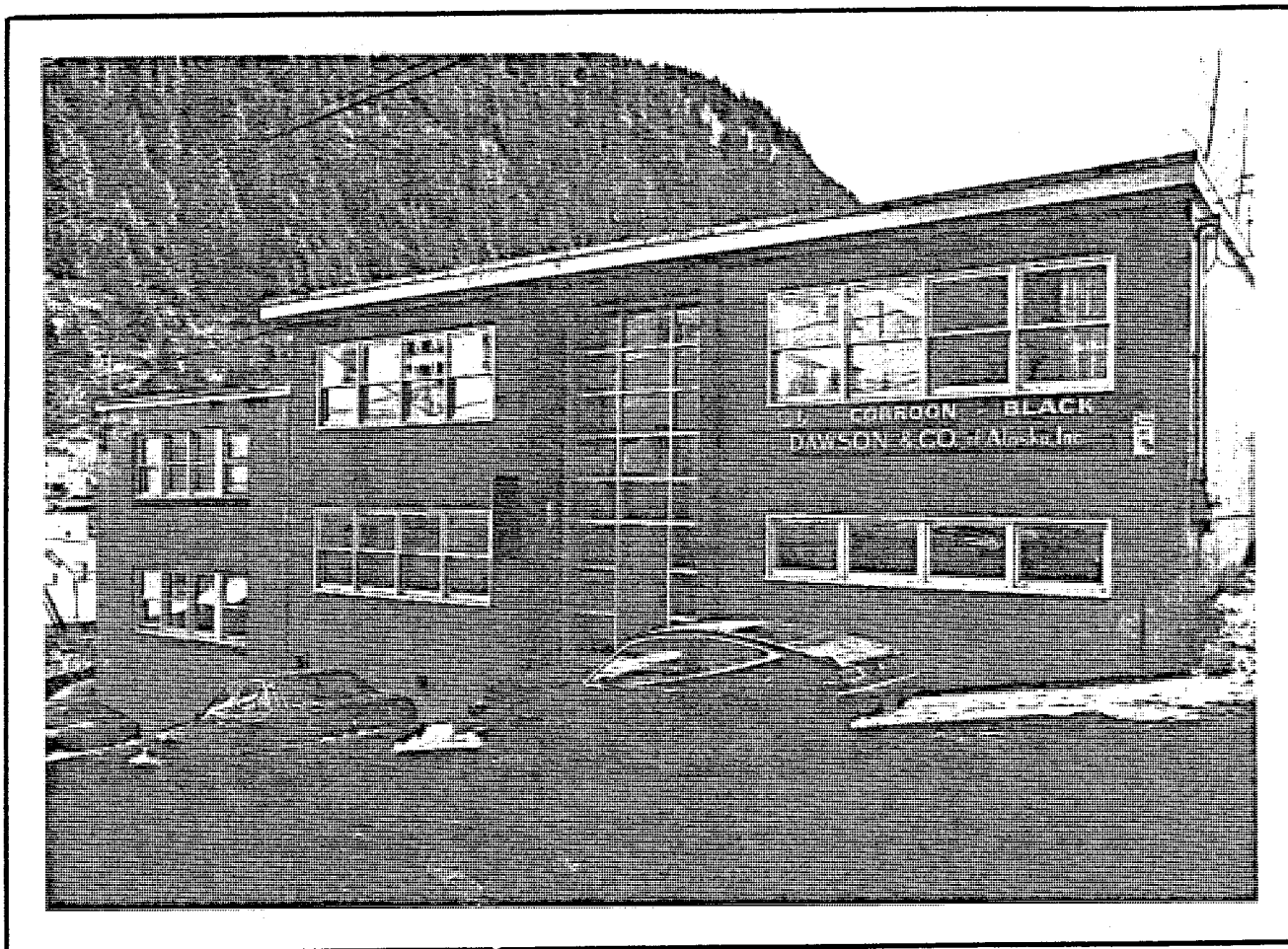
C.W. Young, a Juneau contractor and hardware store owner, owned the property during the early 1900s. John and Lena Kron Marshall, long-time Juneau residents, owned both lots for many years but resided on West Sixth Street (Daily Alaskan Empire 1940).

The Engstrom Building, a two-story structure, has a one-story extension attached to its east facade. The main structure is 27'x35' with a floor area of 945 square feet. The one-story extension is 22'x41', encompassing 902 square feet. The extension entry is on the north facade.

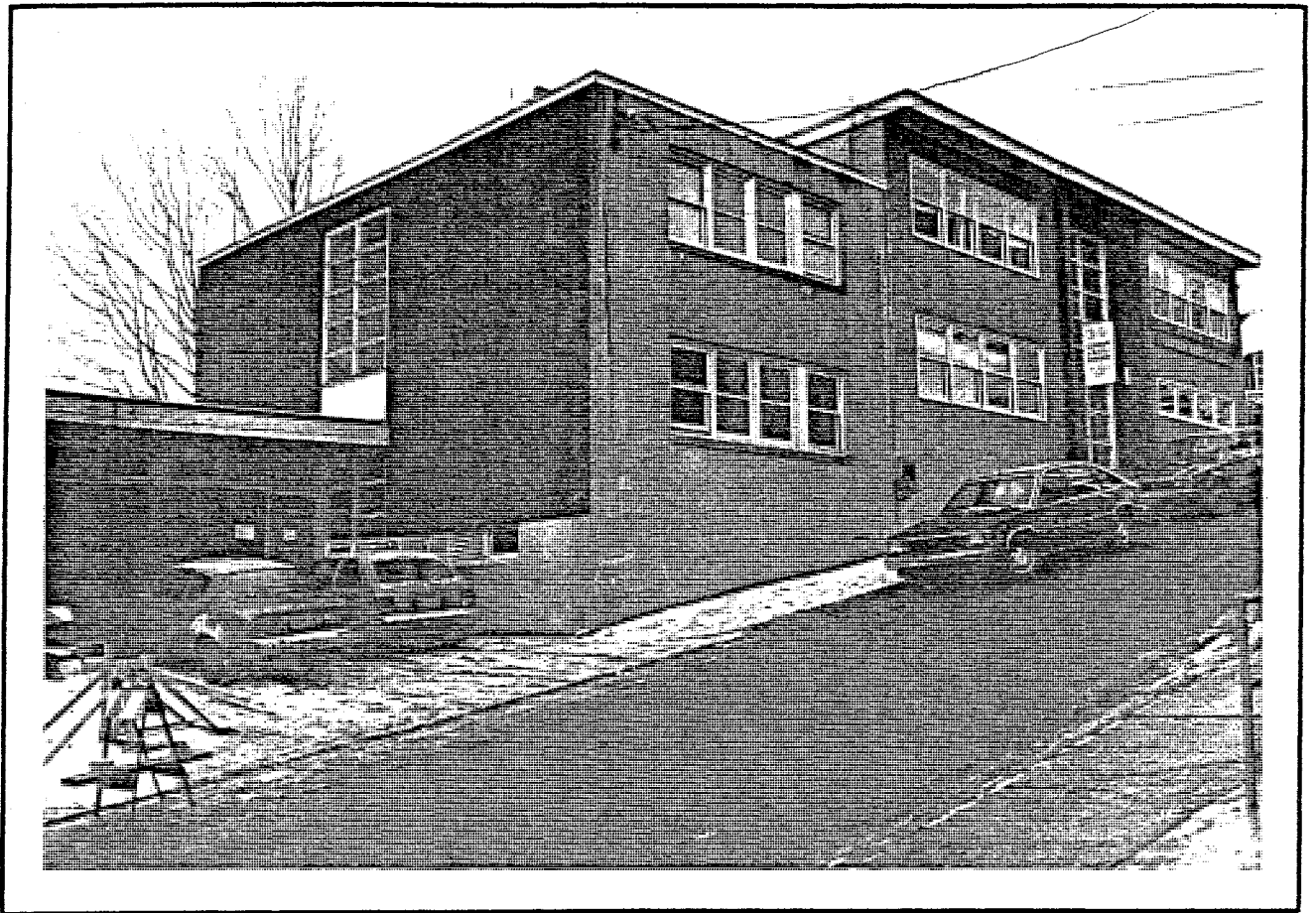
Five sets of double-hung sash windows with four windows to a set are placed symmetrically on this facade. The entrance door is multi-panel wood and reached

by a short flight of concrete steps. The south facade has a wood door. New T-1-11 channel, plywood siding covers the east facade. The west facade fronts a parking lot located on the corner of Third and Dixon Streets. The one-story extension attached to the east facade has a flat roof.

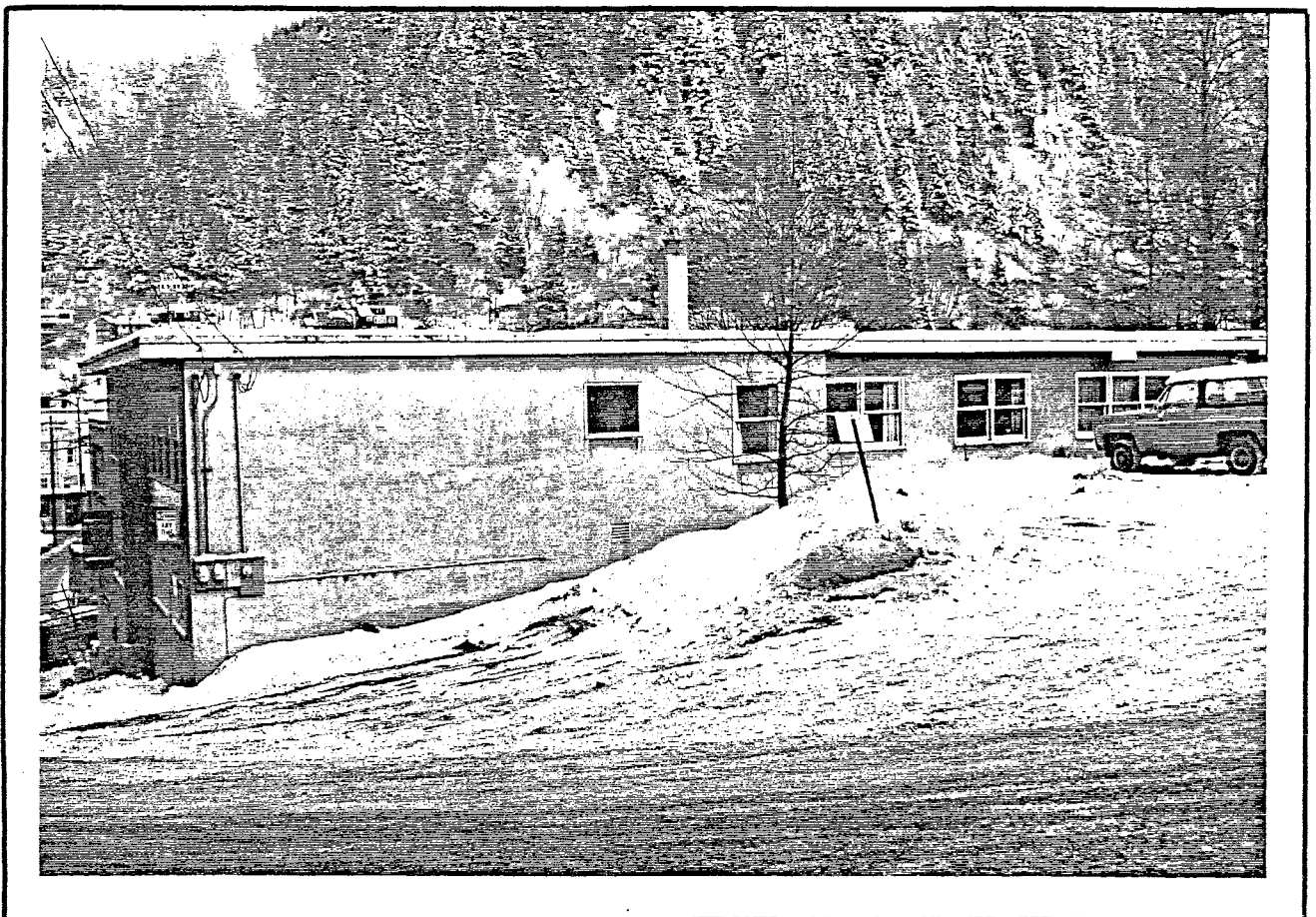
ENGSTROM BUILDING
125 West Third Street
Block 6; Lots 6, 7
1951



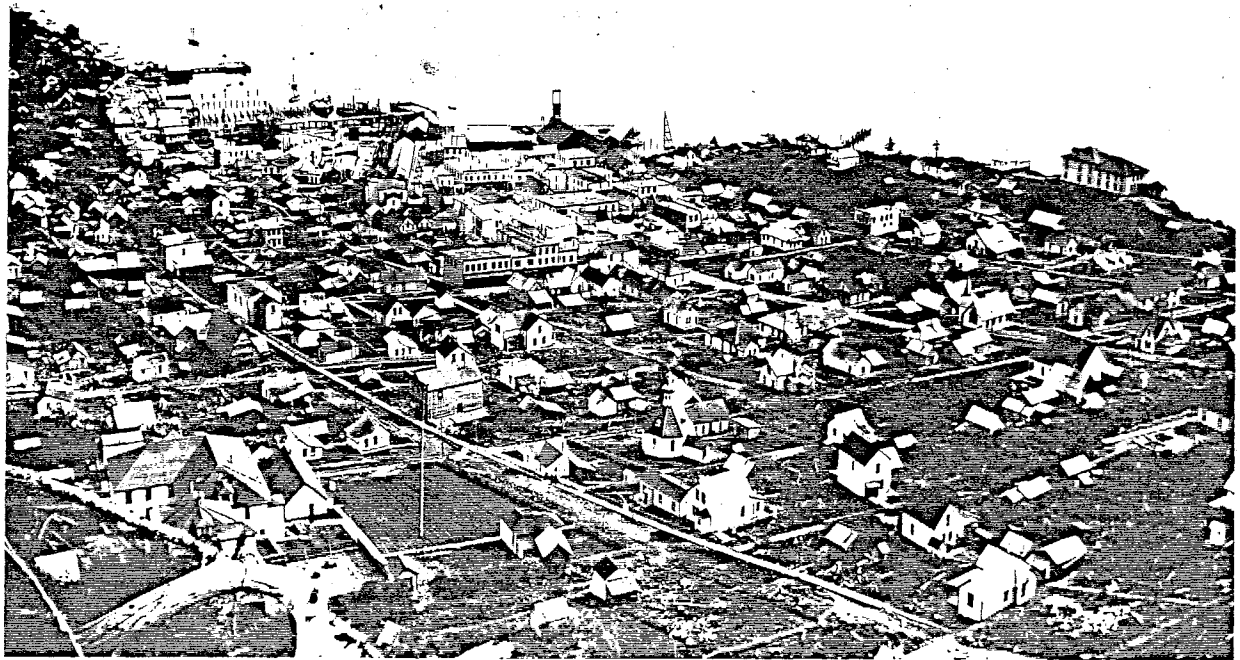
North Facade.



Engstrom Building. North Facade.



Engstrom Building. West Facade.

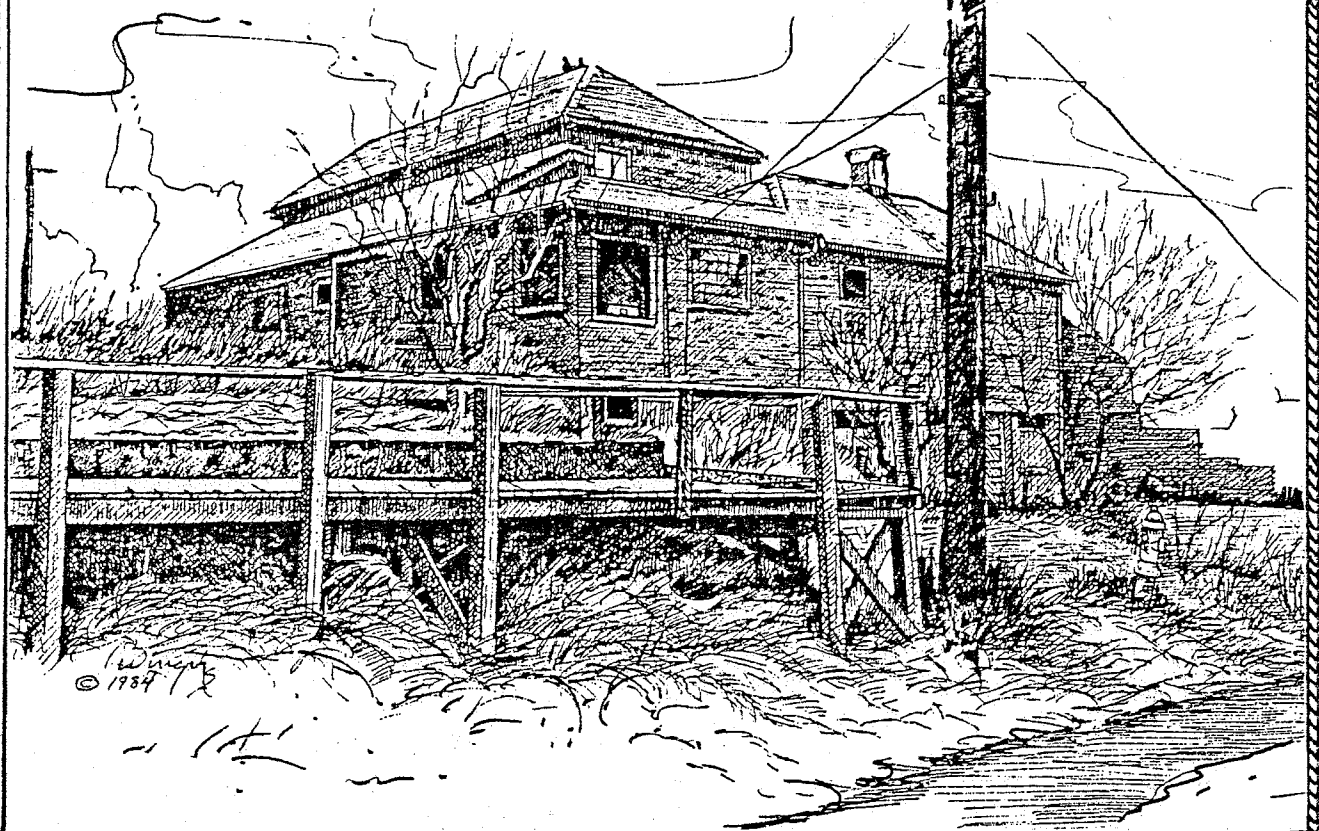


Juneau Townsite (Telephone Hill, Background) 1895. (Winter and Pond, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Background) 1914. (Sheelor Company, Alaska Historical Library)

III. FINDINGS OF SIGNIFICANCE



FINDINGS OF SIGNIFICANCE

SITE

Evaluation of the study area's historic significance concludes that Telephone Hill as a historic site embodies the qualities of the following National Register criteria:

"...objects of state and local importance...that are associated with events that have made a significant contribution to the broad patterns of history; or that are associated with the lives of persons significant in our past..."

Telephone Hill is one of the oldest, continuously occupied areas in Juneau. In 1881 the U.S. Navy established a government reservation on the northern portion of the hill and constructed a military post. The hill's geographic prominence provided the Navy with a strategic vantage point from which they could maintain law and order in the raw mining town. After the Navy abandoned the post, two government court houses were erected on the reservation beginning in 1893. The first court house, erected in 1893, burned in 1898. The second court house was constructed in 1904 and remained on that site until razed for the construction of the present State Office Building.

Telephone or Court House Hill was part of the original Juneau Townsite Survey begun by the U.S. Navy in 1881 and completed by the General Land Office in 1894. Turn-of-the-century photographs of the townsite show residences on the hill, a few of which still exist today. Some of the city's earliest settlers

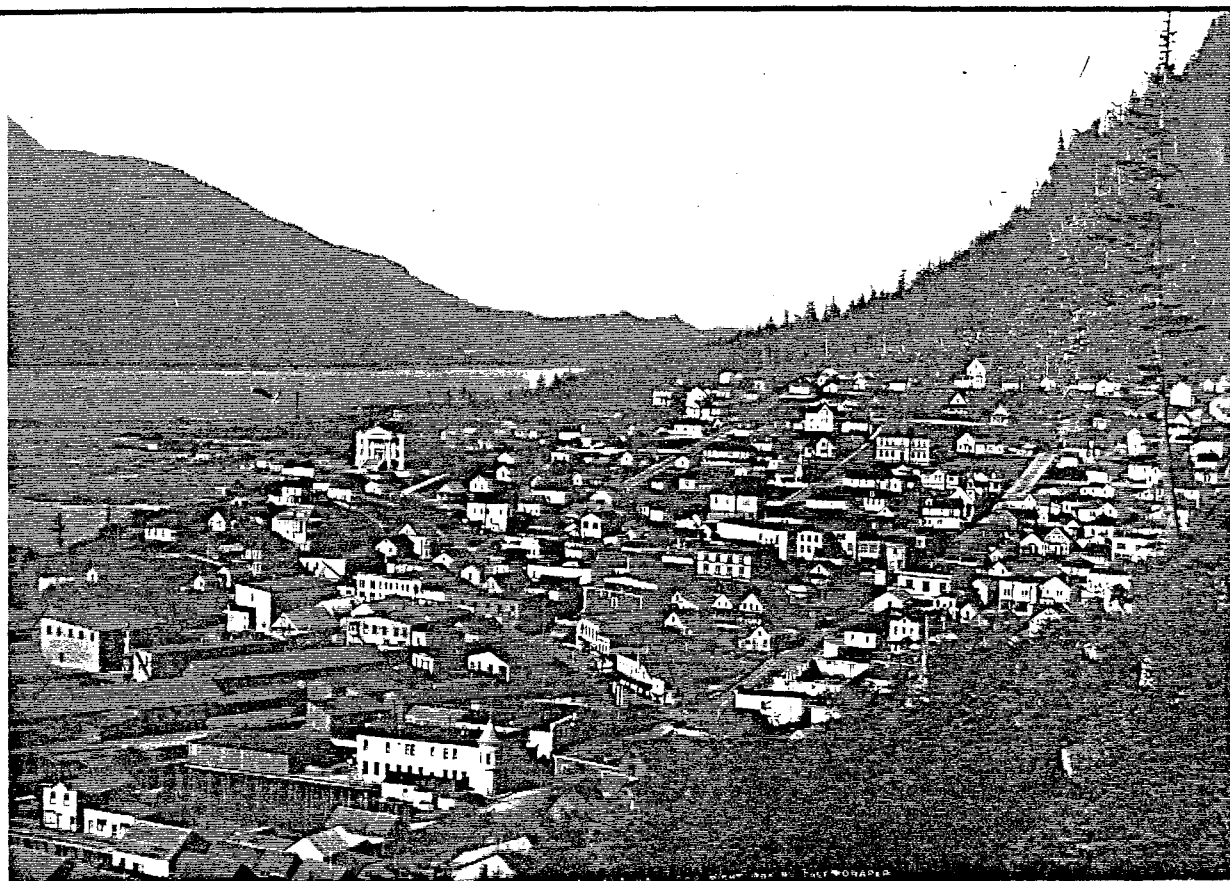
and miners established residences or acquired lots on Telephone Hill. Richard Harris, co-founder of the Juneau Townsite, built a home and purchased several lots. The Harris family owned property on Telephone Hill until the 1950s. John G. Peterson, who staked numerous mining claims in the Eagle River District, also acquired a couple of lots and reportedly constructed a home on the hill.

The hill's proximity to waterfront activities and the central business district made it an integral element in Juneau's settlement and economic growth. The closeness of Telephone or Court House Hill to downtown attracted local business investors. Many purchased lots on the hill for residential or speculative purposes. B.M. Behrends, C.W. Young, and Koehler and James, well-known businessmen, owned lots at various times. Restaurant owner Percy Reynolds and tavern proprietor William Bosch had homes in the study area.

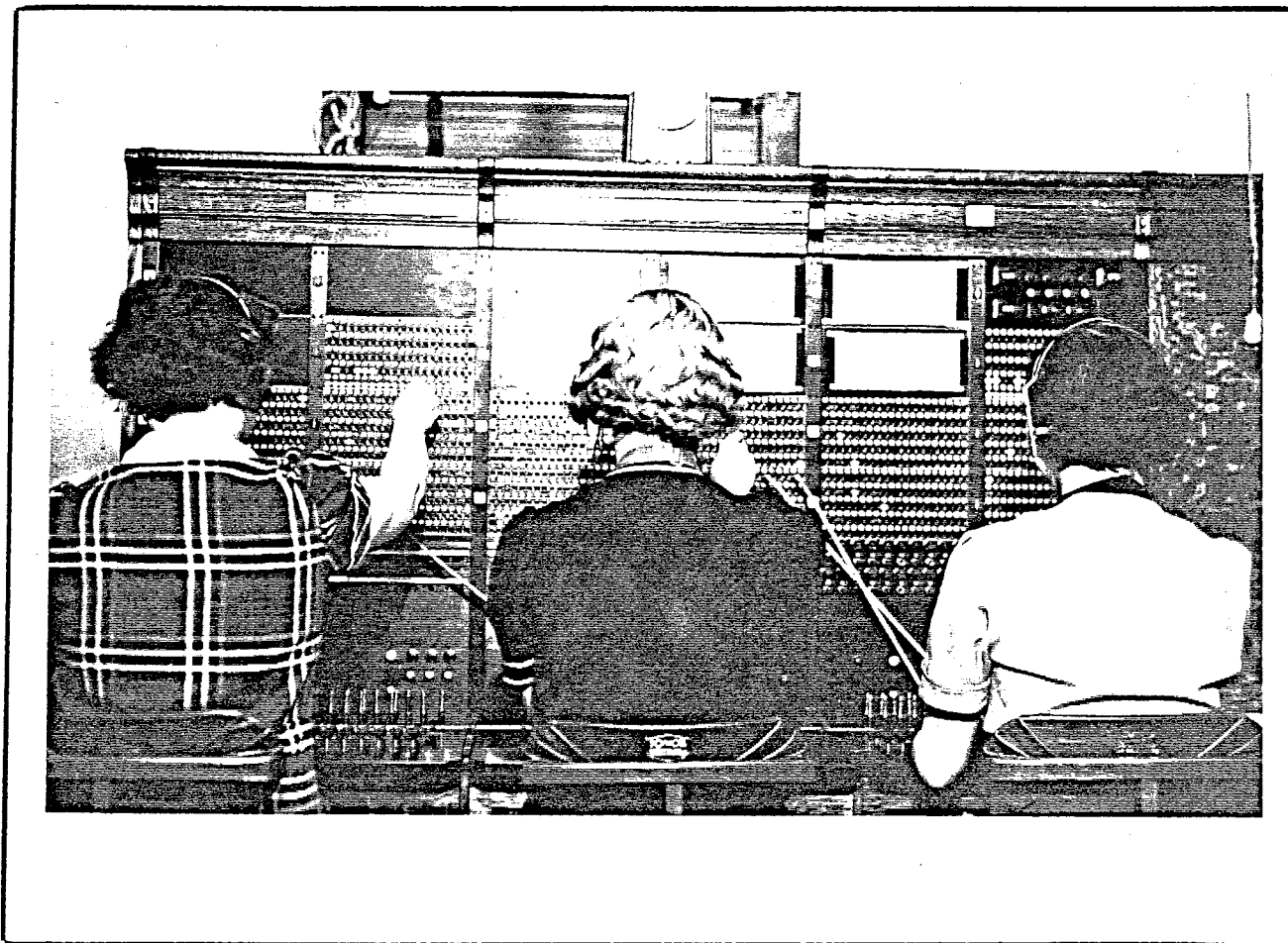
Several long-time Juneau businesses were situated in the study area. Attorneys Bayless and Shackleford had a law library in Bayless' home on Telephone Hill. The 1914 Sanborn map notes that the offices of the Pacific Coast Steamship Company and Wells Fargo Express were located in a building south of First and Main Streets. The Winter and Pond Photography Studio, the U.S. Cable Office, and the Juneau and Douglas Telephone Company were located in the Horseshoe Building at the corner of First and Main. Empire Printing was located between First and Second on Main Street. The Alaska Road Commission had a barn and stables at the base of the hill.



Juneau Townsite (Telephone Hill, Background) 1904. (Winter and Pond, Alaska Historical Library)



Juneau Townsite (Telephone Hill, Left Side) 1905. (Case and Draper, Alaska Historical Library)



Juneau and Douglas Telephone Company (Webster House) Switchboard.
(Verna Carrigan Collection)

Prior to 1915 the phone company's central exchange had several downtown locations, including one at the base of Court House Hill. Economic and population growth in Juneau, however, increased the demand for phone service. An addition to the Webster home was constructed in 1915. It housed a larger switchboard and business quarters. Soon thereafter, Court House Hill became commonly known as Telephone Hill.

After Webster died in 1918, his wife, Anna, assumed control of the phone company until her death in 1957. The following year the company moved to a new facility on Main Street. The utility remained in the Webster-Hurley family until becoming a member of the Continental Telephone System in 1968. Descendants of the Webster family continue to own and occupy the home.

An evaluation of the structure's architectural significance concludes that with its numerous additions and alterations, the house has been altered beyond recognition of its original Classic Box design. These modifications contribute to its loss of architectural integrity. The Webster House is listed on the Alaska Heritage Resources Survey (AHRS JUN 070).

Bayless-Powers House: Constructed in 1913, this well-built, unpretentious residence is important architecturally. A fine example of the Craftsman-Shingle style popular on the West Coast during the early 20th century, it has retained its architectural integrity. This distinctive design is evident in the building's original craftsman-like use of local and natural materials. The most striking characteristic of this "natural" style is the dark-stained shake shingles covering the entire residence. The prolific use of shingles makes decorative trimming unnecessary. Other stylistic features include a moderately pitched, rectangular roof with gabled dormers. The eave overhangs were kept short for maximum display of the shingled walls. The original double-hung sash

windows are grouped in twos and threes. The house has undergone minimal structural alterations.

Bosch-Carrigan House: Constructed in 1913-14, this well-maintained residence is one of the most architecturally significant structures in the study area. A fine example of the Decorated Pioneer Farmhouse style, this building was constructed with a greater concern for detail and embellishments than was the basic Pioneer house. The structure's steeply pitched gable roof, boxed cornices and meticulous trim reflect this distinctive design. Ornamentation consists of scalloped/fish scale siding on gable ends, leaded-glass windows and a beveled-glass front door with beveled-glass side panels. Many interior decorative features were retained, reflecting fine carpentry work and preserving the ambience of the era in which it was constructed.

Although the house has undergone several structural alterations, they are not severe enough to compromise the building's architectural integrity. Unfortunately, a fair number of the original double-hung sash and multi-lite windows were replaced with single-sash types. A shed dormer was added on the south facade; there had always been a dormer on the north facade. The enclosed front entry, recently reconstructed, was originally an open porch. The entry's original outer door, however, was retained, as was the beveled-glass door to the main house.

Individually the Bayless-Power and Bosch-Carrigan Houses, however, are not considered historically significant; they lack the appropriate qualities of significance in American, State and local history. They are not

"...associated with events that have made a significant contribution to the broad patterns of history; or that associated with the lives of persons significant in our past;..." (36 CFR Part 60).

DISTRICT

Districts are generally groupings of buildings or structures whose significance can be other than historical -- visual, architectural and environmental. Groups of buildings can create a specific environment physically and spatially by representing the standards and tastes of a community or neighborhood during a period of history. Unrelated structures often collectively display a progression of styles and functions or cohesive townscapes.

The structures at the Telephone Hill summit, constructed between 1882 and 1939, are collectively significant and create a district. Two factors contribute to the district's significance:

- (1) The site's association with the early development of Juneau; and
- (2) The buildings' architectural details reflecting the changing construction designs during the past century.

The National Register criteria outline "the quality of significance in American history, architecture, archaeology, engineering and culture present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and...

that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

Using National Register criteria, the Telephone Hill structures meet the qualifications for a historic district.

ARCHAEOLOGICAL INVESTIGATION - FINDINGS

The surface reconnaissance of the study area produced no evidence of significant archaeological remains that "yield information important to the area's history or prehistory" (Title 36 CFR Part 60). A survey of all exposed areas and former sites of historic structures revealed concrete foundations, rock and concrete walls, wooden stairways and fences, and vintage telephone poles. Most of the stairways, walkways and vintage telephone poles are still in use.

Surface cultural material consisted mainly of contemporary bottles, cans and miscellaneous trash. A review of historic, ethnohistoric and ethnographic sources and interviews with current residents, local historians, anthropologists and archaeologists prompted Alaska Archives Resource and Records Management to conclude that there was no significant Native American occupation of the study area. Subsurface testing, therefore, was not conducted nor recommended.

Literary and record sources give a definitive account of the early contact and historic habitation of Telephone Hill and the Juneau area. These sources revealed seasonal Native American occupation of Juneau's shoreline and adjacent creek drainages prior to Euro-American discovery of gold in the area. However, the Natives did not permanently inhabit the area until after the gold mining town was founded. The Auk Tribe established a camp north of town on the beach near the mouth of Gold Creek; the Taku Tlingits settled south of town on the beach near the A-J Mill.

IV. SOURCES



SOURCES

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B. Interviews

Verna Carrigan, Juneau, Alaska.

Trevor Davis, Juneau, Alaska.

Edna Johnston, Juneau, Alaska.

Carl Jensen, Juneau, Alaska.

Fred Harris, Anchorage, Alaska.

Joseph Henri, Anchorage, Alaska.

Robert E. Hurley, Juneau, Alaska.

Senna Powers, Seattle, Alaska.

Eric McDowell, Juneau, Alaska.

Joseph Ninnis, Juneau, Alaska.

Jeff Wilson, Juneau, Alaska.

Carl Sampson, Juneau, Alaska.

Ruth Blake, Juneau, Alaska.

Rachel Kasnick, Juneau, Alaska.

Harriett Reynolds, Juneau, Alaska.

Anita Kodzoff, Juneau, Alaska.

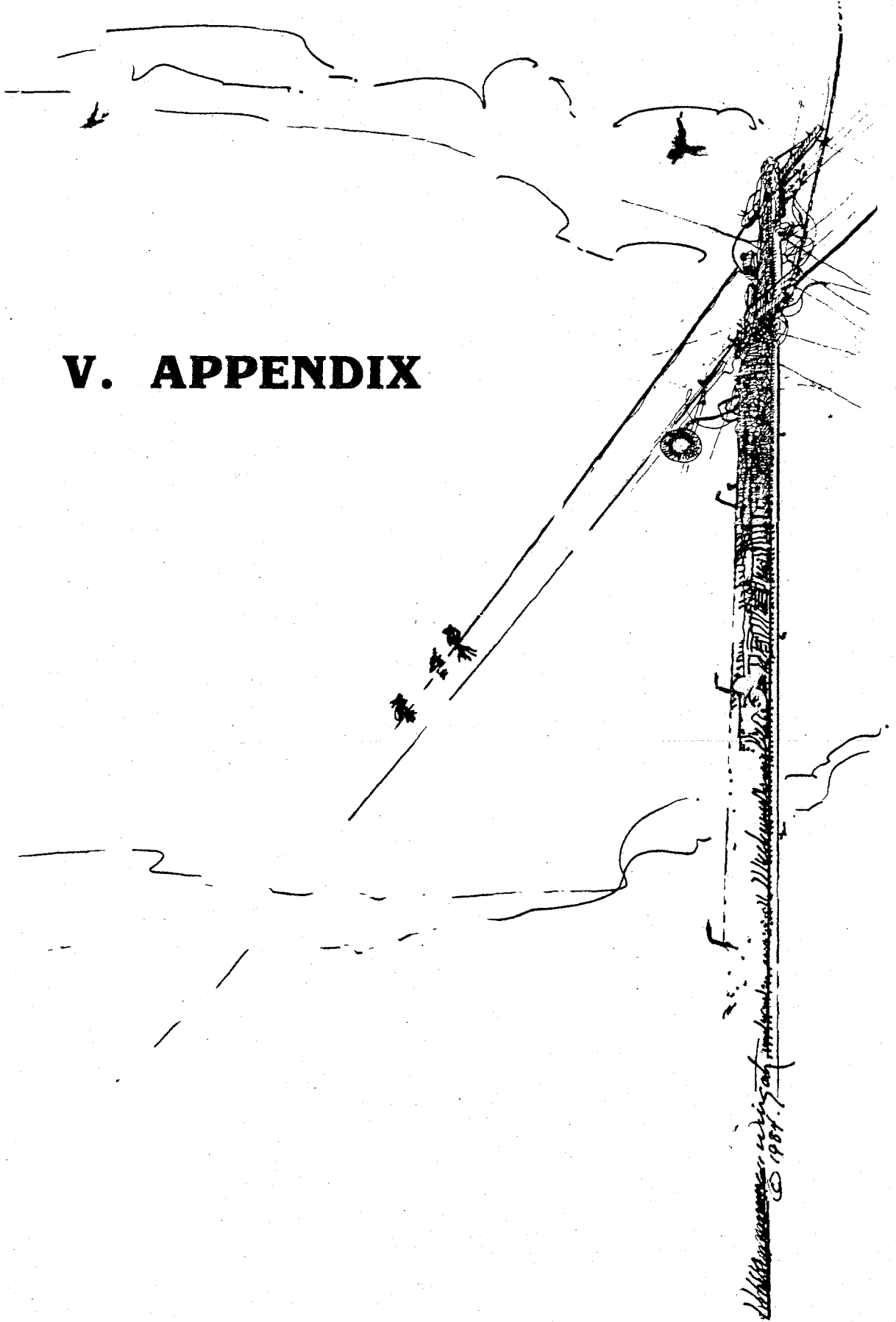
Tom Stewart, Juneau, Alaska.

John Ingalls, Juneau, Alaska.

Rachel Beck, Juneau, Alaska.

Allan Engstrom, Juneau, Alaska.

V. APPENDIX



Sketch of road and building, 11/1/84.

INVENTORY OF TELEPHONE HILL STRUCTURES

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

NAME	ADDRESS	BLOCK#	LOT#	OWNER	CONSTRUCTION DATE	STYLE	AHRS	REMARKS
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