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Klondike Gold Rush National Historical Park



Alaska Street Crib

Historic Structure Report | 2025

FFA Architecture + Interiors

Prepared for:	National Park Service, Alaska Regional Office Klondike Gold Rush National Historical Park, Skagway, Alaska
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Cover Image:

Alaska Street Crib (HABS AK-289-09), looking south, Rob Park, 2019.

ALASKA STREET CRIB

HISTORIC STRUCTURE REPORT

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18 April 2025

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

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1. Executive Summary

INTRODUCTION

Drafted under National Park Service Indefinite Delivery, Indefinite Quantity (IDIQ) Contract Number P16PC00007, Task Order Number 140P2019F0263, this Historic Structure Report (HSR) for the Alaska Street Crib was developed by a consultant team consisting of FFA Architecture and Interiors, Inc. and architecture + history, llc with input and guidance from National Park Service staff at Klondike Gold Rush National Historical Park and the Alaska Regional Office Cultural Resources Team. The Alaska Street Crib HSR was undertaken in concert with the Goldberg Cigar Store and Confectionery HSR, Kitty Faith Crib HSR, and the Frye-Bruhn Cold Storage HSR conducted by the project team in 2020 with the final draft submitted to the National Park Service in 2022.

PURPOSE

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

METHODOLOGY

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

PAST STUDIES

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

This HSR relies heavily on the following documents and publications:

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

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

SUMMARY STATEMENT OF SIGNIFICANCE

The building contributes to the Skagway & White Pass District National Historic Landmark at Klondike Gold Rush National Historical Park and sits within the Skagway Historic District, the commercial district of downtown Skagway, Alaska. The district consists of well-preserved turn of the century frontier commercial buildings and outstanding examples of residential workers' housing from the same period. Some of the buildings have been moved within the district, including the Alaska Street Crib, but this does not diminish the contribution of these buildings to the historical context and significance of the historic district. The building was included in the district documentation as resource #29, "Dennis Rental House." The NHL documentation noted that the building was built ca. 1900 and described it as "small wood frame, double beveled shiplap siding, wood relieving arches over door and windows, former crib, deteriorated condition." The building was donated by the Dennis Family and was relocated to its current location by NPS in 2014.

SUMMARY INTEGRITY ASSESSMENT

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

Prior to accepting the Alaska Street Crib, Klondike Gold Rush National Historical Park and Alaska Regional Office Cultural Resources staff, consulted with the Alaska State Historic Preservation Office (see Appendix B: Memorandum of Agreement), to determine if the relocation and establishment of the non-historic context would constitute an Adverse Effect per the National Historic Preservation Act of 1966. Despite Skagway's long-standing history of moving buildings within the historic district during the National Historic Landmark's period of significance, the group concluded the proposed non-historic location, changed setting, feeling and association would constitute an adverse effect.

The following assessment of integrity acknowledges the adverse effect mentioned above and assumes the exterior of the building remains intact from the period of significance despite not having concrete evidence to suggest details such as siding profile or the chimney configuration have not been changed. We must also assume the interior remains unchanged from the period of significance until further evidence is provided.

Within the context of the Skagway and White Pass District National Historic Landmark, the Alaska Street Crib retains high degrees of integrity of design, materials, and workmanship. It retains moderate degrees of integrity for setting, feeling, and association. The building has never been evaluated individually, but rather as a contributing element of the NHL.

SUMMARY CONDITIONS ASSESSMENT

Overall, the Alaska Street Crib is in poor condition with missing, loose, and deteriorated wood components, requiring varying degrees of restoration of materials and features. The wood shingle roofs and chimney are in poor condition with visible deterioration and interior moisture stains on the ceiling and walls, indicating past water intrusion from the roof, chimney, and stove opening in the interior. Exterior wood components are weathered from lack of a protective finish, increasing the risk of moisture exposure and ultraviolet photodegredation. The building requires corrective repairs and ongoing maintenance, as well as the restoration of existing character-defining features, such as the exterior shiplap siding, windows, and the cedar shingle roof. The interior of the building is in poor condition with significant deterioration of the partition wall, ceiling, and floor finishes from past moisture damage. The building currently lacks an accessible entrance, which would need to be addressed in the future depending on future use and public access.The building also lacks any utilities, including light, power, heat, or a sewer connection.

SUMMARY OF FUTURE NEEDS AND TREATMENT RECOMMENDATIONS

Considering the building's contributing status to theSkagway & White Pass District National Historic Landmark, it is recommended that any future projects proposed for the Alaska Street Crib follow the restoration treatment approach as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The restoration treatment will focus on restoring the building's historic character during the period of significance. The restoration treatment will allow for the restoration of extant character-defining features of the building, while providing the opportunity to reestablish non-extant character-defining features

from the period of significance that convey the building's historical significance. General treatment recommendations will guide future maintenance and restoration activities without diminishing the building's historic fabric or integrity, while improving visitor use and interpretative opportunities at Klondike Gold Rush National Historical Park.

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2. Administrative Data

INTRODUCTION

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

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

The Alaska Street Crib contributes to the Skagway and White Pass District National Historic Landmark from 1897 to 1898. The site and building nomenclature below pertain to the Alaska Street Crib according to current NPS data management and evaluated inventory systems.

DATABASE DESCRIPTIONS

Alaska Heritage Resources Survey

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

Facility Management Software System

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

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

Structure ID

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

Asset Priority Index

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

Optimizer/Optimizer Bands

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

Cultural Resources Inventory System

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

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

Cultural Resources Inventory System – Historic Structures

The Cultural Resource Inventory System – Historic Structures (CRIS-HS) (formerly the List of Classified Structures [LCS]). The building contributes to the Skagway & White Pass District National Historic Landmark at Klondike Gold Rush National Historical Park and sits within the Skagway Historic District, the commercial district of downtown Skagway, Alaska. The CRIS-HS is an evaluated inventory of all historic and prehistoric structures that have historical, architectural, or engineering significance within the National Park System in which the National Park Service has any enforceable legal interest. Structures on the CRIS-HS are those that individually meet the National Register criteria or those that are contributing elements of sites or districts that meet the criteria. In addition, structures that are managed as cultural resources because of law, policy, or decisions reached through the park planning process even though they do not

meet the National Register criteria are also included on the CRIS-HS. Structures are constructed works that serve some form of human activity and are generally immovable. While the inventory has long utilized the term “structure," generally these features in relation to the National Register of Historic Places fall into the following property types: Building, Structure, or Object. The CRIS-HS identifying number (ID) is auto generated from the system.

Cultural Resources Inventory System – Cultural Landscapes

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

Cultural Landscape Inventory Feature Identification

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

National Historic Landmark Structure Number

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

Historic American Buildings Survey

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

National Register Information System

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

RELATED STUDIES

Other relevant documents that relate to this HSR include:

- Klondike Gold Rush National Historical Park National Register Nomination Form, prepared by Frank Norris and Bonnie Houston, 1991.
- Skagway and White Pass District National Historic Landmark Nomination Form, prepared by Frank Norris, Terrence Cole, and Bonnie Houston, 1999.
- The Cribs of Skagway, Alaska: A Historic Photo Essay, prepared by Karl Gurcke, Unpublished Draft, 2020.
- Alaska Street Crib Historic American Buildings Survey (HABS AK-289), Photographs by Rob Park and drawings delineated by Daniel De Sousa and John Wachtel, 2019.
- Historic American Buildings Survey, Outline History Report, HABS AK-289, October 2020, revised August 2022, prepared by Rachel Lanier Taylor.

NATIONAL REGISTER STATUS

The Alaska Street Crib was listed on the National Register of Historic Places as a contributing resource in the Skagway and White Pass District National Historic Landmark in 1962.

SKAGWAY AND WHITE PASS DISTRICT NATIONAL HISTORIC LANDMARK

The Skagway and White Pass District National Historic Landmark was listed on the National Register in 1962 (updated 1999). The district includes the original 1897 town site of Skagway, which is comprised of multiple blocks. It also includes much of the Skagway River Valley to the White Pass summit. Within the town site, the historic district includes many outstanding examples of turn-of-the-century frontier, wood-frame commercial buildings and wood frame vernacular residential architecture. The Alaska Street Crib was referred to as the Dennis House, in the NHL documentation. It was noted as having been constructed "ca. 1900. One-story, asbestos shingle siding, multi-gable roof, former crib."

PERIOD OF SIGNIFICANCE

The period of significance for the Alaska Street Crib is 1897 - 1910, during the years of the Klondike Gold Rush until the population of Skagway diminished in 1910, as indicated in the Skagway and White Pass District National Historic Landmark National Register nomination.

DIRECTIONAL INFORMATION

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

SITE AND BUILDING NOMENCLATURE

Preferred Structure Name	Alaska Street Crib
Other Names	Dennis Miller Crib, Dennis Rental House, Essie Miller Crib, Kitty Faith Crib No. 2, Dennis Rental House - Historic Crib (FMSS), Dennis Rental House (NHL), East Crib
Structure State	Alaska
Legal Description	Block 24, Lot 8 Skagway, Alaska
National Historic Landmark (NHL) Name	Skagway and White Pass District National Historic Landmark
Alaska Heritage Resources Survey (AHRS)	SKG-00265
Structure ID	245014
Facility Management Software System (FMSS)	245014
Asset Priority Index (API)	69
Optimizer/Optimizer Bands (OB)	2
Cultural Resources Inventory System – Historic Structures (CRIS-HS)	1169273
Cultural Resources Inventory System – Cultural Landscapes (CRIS-CL)	100050
Cultural Landscape Inventory Feature ID (CLI Feature ID)	N/A
National Historic Landmark (NHL) Structure #	29
Historic American Buildings Survey (HABS)	AK-289
NRIS # for Klondike Gold Rush National Historical Park	N/A
NRIS # for Skagway and White Pass District National Historic Landmark	66000943
National Register Status	Contributing to NHL

NAMING STANDARD

The Alaska Street Crib was referred to as the Dennis Rental House, in the NHL documentation (#29). However, during research for this Historic Structure Report, efforts to rename it based on its original owners were unsuccessful. As a result, the name "Alaska Street Crib" was selected, referencing its original location. However, there is another “Alaska Street Crib/Brass Pic” identified in the NHL (#347), which throughout documentation is now referred to as the Kitty Faith Crib.

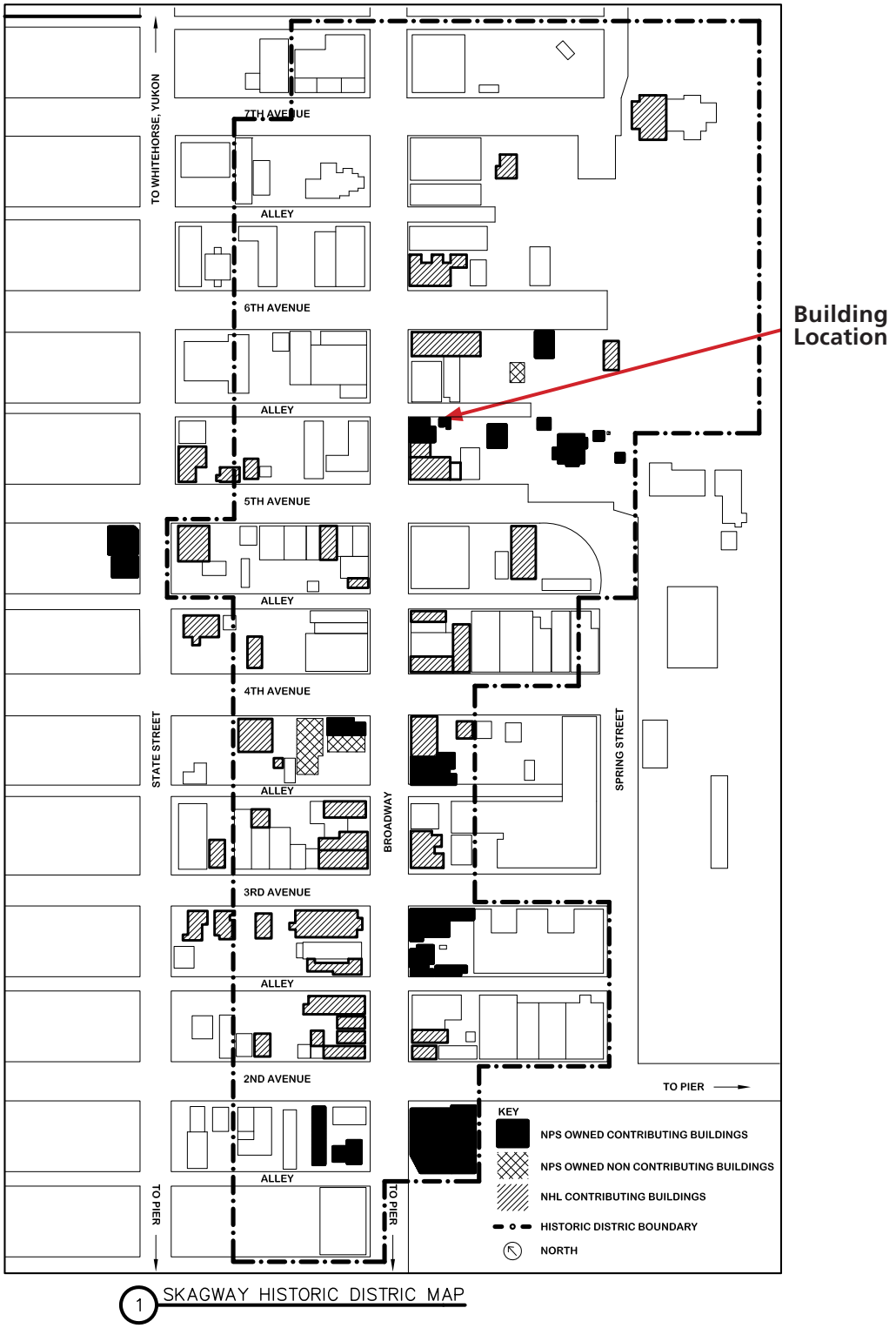


Figure 2.2: Project vicinity (NPS, Alaska Regional Office, drawn by Grant Crosby).

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3. Statement of Significance

The Alaska Street Crib was built circa 1900 in Skagway, Alaska. The term "crib" was commonly used during the Klondike Gold Rush to describe a small building used for prostitution. These structures were often found at the rear of lots, accessed by alleys, or clustered together on secondary streets. Though no concrete record of the building's construction has been found, it is likely that the building was constructed on Alaska Street near 4th Avenue as a prostitution crib. The single-story, wood-frame vernacular building serves as a physical reminder of frontier architecture and the simple buildings women used to practice prostitution in frontier towns in Alaska. It was most likely associated with Essie Miller, a West Virginia-born entrepreneur, who made her way to Skagway and first worked as a prostituted woman then a madam. The small crib, while not her primary place of business, was one of several small cribs Miller seems to have accumulated near Alaska Street through association with Ida Freidinger, who bequeathed Miller both property and land upon her death in 1912. Historian Catherine Holder Spude has noted that by 1914, the Alaska Street "restricted district was owned in its entirety by two entrepreneurial landladies," Essie Miller and Kitty Faith. The building was, in its later years, associated with the Dennis family of Skagway.

The building contributes to the Skagway & White Pass District National Historic Landmark (NHL) and sits within the Skagway Historic District. The Skagway Historic District is comprised of 13 city blocks in downtown Skagway. The district consists of well-preserved turn of the century frontier commercial buildings and outstanding examples of residential workers' housing from the same period. Some of the buildings have been moved within the district, including the Alaska Street Crib, but this does not diminish the contribution of these buildings to the historical context and significance of the historic district. The building was included in the NHL district documentation as resource #29, "Dennis Rental House." The NHL documentation noted that the building was built ca. 1900 and described it as "small wood frame, double beveled shiplap siding, wood relieving arches over door and windows, former crib, deteriorated condition." The building was donated by the Dennis Family and was relocated to its current location by NPS in 2014.

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4. Developmental History

SKAGWAY AND THE KLONDIKE GOLD RUSH

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

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

NPS historian Edwin C. Bearss noted:

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

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

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

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

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

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



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

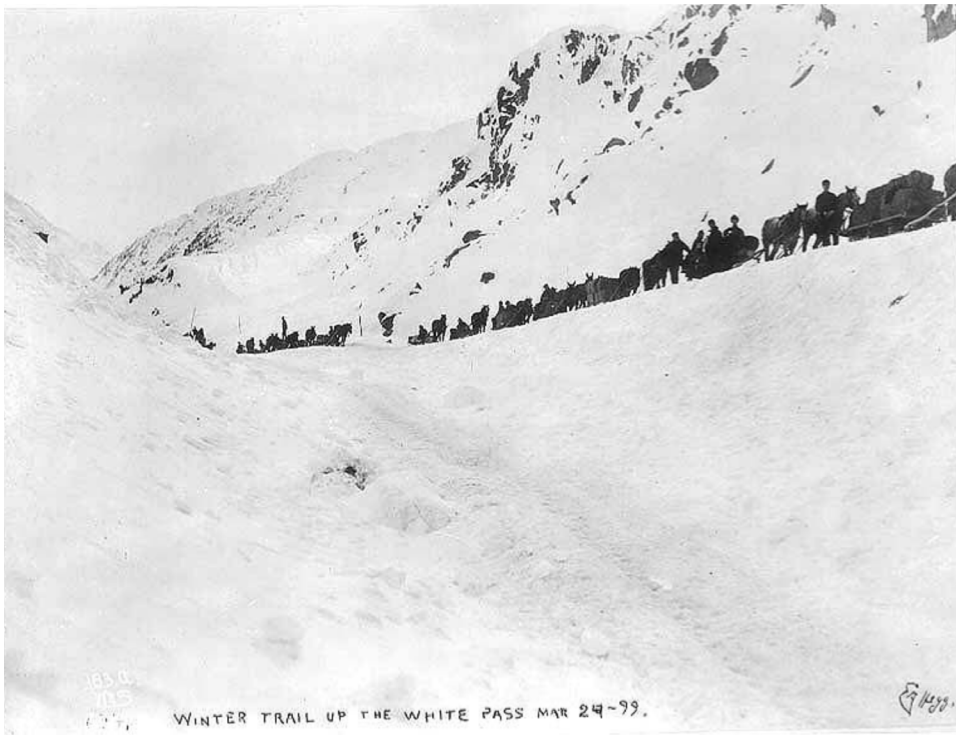


Figure 4.2: White Pass Trail March 1899. (Eric A. Hegg, Photographer. University of Washington Libraries, Special Collections, Hegg 124).



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

SKAGWAY PROSTITUTION CRIBS

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

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

Historian Catherine Holder Spude notes, "[c]ribs could also be found stretched along Seventh Avenue, especially in the vicinity of dance halls such as Clancy's Music Hall, the Princess, and the Tivoli."[11] The Alaska Street Crib was purportedly among these Seventh Avenue structures.[12] In fact, her name appears on the 1909 map for Block 3, Lot 3 in Skagway (Figure 4.5).

In addition, Catherine Holder Spude observed that prostitution was thriving in Skagway in these years. Women, she asserts, went to the Klondike "not to mine the gold but to 'mine the miners,' by charging for services that capitalized on their familiar roles as established by the culture of the late Victorian Era."[13] As

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

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

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

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

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

10 Ibid., 79.

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

12 A lack of historical evidence makes it impossible to confirm with absolute certainty that the Essie Miller Crib was among those constructed on Seventh Avenue. However, physical evidence—newspapers from 1898 lining the walls—does support that the crib existed prior to creation of Skagway's restricted district on Seventh Avenue in April 1901.

13 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance*, 22.



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

stampeders flocked to the goldfields, women set up restaurants and laundries as well as brothels with associated cribs in Skagway, hoping to improve their socio-economic status.[14]

Both men and women owned cribs in Skagway, collecting significant rents from the sex workers who required the space to conduct their trade. Landladies, or land-owning madams, made money on rents but likely also provided supervision and helpful services including "instruction and guidance in sanitation and the spread of sexually transmitted diseases, a place to rest and recuperate during illnesses, or advice on contraception, abortion or the adoption of unwanted children."[15] It is unlikely that male landlords provided the same level of assistance.[16]

The row of cribs along 7th Avenue was built between 1900 and 1901 and may have included the building that eventually became known as the Alaska Street Crib and later moved to Alaska Street. They were mostly simple wood-frame structures with an entry or living room and rear bedroom; some were just one room. This enclave was not looked upon favorably by many local residents or the press. Historian Catherine Holder Spude has noted that the "*Daily Alaskan* editor John Troy decided to bring the issue of prostitution to light in Skagway."[17] He began a series of articles in March 1901. Amidst this publicity several men in town were appointed to investigate the "social evil."[18] In April 1901, Skagway Deputy Marshal John Snook responded to more complaints about activities on 7th Avenue. Troy reported in the *Daily Alaskan* that the marshal:

> . . .went round to several homes of ill-fame and notified the proprietresses that they must either dispense with the red curtains or stand trial for violation of the law. When a reporter went down the avenue late last evening there was a remarkable scarcity of the usual abundant display of cheap, flaming red cambric at the windows and doors of the houses. Badly tuned pianos and squeaky voices were, however, in evidence as much as ever, but the publicity of the bagnios was greatly reduced by the operators complying with the order of the marshal.[19]

The many women who worked as prostitutes in the boomtowns of Skagway and Dyea, Alaska, and Dawson City in the Yukon territory in Canada, came from all walks of life. Many followed the migration of thousands of gold seekers and their potential fortunes, but others did not enter the profession willingly and found themselves in the Yukon. Skagway's prostitutes represented many cultural backgrounds including African American and Japanese women. One of Skagway's African American prostitutes, Ella D. Wilson, was found murdered in May 1898, her living quarters ransacked and her money missing,

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

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

16 For more on the differences between land-owning madams and men who owned cribs see Catherine Holder Spude, *Saloons, Prostitutes, and Temperance,* 22., 83.

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

18 *Ibid.,* 89.

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

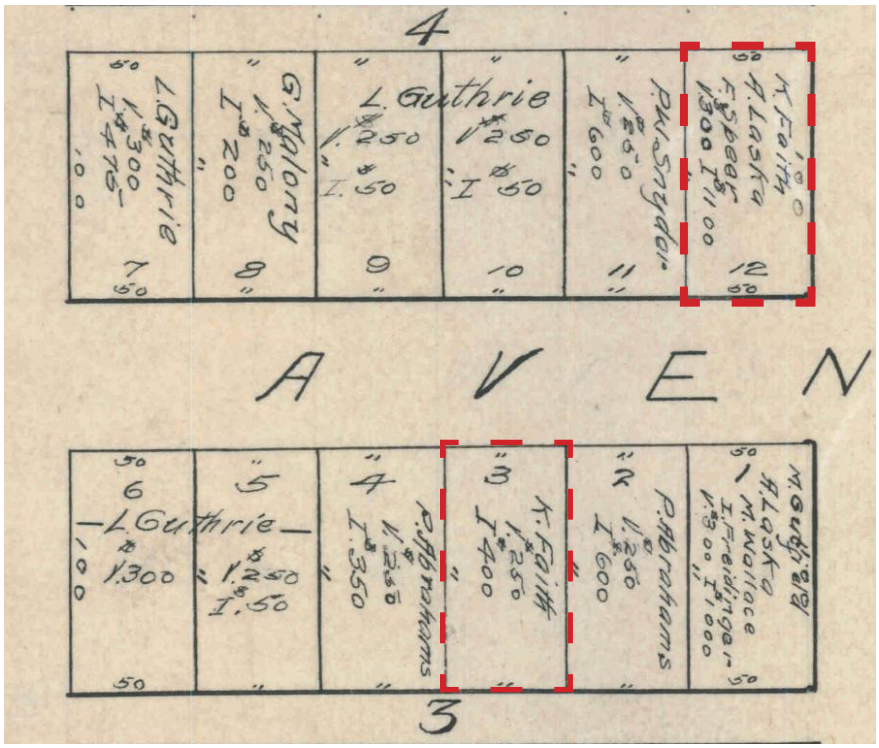


Figure 4.5: Detail, Map of Skagway, completed December 20, 1908, and accepted on April 29, 1909, with ownership indicated. This detail shows both sides of 7th Avenue between State and Broadway. Dashed lines show portion of Block 3 with Lot 3 clearly marked as owned by "K. Faith." The "V" indicates "values"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

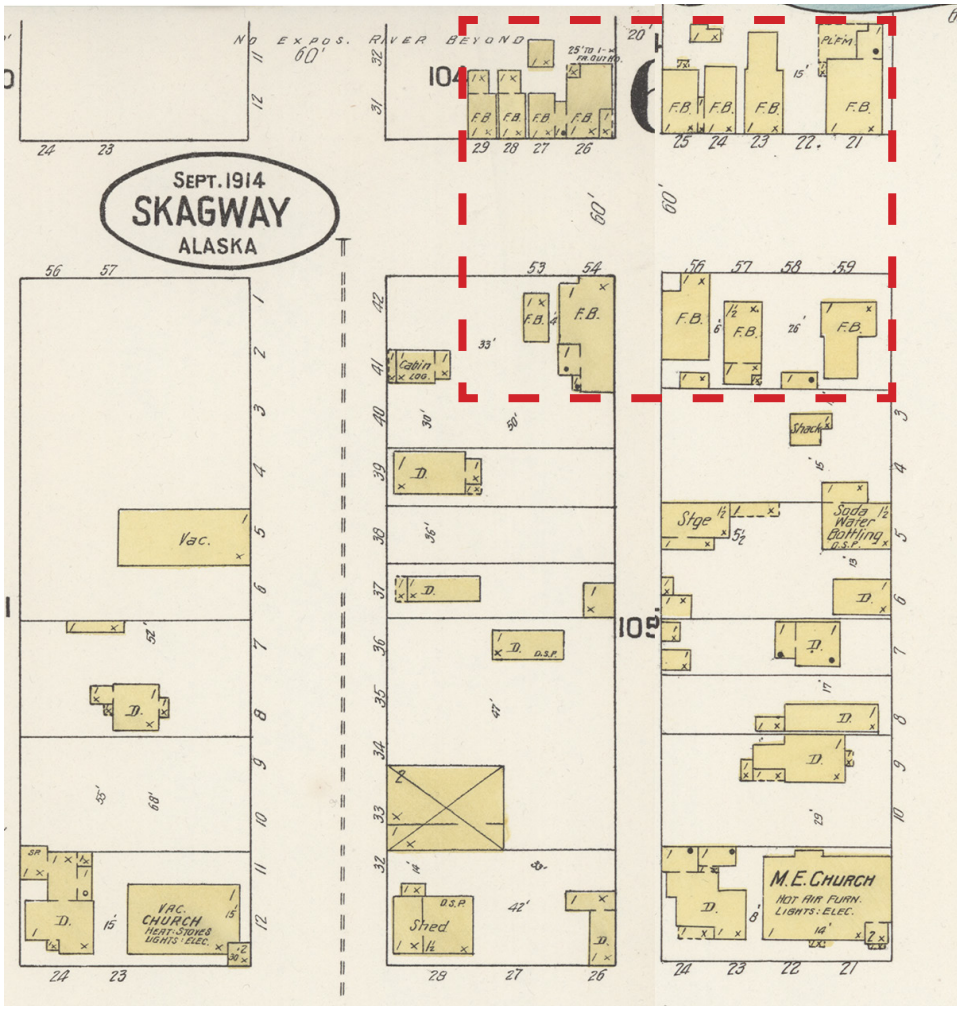


Figure 4.6: Detail, September 1914 Sanborn Map showing the block of Alaska between 4th and 5th with notations relating to Female Boarding houses or "F. B." Dashed lines indicate location of female boarding houses within the Alaska Street Restricted District. Note: Sheets 4 and 6 have been digitally merged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

indicating the danger that many of the women faced.[20] The Japanese women in Skagway held an enclave called "Jap Alley" or "Yokohama Row."[21] Prostitution was never legal in Skagway, women often paid fines, which were essentially a local tax. It was not until about a decade later that more restrictions aimed at curbing prostitution were enacted.

By 1907, the Skagway city council passed more restrictive laws. The women were notified to keep their front doors closed and the window blinds at least half down. Prostitutes were allowed on city streets only in street attire. The council debated whether to put a fence around the red-light district on 7th Avenue or to move the district, but instead, they tabled the issue.[22] In 1909, a newly appointed city council, pressured by religious leaders and petitioners, passed a resolution to take strong action against the residents of the bawdy houses, arresting them if found operating on 7th Avenue after September 15 of that year.[23] The resolution suggested that if the women moved to a more secluded site they would not be harassed. The 7th Avenue Restricted District was shut down in September 1909, but none of the madams purchased property at the new location, on Alaska Street, until 1910.

Thirteen, single-story structures comprised the row along Alaska Street. Its situation along the banks of the Skagway River, and close to the Skagway bottle works and slaughter house, gave it the required secluded location. The buildings of new district along Alaska Street, between 4th and 5th Avenue, were clearly shown on the 1914 Sanborn Map, with notations on buildings as "F. B." for "Female Boarding."[24] This was a polite way of indicating a cluster of brothels (Figure 4.6). Historian Catherine Holder Spude has noted that by 1914, the Alaska Street "restricted district was owned in its entirety by two entrepreneurial landladies," Essie Miller and Kitty Faith.[25] Despite its consolidated and restricted location, in 1917, Skagway's Restricted District was officially closed by order of the U.S. Commissioner.[26]

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

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

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

23 *Ibid*., 192.

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

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

26 *Ibid*., 235.

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5. Physical Description

SITE

The National Park Service moved the Kitty Faith Crib to its current location in 2014 from Lot 12, Block 16 owned by the Dennis Family. The building faces north, fronting a gravel alley running east-west parallel to 5th and 6th Avenues. The building sits to the east of the Goldberg Cigar and Confectionery Store and Kitty Faith Crib (both also relocated) and to west of the historic Moore Homestead Historic Site (in its original location) and the Frye-Bruhn Cold Storage Building (also relocated). Each of these sites is managed by NPS. The site is flat and there is a wood plank sidewalk running east-west along the alley in front of the building.

GENERAL

The National Park Service acquired the Alaska Street Crib in 2014 through a private donation from the Dennis Family. The crib is a small, one-story, wood-frame, gable roofed building with a shed roof addition at the rear (south elevation) (Figures 5.1 and 5.2). The gable roof is clad in cedar shingles, while the shed roof addition has green corrugated metal roofing installed by NPS in 2022. The exterior walls are covered in untreated, double beveled, horizontal shiplap siding (Figure 5.3). The interior consists of two rooms under the main roof with a third room located in the shed addition (Figure 5.4).

BUILDING EXTERIOR

FOUNDATION

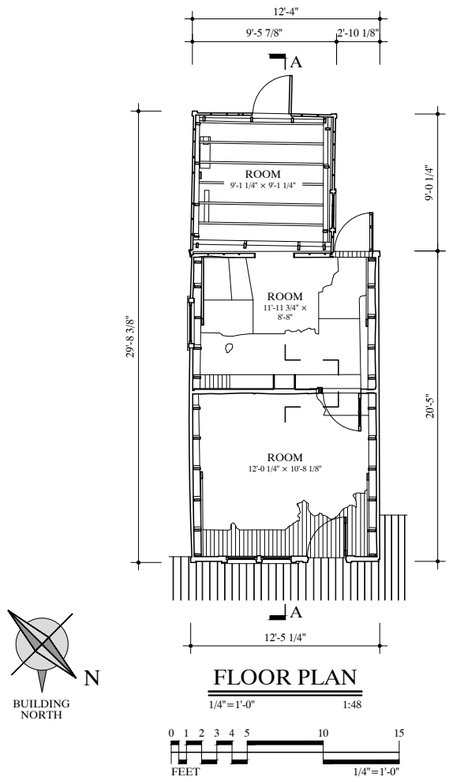
The Alaska Street Crib has a rectangular footprint measuring 20'-5" by 12'-4", and the shed roof addition measures 9' 1/4" by 9'-5 7/8". The building is supported by dimensional wood sill plates that were installed at its 2014 relocation to this site. Corrugated metal roof panels protect the wood grade beams serving as a temporary foundation. (Figures 5.5 and 5.6).

ROOF

The gable roof has a 9 1/2:12 slope and is clad in cedar shingles with 6" to weather (Figure 5.7). There is a 3/4" x 5" fascia board at the apex of the gable at the front (north) gable end and ghosting for similar sized trim is visible at the south gable end (Figures 5.8 and 5.9). The soffit consists of the plywood roof sheathing overlapping the gable end (Figure 5.10). A red brick chimney with 10 courses of running bond and a four-course corbel extends above the gable roof and aligns with the south side of the single interior dividing wall (Figure 5.11). The addition on the south elevation has a 3:12 shed roof clad in green corrugated metal roofing (Figure 5.12).

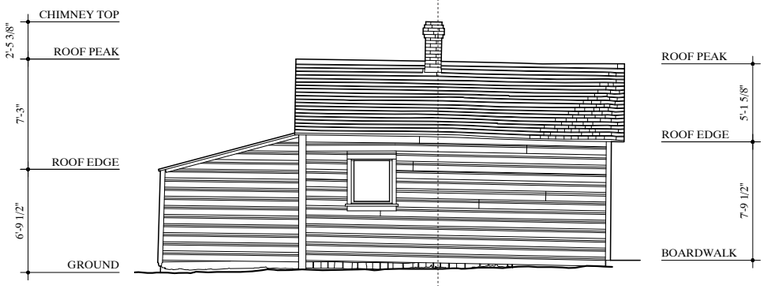
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

ALASKA STREET CRIB



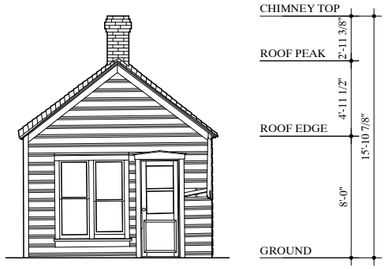
FLOOR PLAN

1/4" = 1'-0" 1:48



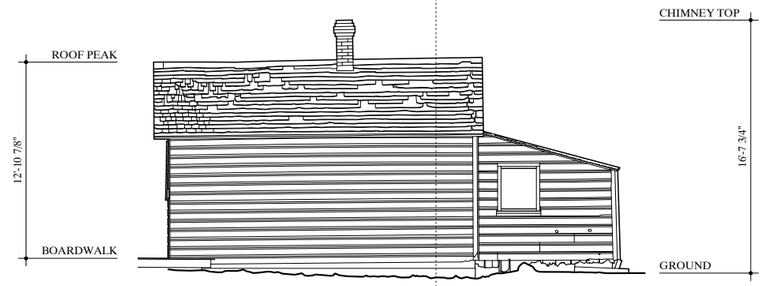
EAST ELEVATION

1/4" = 1'-0" 1:48



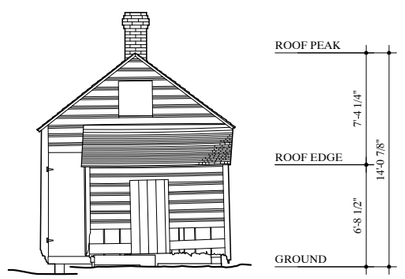
NORTH ELEVATION

1/4" = 1'-0" 1:48



WEST ELEVATION

1/4" = 1'-0" 1:48



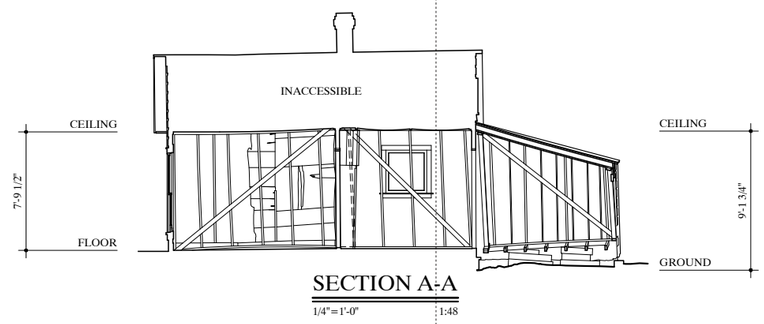
SOUTH ELEVATION

1/4" = 1'-0" 1:48

0 1 2 3 4 5

METERS

1:48



SECTION A-A

1/4" = 1'-0" 1:48

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

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

LIBRARY OF CONGRESS CONTROL NUMBER

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 1 SHEETS

SURVEY NO. AK-289

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

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

DRAWN BY: DANIEL DE SOUSA, JOHN WACHTEL

SKAGWAY DOCUMENTATION PROJECT, 2019
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

Figure 5.1: Historic American Buildings Survey of Alaska Street Crib. Source: Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, Sheet 1 of 1.



Figure 5.2: The Kitty Faith Crib (right), Alaska Street Crib (left), and Frye-Bruhn Cold Storage Building in background, looking southeast.



Figure 5.3: Horizontal wood double beveled shiplap siding on north elevation, looking southeast.



Figure 5.4: Interior looking south from the front room to the rear rooms, including the shed addition.



Figure 5.5: Foundation detail at west elevation.



Figure 5.6: Foundation detail at west elevation.



Figure 5.7: Simple gable roof clad in cedar shingles.



Figure 5.8: North gable end and frieze board.



Figure 5.9: South gable end with missing frieze board.



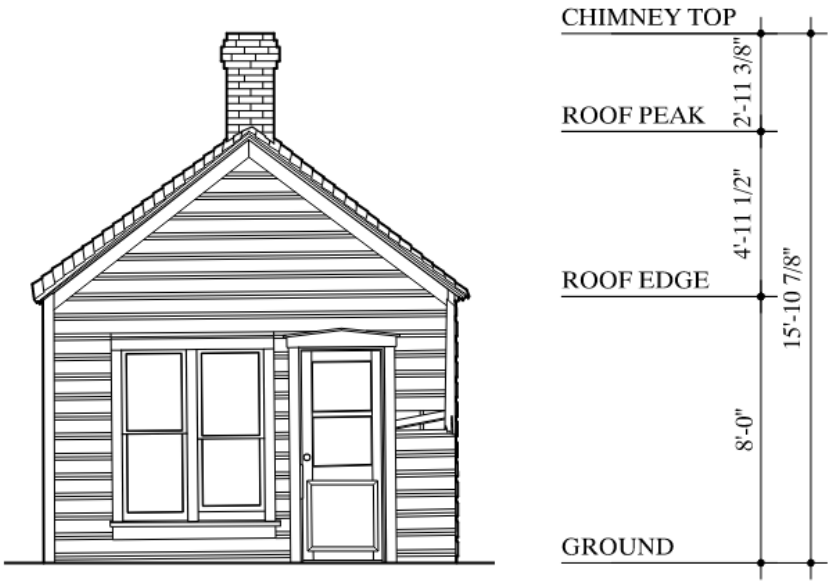
Figure 5.10: Plywood soffit at north gable end.



Figure 5.11: Detail of brick chimney at apex of gable.

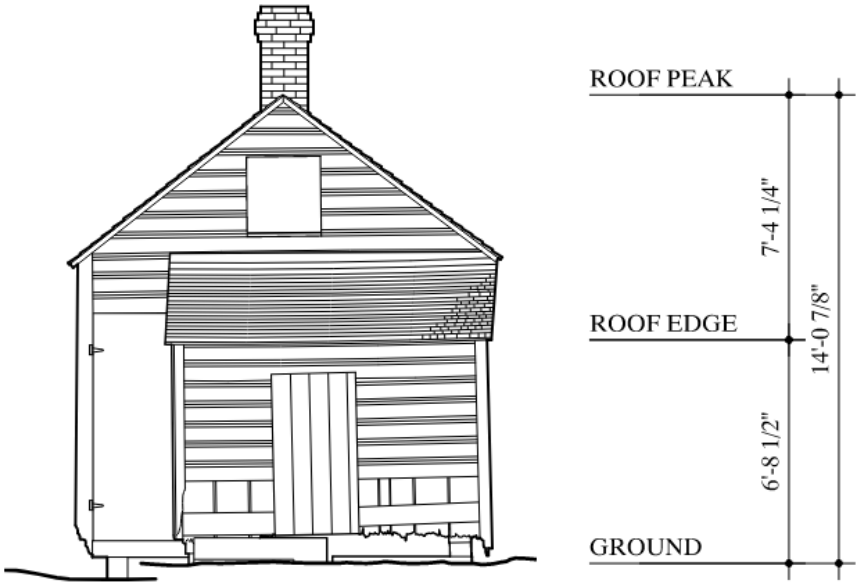


Figure 5.12: Addition with shed roof clad in green corrugated metal.



NORTH ELEVATION

1/4"=1'-0" 1:48



SOUTH ELEVATION

1/4"=1'-0" 1:48

Figure 5.13: North and south elevations of building. Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.

NORTH (FRONT) ELEVATION

The north elevation has two openings: a door at the west and a pair of one-over-one windows at the east. The front door is the only remaining historic exterior door (Figure 5.14). The unpainted wood door has three, roughly square, openings with plywood infill (Figure 5.15). The top two openings are separated by 1 1/2" muntin and the bottom is separated by a 6 1/2" rail. The door has a butted wood frame, topped with a simple, low angle wood pediment with a flat wood tympanum (Figure 5.16). The door hardware consists of a porcelain door knob, and a metal hinge to hold a padlock (Figure 5.17).

At the east end of the north elevation there is a pair of one-over-one double hung wood sash windows (Figure 5.18) that share a butted wood frame and wood sill (Figure 5.19). Each top sash on the double-hung windows have lamb's tongue detailing (Figure 5.20). Remnant paint on the west window and window sill may be beneficial for a paint analysis. An abandoned electrical panel and remnant wiring remains on the west end of the north elevation (Figure 5.21). The north elevation has unpainted, horizontal shiplap siding typical of the building (Figure 5.22). 3/4" x 5 1/2" vertical corner trim is affixed over the siding at the east end of the elevation the trim is repeated at the west end, but the board is broken and the lower end missing (Figure 5.23).



Figure 5.14: Door and window openings on north elevation.

SOUTH ELEVATION

The south elevation is dominated by a shed roof addition measuring approximately 9'-1" by 9'-6" (Figures 5.13 and 5.24). A plywood door attached with contemporary metal hinges and a hasp lock on the west side of the crib's main volume provides access to the interior (Figure 5.25). The shed roof addition has a centrally located door on the south elevation which consists of five vertical wood planks backed with plywood (Figure 5.26). The south elevation of the building's main volume has unpainted, double beveled, horizontal shiplap siding that is similar to the other elevations. A square, single-lite wood sash window is centered in the gable wall of the south elevation and is covered with plywood (Figure 5.27). The siding on the south elevation of the shed addition is similar to the main volume with unpainted, horizontal shiplap siding which terminates above the foundation (Figures 5.28 and 5.29).



Figure 5.15: Historic wood door with three openings infilled with plywood on north (front) elevation.



Figure 5.16: Detail of in filled door openings and wood pediment above.



Figure 5.17: Detail of door hardware.



Figure 5.18: Double-hung, one-over-one, wood sash windows on north elevation.



Figure 5.19: Detail of north window wood frame and sill.



Figure 5.20: Lamb's tongue detailing on north window.



Figure 5.21: Abandoned electrical panel at west end of north elevation.



Figure 5.22: Horizontal shiplap siding and vertical trim at northeast corner. Vertical battens were installed as a stabilization measure by NPS in 2018.



Figure 5.23: Broken vertical trim at northwest corner.



Figure 5.25: Detail of door opening on south elevation, covered with a plywood door.



Figure 5.24: Overview of the south elevation with shed addition, looking northeast.

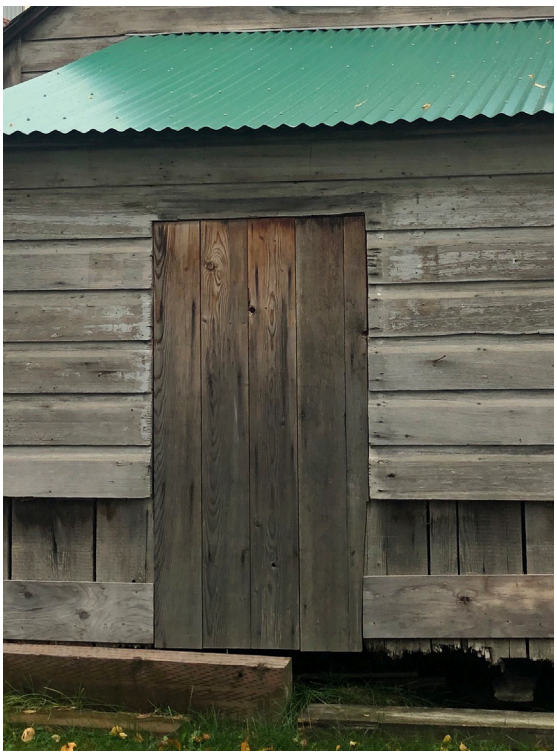


Figure 5.26: Wood plank door on shed addition.



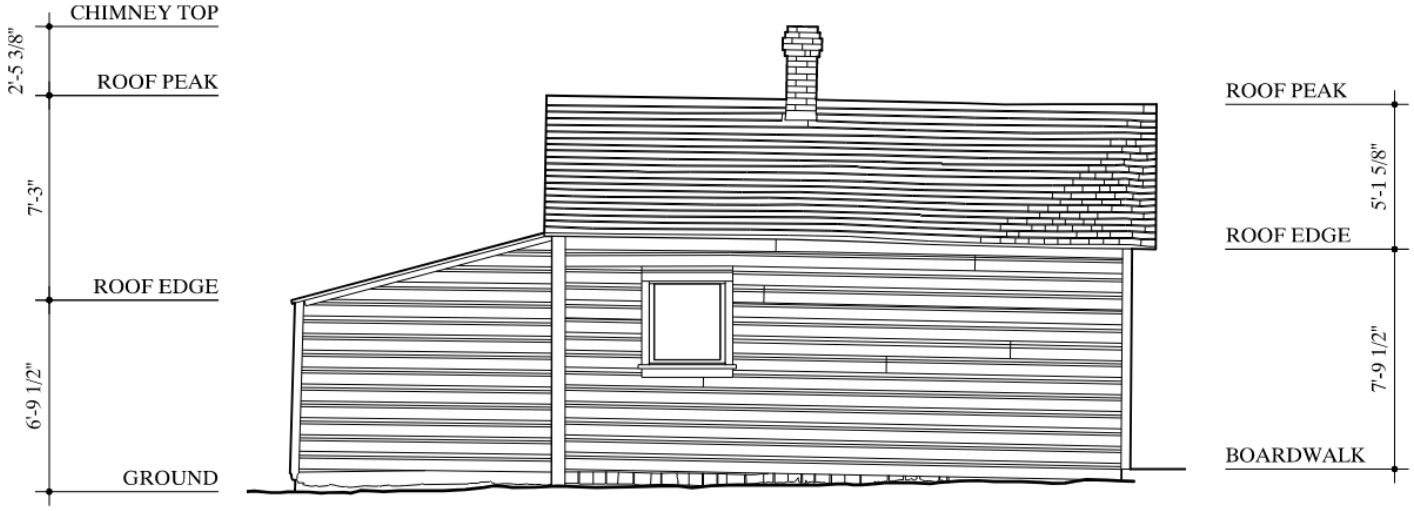
Figure 5.27: Single-lite wood sash window covered with plywood at south gable end.



Figure 5.28: Siding on south shed addition is consistent with existing siding throughout building.

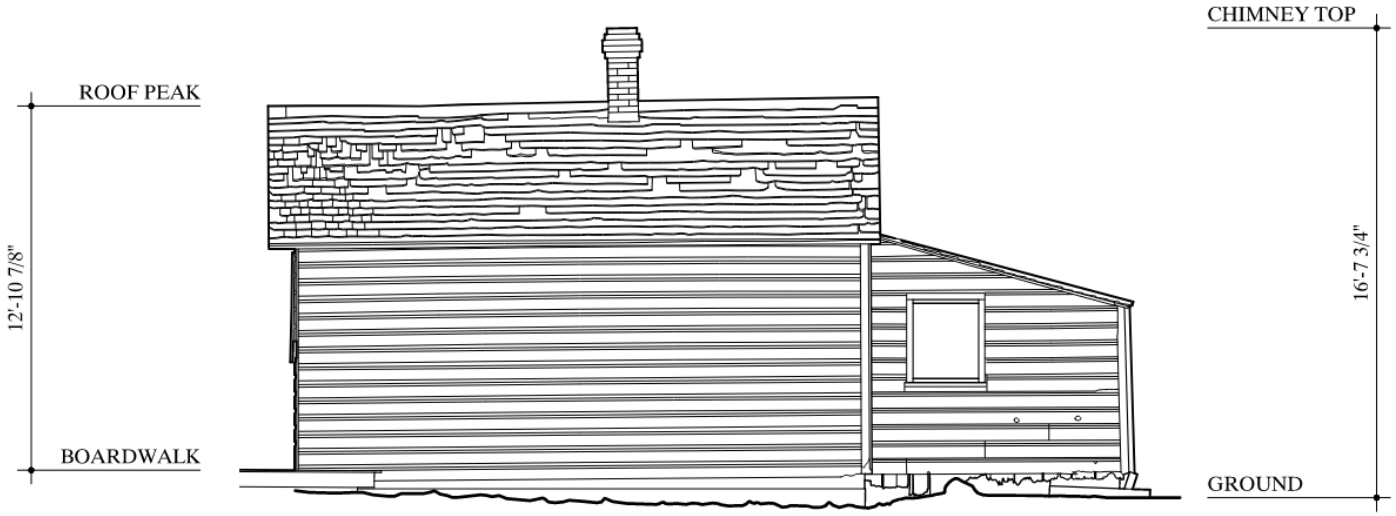


Figure 5.29: Lower siding courses that terminate above foundation of south addition.



EAST ELEVATION

1/4"=1'-0" 1:48



WEST ELEVATION

1/4"=1'-0" 1:48

Figure 5.30: East and west elevations of building. Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.

EAST ELEVATION

This elevation has unpainted, horizontal shiplap siding typical of the building with 3/4" x 2" vertical wood battens at 24" on-center that were added during stabilization efforts in 2018 to support the sheathing and exterior siding (Figures 5.30 and 5.31). The east elevation has one, single lite, fixed, wood sash window in the main volume of the building held in place with quarter-round stops (Figure 5.32). The exterior head trim includes metal flashing. There are no windows on the east elevation of the shed roof addition.



Figure 5.31: East elevation with horizontal wood shiplap siding with wood battens for stabilization.



Figure 5.32: Horizontal wood shiplap siding with wood battens for stabilization and single lite, fixed, wood sash window secured on east elevation.

WEST ELEVATION

The west elevation is clad in unpainted horizontal wood shiplap siding and has no windows in the main volume of the building (See Figures 5.30 and 5.33). There is one window in the west elevation of the shed addition with wood trim (Figure 5.34). The window is currently covered in plywood (Figure 5.35).



Figure 5.33: Detail of siding, showing no window openings on the west elevation.



Figure 5.34: Southwest corner of the building showing shed addition.



Figure 5.35: Single window opening on the west elevation of the shed addition, covered with plywood.

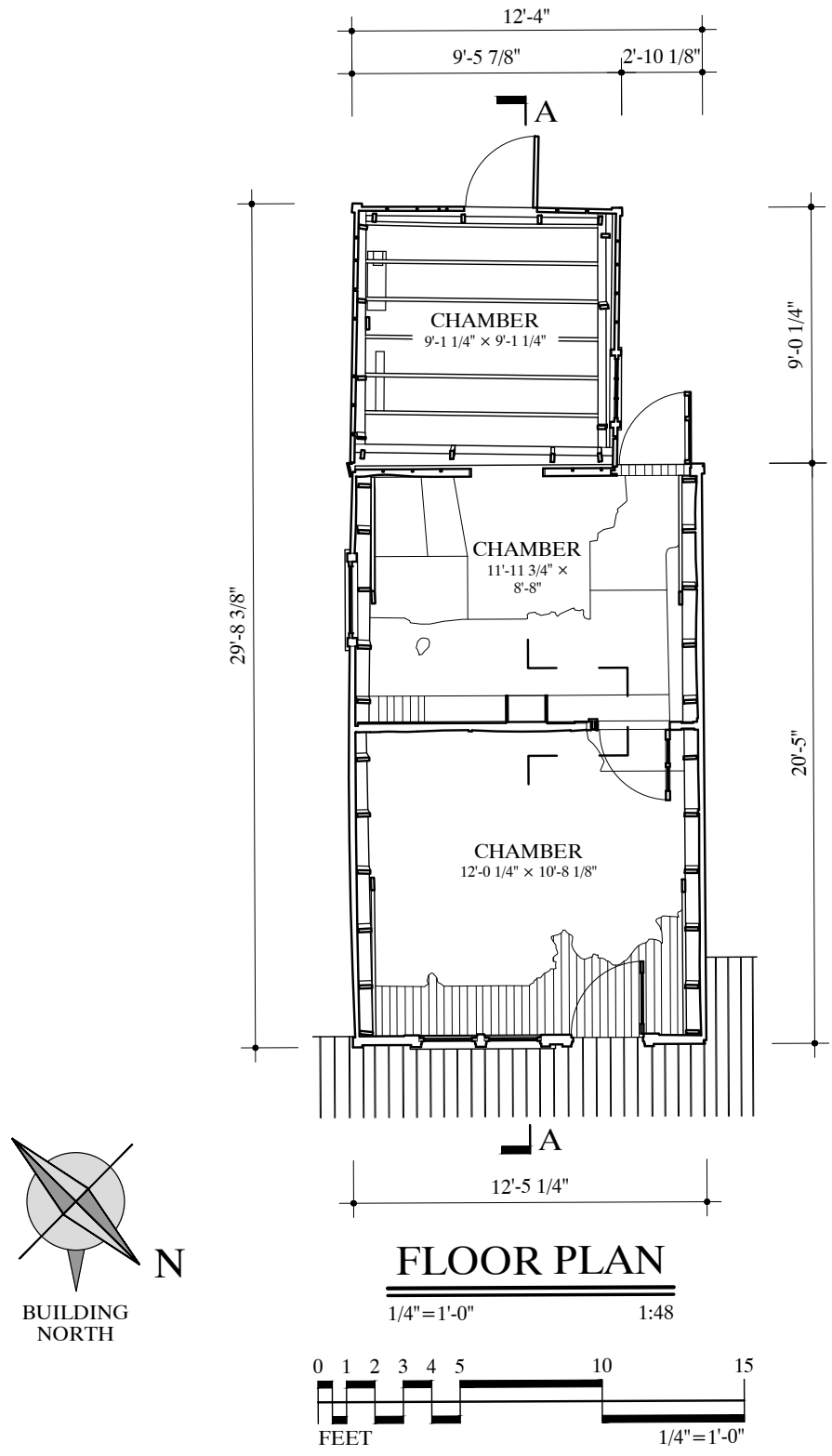


Figure 5.36: Floor plan of Alaska Street Crib, comprised of three interior rooms. Source: Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.

BUILDING INTERIOR

In plan, the Alaska Street Crib has three rooms (Figure 5.36). These rooms abut each other and progress southward with no hallway. The front room doorway to the middle room is at the west side of its south wall. The middle room to access the shed-roofed addition is east of center of its south wall. The doorways, in other words, do not align in plan. The building appears to have never had a kitchen or bathroom. Each room may have been used as a separate entertaining chamber when it was a crib.

At the time of the site visit for this HSR, the interior was used as storage, many doors and windows were boarded, and flooring was missing in the shed addition.

FRONT (NORTH) ROOM

The front room is accessed via the exterior front door (Figure 5.37). This door has lost its paneling and makeshift plywood panels have been attached. The door was not operable at the time of the site visit; however, its metal door hardware remains in place (Figure 5.38). The stiles and rails on the door are 4" wide. The door frame has wood trim with the top trim piece above the door having a decorative angle (Figure 5.39).

The other side of the front room north wall has the two, one-over-one, double-hung wood sash windows (Figure 5.40). The window sashes are not quite the same size. Windows are separated by a simple, wood mullion and have a flat, butted wood frame that encloses both windows (Figure 5.41). The windows have metal peg hardware pieces (Figure 5.42). The window frame is painted cream and the top and bottom boards angle out, similar to the top of the front door frame. The west side of the interior window frame abuts to the interior door frame (Figure 5.39).

This room measures roughly 12'-0" wide x 10'-8" deep. Wide, wood, floorboards, likely original, are found in an area of the front portion of the front room (Figure 5.36). However, remnants of sheet good flooring are also visible in this room (Figure 5.43). The walls and ceiling of the front chamber are plywood and battens, painted light blue (Figure 5.44). Recently installed interior bracing, consisting of 2x4s, can be found in this room, and obscures the battens in some locations. The same trim used at the windows and doors is used for the wall baseboard (Figure 5.45).

The door to the middle room from the front room has four lites at the top and recessed wood paneling at the bottom (Figure 5.46). From the front room the door is painted white. This door has the same trim with the angled top as the exterior door and the north wall windows. A metal wall thimble remains, revealing where a stove pipe historically connected to the crib's chimney (Figure 5.47).



Figure 5.37: Exterior door provides access into the front (north) door, currently covered with plywood.



Figure 5.38: Remaining surface mounted rim lock on the front door.



Figure 5.39: Simple wide board frame at door with angled head trim.



Figure 5.40: North wall at front room with paired double-hung windows.



Figure 5.41: Mullion detail of north double-hung windows.



Figure 5.43: Detail of wood flooring in front (north) room.



Figure 5.42: Window spring bolt detail on north double-hung window.



Figure 5.44: Sheet good remnant pieces still attached above floor boards.



Figure 5.45: Plywood and batten walls on east wall of front room. Stud wall and diagonal brace installed by NPS in 2018 as a stabilization measure.



Figure 5.46: Wood baseboards match door and window trim in the interior.



Figure 5.47: Wood door from the front room to the middle room has 4 lites and wood paneling below.

MIDDLE ROOM

The middle room measures approximately 11'-11" x 8'-8" with its north wall running east-west. The north wall, dividing it from the front room, is covered in plywood, painted cream, with green painted wood battens. A portion of the chimney, currently covered with plywood, is visible on the dividing wall from the middle chamber. It rests on a wood ledge with shelving below, a common architectural arrangement in Skagway's historic structures (Figure 5.48). The door from the front room, with four top lites above and two wood recessed panels below, is painted pink facing this room (Figure 5.49). This door is framed with the same type of trim as found in the front room (Figure 5.50).

The east wall of this room is also covered in plywood panels at the lower portion of the wall and there appears to be remnant fiberboard (possibly Celotex) above. This wall has one, single-lite, wood sash window (Figure 5.51). The window has a green, painted, butted, wood frame and sill obscured by wood framing for structural stability (Figure 5.52). It is possible this window was once operable and was perhaps a pivot or casement window.

The south and west walls of the middle room as well as the ceiling are clad in a fiberboard (possibly Celotex) with wood battens. The fiber board is cream colored whereas the battens and wood floor boards are painted dark green. The door opening leading from the middle room to the shed roofed addition is a simple cut out of the fiberboard wall (Figure 5.53). There is a single, ceiling mounted light socket with no bulb or globe along one of the ceiling battens (Figure 5.54).

At the southwest corner of this room there is an exterior door opening, which has the same type of trim and frame as the front room doors (Figure 5.55). The door, however, is no longer installed in its frame, but it is stored in the building (Figure 5.56). The door is similar to the one hung between the front room and the middle room with four top lites above and two wood recessed panels below.



Figure 5.48: Wall thimble where stove pipe connected to chimney.



Figure 5.49: Chimney and supports in middle room of Crib.



Figure 5.50: Wood door with four upper lites and recessed panel below provides access to the middle room.



Figure 5.52: Single window on east wall.



Figure 5.51: Door trim is consistent with door trim in the front room.



Figure 5.53: Wood frame and sill, painted green behind dimensional studs added for stabilization.



Figure 5.54: Door opening from middle room to south addition, without door leaf.



Figure 5.56: Exterior door opening at the south wall of the shed addition.



Figure 5.55: Ceiling light fixture and fiberboard ceiling with wood battens.



Figure 5.57: Current location of door that has been removed from its initial location at the south wall of the shed addition.



Figure 5.59: Wood window in the shed addition with one large lite above three smaller lites, in an upside down sash.



Figure 5.58: Vertical wood boards at walls and exposed floor framing.

REAR – SHED ROOFED ADDITION ROOM

The shed addition is roughly square measuring 9'-1" x 9'-1" and with a door at the south wall and window at the west wall. The interior walls and ceiling of the shed addition are wood boards and the floor is open with exposed framing and the ground visible below (Figure 5.57). The wood window in the shed has one large lite above three, equally divided, roughly square lites (Figure 5.58). It has a butted wood frame and sill. The window sash is likely installed upside down.

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6. Chronology of Development and Use

The chronology of the Alaska Street Crib is very much uncertain to its early period. It is believed that for much, or all, of its existence the building sat within Skagway Block 16 on Lot 12, which is located at the northwest corner of Alaska Street and the alley between 4th and 5th Avenue. The 1909 Skagway ownership map indicates Lot 12 in Block 16 was owned by W. Frazier and was valued at $50.00, with an additional $50.00 of improvements on the lot.[1] At the time of the 1909 ownership map, Block 16, Lot 1 was owned by J. J. Daly; it was valued at $50.00 and had $75.00 of improvements (Figure 6.1).[2]

According to the historian Catherine Holder Spude, both Essie Miller and Kitty Faith owned portions of the parcel associated with the northwest corner of 5th and Alaska or Block 16, Lot 12, where this building was located (Figure 6.2).[3]

Historian Rachel Lanier Taylor found that by May 4, 1910, Kitty Faith owned Block 16, Lot 12.[4] Faith sold the northern half of the lot to Virginia Suffecool on June 9, 1921.[5] The 1914 Sanborn map (Figure 4.5) indicates this was the half of the parcel on which the building in question rested. Suffecool sold the parcel to Frank Joe and Mrs. William Mills in 1921.[6] They, in turn, sold to Bert Dennis in 1934.[7] The parcel remains in the Dennis family; only the crib was donated to the National Park Service in 2014.[8]

The two parcels in question in Block 16 were each 100' x 50' rectangular lots that accommodated multiple buildings. The Alaska Street Crib resembles one of the three cribs shown in a circa 1908 photograph of Block 3, Lot 3, on the south side of 7th Avenue (Figure 6.3). These cribs were first owned by the Stinebaughs and then they were acquired by Kitty Faith in 1906. It is possible one of these cribs was moved to the parcel that became the Dennis family property (Block 16, Lot 12), as this area became the Alaska Street restricted district for prostitution in 1910. Further, the 1914 Sanborn Map only shows two small buildings along 7th Avenue, indicating one may have been moved or demolished. When comparing the two cribs that remain on 7th Avenue on the 1914 Sanborn Map with the footprint of several of buildings on Block 16, Lot 12, similarities are more clear.[9]

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

2 *Ibid*.

3 Catherine Holder Spude, *Saloons, Prostitutes, and Temperance in Alaska Territory*. Norman: University of Oklahoma Press, 2015: 210.

4 Skagway Trustees deeds Vol. 1, Page 236.

5 Deed Book 10, Page 349.

6 Trustee's Deed, Skagway, Deeds B111-00001, Vol. 1 (1909-1913): 236, Recorder's Office, Department of Natural Resources, State of Alaska, http://dnr.alaska.gov/ssd/recoff/search/histdocs.

7 Deed Book 12, Page 80.

8 National Park Service.

9 Sanborn Fire Insurance Company Map, Skagway Alaska 1914 Sheets 4 and 6.

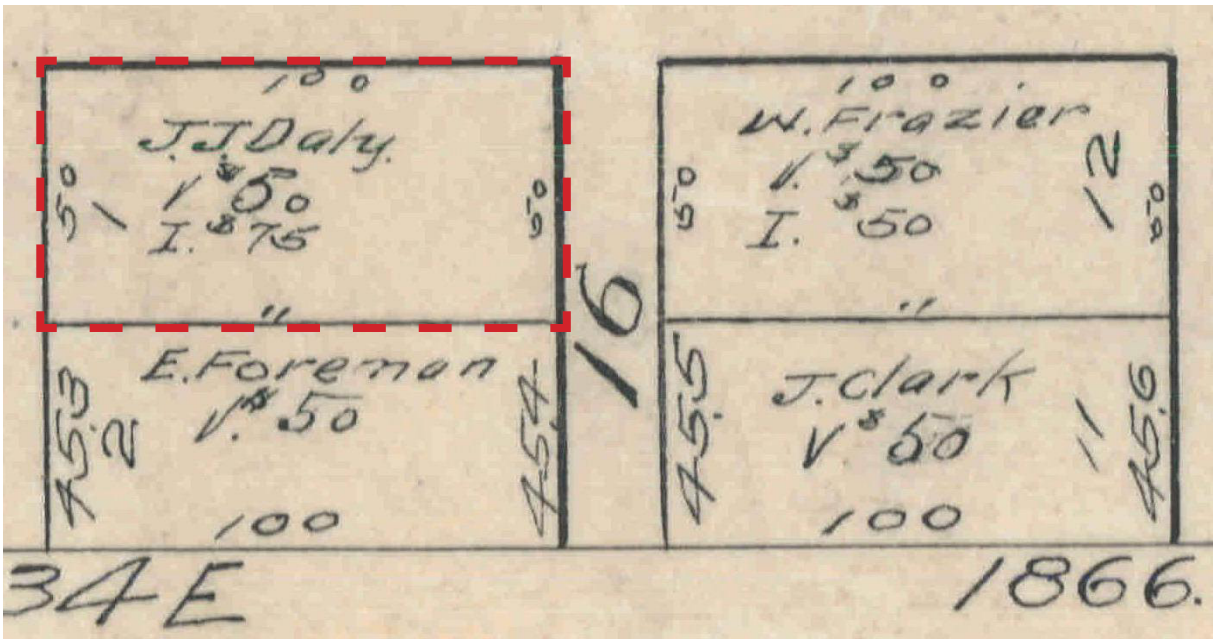


Figure 6.1: Detail, Map of Skagway, completed December 20, 1908, and accepted on April 29, 1909, with ownership indicated. This detail shows Block 16 with Lot 12 on the south side of the alley and Lot 1 on the north side. Dashed lines shows property owned by J.J Daly. (Wettrick and Hill 1909; KLGO Digital Library).

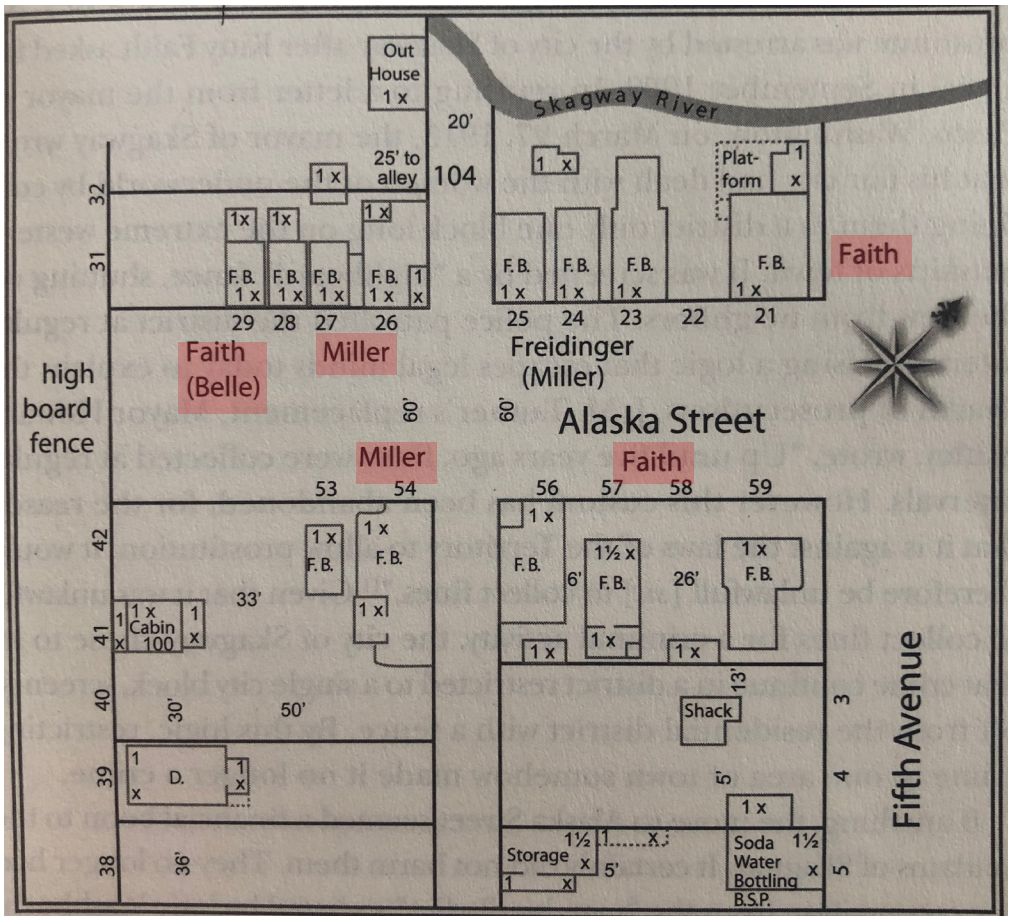


Figure 6.2: Map developed by Catherine Holder Spude of the Alaska Street restricted district, showing ownership of buildings by Faith and Miller where highlighted, according to Historian Catherine Spude. Note: Faith and Miller both owned portions of Lot 12 of Skagway Block 16. (Katherine Holder Spude, *Saloons, Prostitutes and Temperance in Alaska Territory*, pg. 203).

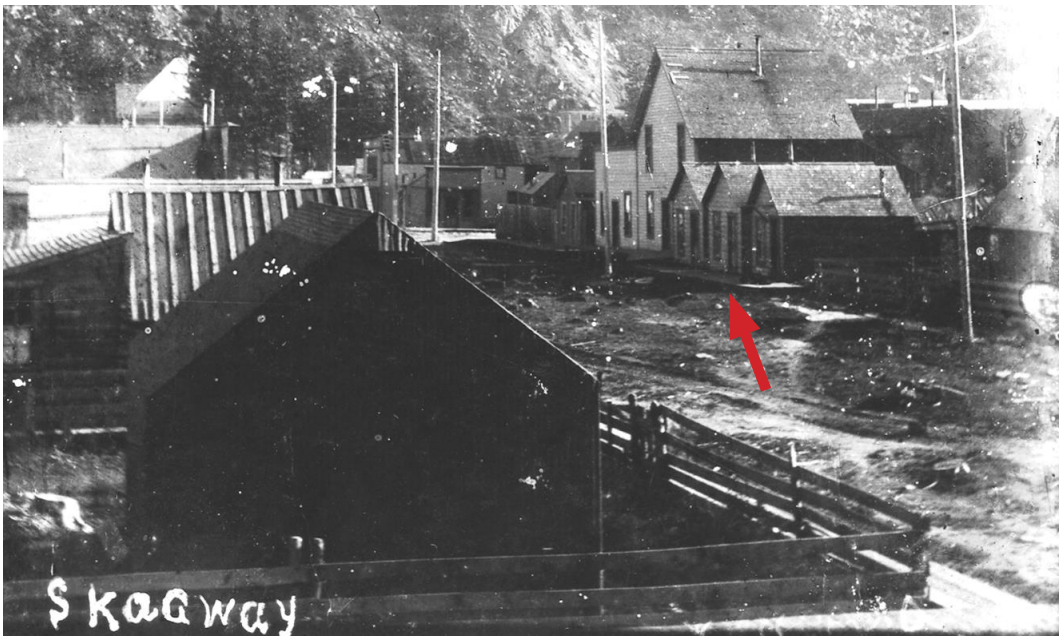


Figure 6.3: View of 7th Avenue looking southeast toward Broadway, circa 1908, arrow showing three small cribs. (National Park Service, Klondike Gold Rush National Historical Park, Mike Motzer Collection, KLGO 7th-3-1931).

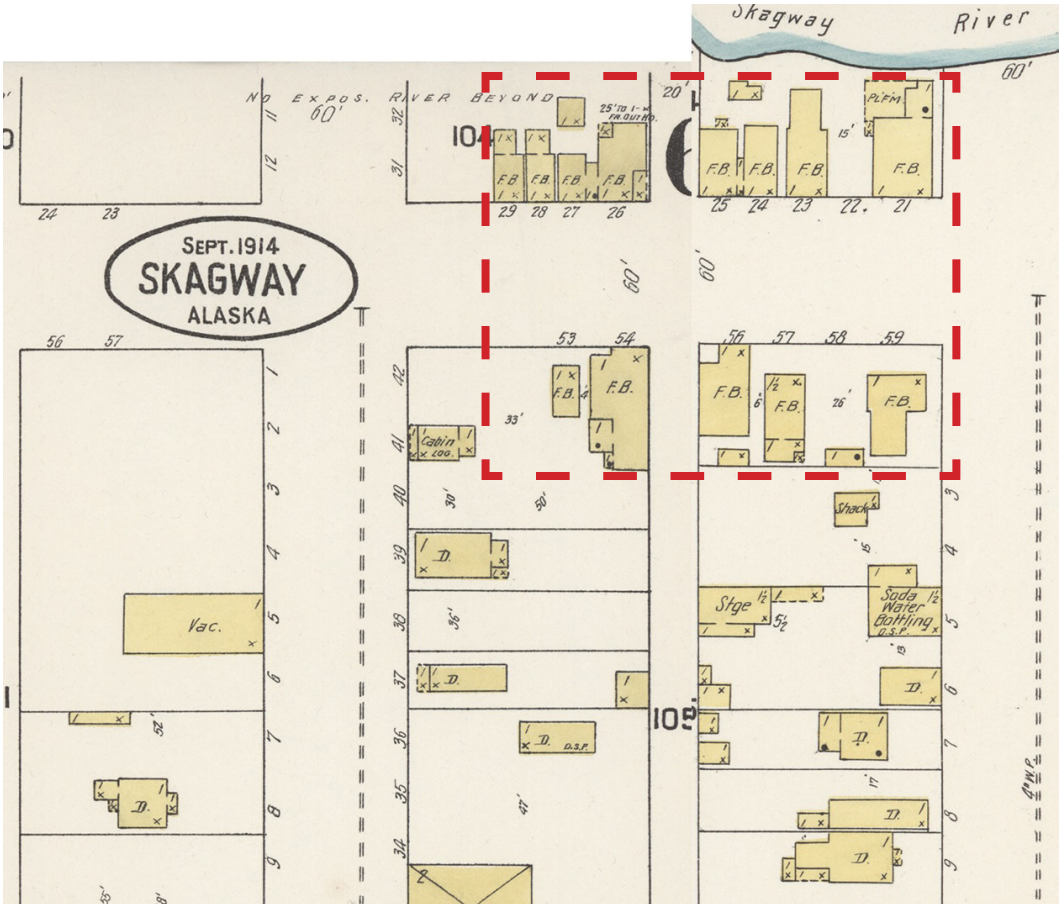


Figure 6.4: Detail of the 1914 Sanborn Map showing the Alaska Street restricted district. Note: Sheets 4 and 6 have been digitally merged and cropped by HSR authors. Dashed lines indicate location of Female Boarding houses. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheets 4 and 6, September 1914, Library of Congress, Washington, D.C.).

The 1914 Sanborn Map shows multiple buildings on both parcels in Block 16 (Figure 6.4). The buildings on Lot 1 of Block 16 on the south side of the alley are larger than the buildings on the north side. All of the buildings on the Block 16 parcels are marked "F.B." for female boarding. The three buildings at the north end of the row on Lot 12 do have a similar footprint to the three cribs that were located on 7th Avenue; one of these buildings could be the missing 7th Avenue crib.[10] A photograph of the Alaska Street restricted district from the spring of 1915 shows the buildings on these two parcels (Figure 6.5).

Despite the Alaska Street restricted district having closed in 1917, the buildings shown on the 1948 Sanborn Map for Block 16 Lots 1 and 12 are in the same configuration as the 1914 Sanborn Map and are still marked "F.B." (Figure 6.6).[11]

The Dennis Family owned the building on Lot 12 in Block 16 from 1934 to 2014, and the Alaska Street Crib was relocated from the Dennis property to its current location in 2014 (Figures 6.7 and 6.8).

The crib has a shed roof addition at the rear of the building. It is not known when this addition was constructed. However, two of the cribs shown on the 1914 Sanborn have small additions at the rear and a third small crib does not.

BEFORE RELOCATION

A series of photographs show the building in its historic location on the Dennis property (Figures 6.9, 6.10, and 6.11).

2014 RELOCATION

In 2014 NPS acquired the crib from the Dennis Family and moved it to its current location. A series of photograph show the building during the move (Figures 6.12, 6.13, and 6.14).

NEW SITE

A photograph from July 2015 shows the building in its present location (Figure 6.15).

Until additional research is conducted, full attribution of this building to either Kitty Faith or Essie Miller is not possible. Until that time, the park will call the structure the Alaska Street Crib in order to differentiate it from the neighboring building, which can be fully attributed to Kitty Faith

When the Alaska Street and Kitty Faith cribs were donated to the National Park Service, discussions among the park and regional staff ensued about a final location for the buildings and acknowledging the adverse impact associated with the relocations. The park chose to site the two cribs adjacent to one another in an alley context in close proximity to Broadway. In 2014, the park relocated the Goldberg Cigar Store to a vacant lot fronting Broadway owned by the NPS. The Goldberg is also sited adjacent to the alley and helped establish the "crib context" mimicking what it may have been like in the restricted district during the period of significance.

10 Sanborn Fire Insurance Company Map, Skagway Alaska 1914 Sheets 4 and 6.

11 *Ibid.*

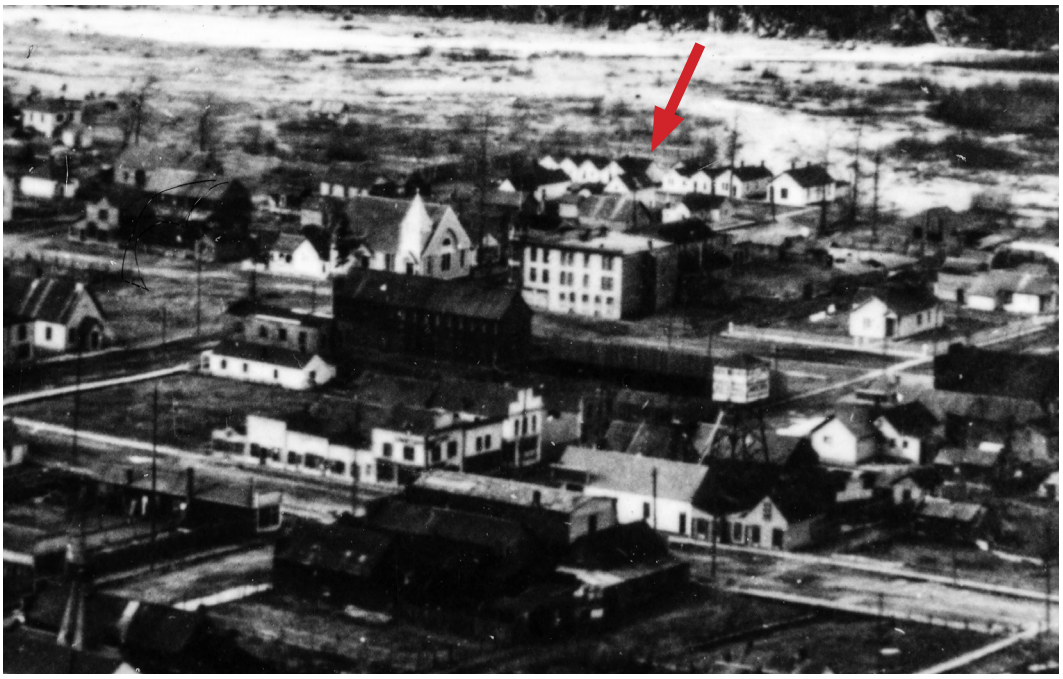


Figure 6.5: A Spring 1915 view of Skagway by photographer Floyd Sheelor. This cropped overview panoramic photograph of town taken from the east hillside shows the Alaska Street restricted district. The Methodist Episcopal (later sold to Presbyterian Church), also noted on the 1914 Sanborn Map, is visible in the foreground at the northwest corner of 5th and Main. Arrow points to row of crib buildings. (Alaska State Library, Panoramic Views of Alaska and Yukon Territory, PCA 63-21a; KLGO SO-32-141).

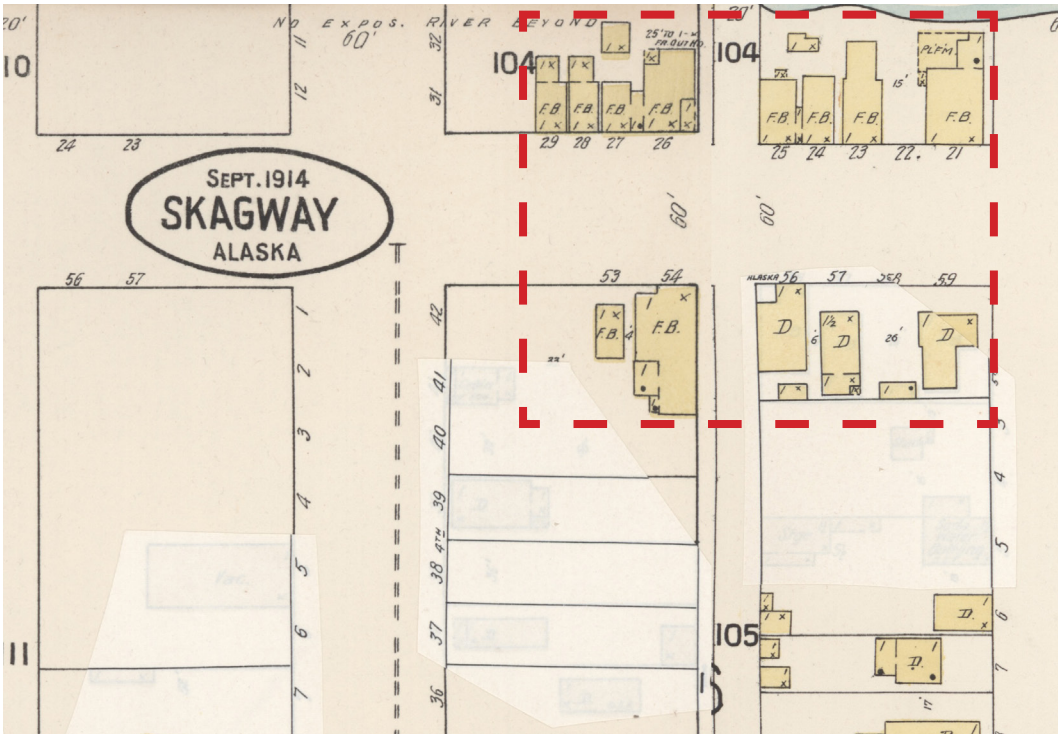


Figure 6.6: Detail of 1948 Sanborn Fire Insurance Map showing the Alaska Street restricted district. Note: Sheets 4 and 6 have been digitally merged and cropped by HSR authors. Dashed lines indicate location of Female Boarding houses. Note: Buildings in lower right corner of dashed line, in block 105 have been converted to dwellings. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheets 4 and 6, September 1948, Library of Congress, Washington, D.C.).



Figure 6.7: Photograph of the building in the 1970s. (Klondike Gold Rush National Historical Park, KLGO 49879, KLGO Digital Library).



Figure 6.8: Photograph of the building in the 1970s. (Klondike Gold Rush National Historical Park, KLGO 49879, KLGO Digital Library).



Figure 6.9: Photograph of the building in June 2004 before it was moved from the Dennis property. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.12: Photograph of the building during relocation. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.10: Photograph of the building in 2014 before it was moved from the Dennis property. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.13: Photograph of the building during relocation in 2014. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.11: Photograph of the building in 2014 before it was moved from the Dennis property. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.14: Photograph of the building during relocation in 2014. (Klondike Gold Rush National Historical Park, KLGO 57926, KLGO Digital Library).



Figure 6.15: Photograph of the building at its current location, July 2015. (Klondike Gold Rush National Historical Park, KLGO Digital Library).

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7. Character-Defining Features

SITE

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

- Building positioned on flat site, placed adjacent to wood boardwalk
- Front elevation sited to face alley

EXTERIOR

- One-story configuration
- Slightly raised foundation
- Rectangular in plan measuring 20'-5" x 12'-4"
- Front facing, steeply-pitched main gable roof with a slope of 9 1/2:12
- Original red brick chimney extending above gable, roughly at center, with 10 courses of running bond and a four-course decorative corbel at top
- Cedar shingle roof with weathered cedar shingles laid with a 5" to weather and 21 courses on east slope and 6" to weather and 19 courses on west slope
- Shed roof addition at south with a slope of 3:12 [date unknown]
- 3/4" x 5" fascia board at north (front) gable end
- 3/4" x 5" frieze trim on siding abutting roof rake
- 3/4" x 7 3/8" untreated and weathered double beveled, horizontal shiplap siding
- 3/4" x 5 1/2" vertical wood corner trim boards
- Wood door on north (front) elevation with a butted door frame and three, roughly square, openings separated by 1 1/2" muntin at the upper panels and a 6 1/2" rail below, topped with a decorative head casing
- Pair of one-over-one, double-hung, wood sash windows with lamb's tongue sash detailing and 3/4" wood trim at north (front) elevation

- Single lite wood sash window at southwest corner of south elevation
- No windows at west elevation in main portion of crib
- Single lite wood sash window at west elevation
- Door opening at south elevation of main section of crib
- Box construction wall assembly with exterior horizontal cladding and interior vertical wall finishes serving as wall structural system

INTERIOR

- Two-room configuration of main space and one-room at shed addition
- Wood flooring in front room matching dimension, species, and orientation of what is extant under non-historic finished floor
- Entry door and paired window configuration of primary (north) elevation
- Interior door openings with wood trim with angled outward cut at the header
- Wood-framed window on east wall of middle room
- Window openings with interior wood trim with angled outward cut at header, and hardware



Figure 7.1: View from northeast of main gable and brick chimney.



Figure 7.2: Horizontal shiplap wood siding measuring 7 3/8" x 3/4" at southeast corner.



Figure 7.3: Entry wood door with three openings, currently infilled with plywood and decorative wood pediment above.



Figure 7.5: Wood flooring below existing finish flooring.



Figure 7.4: One-over-one, double-hung, wood sash wood windows with wood trim at north elevation.



Figure 7.6: Door trim with angled corners at header.

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8. Condition Assessment

INTRODUCTION AND METHODOLOGY

SURVEY METHODOLOGY

The Alaska Street Crib was visually surveyed during a site visit conducted on August 8, 2020 by FFA Architecture and Interiors staff in conjunction with architecture + history, llc. The survey methodology for the buildings and structures involved visual observations conducted at the ground level of building exteriors. Interior spaces were also inspected during the August 2020 site visit. Investigative techniques were conducted using non-destructive methods and tools. Historic research and resource inspections informed the descriptions and condition assessments presented below.

CONDITION DEFINITIONS

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

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

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

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

EXTERIOR CONDITIONS

BUILDING ACCESSIBILITY

The front entry of the Alaska Street Crib faces north towards a gravel alley between 5th and 6th Avenues. An off-center wood stile and rail door on the north (front) elevation serves as the primary entrance into the building. The crib is accessed from a raised boardwalk made of wood planks directly in front of the building that provides pedestrian access to the building exterior, and connects to other buildings located along the block (Figure 8.1). Two secondary entrances located on the south elevation of the main building and the shed addition have been temporarily covered with plywood and wood planks and are not in use. There is not a connecting pathway or boardwalk that provides pedestrian access to the secondary entrances on the south elevation (Figure 8.2).

Condition

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

The north (primary) entrance and south (secondary) doors do not meet Architectural Barriers Act Accessibility Standard (ABAAS) width code requirements. The width of the north entry door is not compliant, and the door lacks a threshold. Both south (secondary) entrances exceeds the maximum threshold height requirements and there is a significant height difference between grade and the interior finish floor due to the building's elevated foundation (Figure 8.3). Existing door hardware on the north entry door is not compliant and the temporary plywood board that serves as the south door does not have a handle or door knob. The boardwalk only provides access to the front elevation, limiting site access and viewing of the building for interpretive purposes to the front elevation.

STRUCTURAL SYSTEMS

The Alaska Street Crib is supported by dimensional wood beams that were installed sometime after the building was relocated in 2014 (Figure 8.4). The crib consists of plank (box) construction with minimal framing or fasteners. Exterior walls measure 7'-9" in height from the finished floor to the top plate. Following the building's relocation, stabilization efforts in 2018 consisted of adding dimensional wood framing, including the installation of 2x4 studs and wall plates for structural reinforcement on east and west interior walls of the front/north and middle rooms, and all walls in the south shed addition (Figures 8.5 and 8.6). Dimensional 1x4 cedar battens were added to the east exterior wall in 2018 to stabilize the wood siding and sheathing. Sill plates and wood floor joists were installed in the shed addition during stabilization of the building, supported by stacked dimensional timber (Figure 8.7). Wood floor joists of the original building measure 7 1/4" x 1 7/8" run east-west and are spaced 22 1/2" on center. The main roof is a simple gable configuration with a shed roof placed at a shallower slope on the addition at the south elevation. The roof is supported by roof rafters resting on wood top plates.



Figure 8.1: Alaska Street Crib's primary elevation with boardwalk in front that provides pedestrian access to the building.



Figure 8.2: The south elevation does not have a pathway or boardwalk to provide access to secondary entrances.



Figure 8.3: Height difference between grade and finished floor at the south entrance.



Figure 8.4: Wood beams added after building's relocation.



Figure 8.5: Structural framing at east interior wall.



Figure 8.6: Dimensional framing members added to stabilize the south addition.



Figure 8.7: Wood floor joists installed at south addition where flooring system was missing. Note temporary crib foundation.



Figure 8.8: West exterior wall of south shed roof addition is unstable, possibly indicating failure of fasteners.



Figure 8.9: Main gable roof clad in cedar wood shingles.

Condition

The structural system of the Alaska Street Crib is in fair condition. While the Alaska Street Crib has undergone various stabilization efforts in recent years, the structural integrity of the building will require further evaluation to ensure preservation of structural components and historic fabric. Siding and sheathing on the east elevation and the exterior wall of the west elevation of the addition are unstable with slight movement which indicates that fasteners between sheathing and framing may have failed (Figure 8.8).

ROOF & CHIMNEY

The main gable roof has a slope of 9 1/2:12 and is clad in cedar shingles, while the shed roof above the south addition has a slope of 3:12, and is currently covered with green corrugated metal (Figures 8.9 and 8.10). Corrugated steel roofing was installed over wood shingles on the south shed roof in 2018 to prevent water intrusion into the interior due to the poor condition of the wood shingle roof. Wood shingles are laid in 21 courses with a 5" exposure to weather on the east slope and are laid in 19 courses with 6" to weather on the west slope. The main roof has a metal ridge cap and a brick chimney that is original. The original brick chimney is laid with 10 courses of running bond and a four courses of corbel above. No building paper or weather barrier was observed beneath the cedar shingles and there are no gutters installed on the building. Metal flashing at roof-to-chimney joints is visible on east and west gables. Gable ends have a minimal roof overhang of 2 1/8 inches, with plywood sheathing at the underside of eaves. Trim boards on the north (front) gable end have mitered ends that extend the length of the gable ends. A shadow line on wood siding below the south gable indicate trim boards were once intact on the south elevation and moisture seepage may have occurred, resulting in staining that is visible on the surface (Figure 8.11).

Condition

The roof and original chimney are in poor condition with visible deterioration and interior moisture stains on the ceiling and walls, indicating past water intrusion from the roof, chimney, and stove opening in the interior (Figures 8.12 and 8.13). Striation has occurred on individual shingles on the main roof and cedar shingles exhibit buckling and delamination caused by cyclic wetting and drying and fluctuations in moisture content (Figure 8.14). Minor biological growth (moss, lichen, mildew) is visible on the surface of the shingles with the highest accumulation near rakes and eaves. Biological growth does not damage



Figure 8.10: Corrugated metal roof covering shed roof on south addition.



Figure 8.11: Trim board missing on south elevation.



Figure 8.12: Moisture damage on interior walls and ceiling.



Figure 8.14: Water stains on ceiling are widespread throughout the interior.



Figure 8.13: Buckling and delamination of individual cedar shingles was observed.



Figure 8.15: Gaps between metal ridge cap and cedar shingles has the potential to trap moisture.



Figure 8.16: Eroded mortar joints and biological growth on chimney and damaged flashing that is no longer secured to roof.

wood, but prolonged growth does increase the potential of elevated moisture content, creating a favorable environment for fungal growth. Staining on the underside of eaves indicate current and/or past water infiltration. Gable trim boards on the north elevation have minor splitting at end grains. The shingle layer beneath the corrugated metal on the south shed roof has severely deteriorated. Corrugated metal roofing on the shed addition does not provide adequate protection from moisture exposure, and increases the potential for moisture to get trapped between the roof shingles and corrugated metal. The metal ridge cap over wood shingles is bent in areas due to the profile of shingles, creating gaps, ultimately increasing the potential for rain water/snow to infiltrate roof sheathing (Figure 8.15). Deterioration of the chimney was detected from the ground level, including the erosion of chimney joints due to mortar deterioration (Figure 8.16). Biological growth was visible on mortar and horizontal surfaces. Metal flashing at the chimney roof connection is damaged and loose, and is no longer attached to the roof at the west gable. Flashing around the chimney has slid down the west slope of the chimney, exposing a gap at the base of the chimney and roof interface (Figure 8.16).

EXTERIOR WALLS

The wood-framed exterior walls are clad in unfinished, horizontal, double beveled shiplap siding that extends to the top plate on all elevations with trim boards at corners. Double beveled, shiplap siding measures 7 3/8" x 3/4" and matches profile #105 from the Western Wood standard patterns (Appendix C - #105 pattern profile) (Figure 8.17). Siding on the south addition matches the profile of the existing siding on the main building (Figure 8.18). Wide (1" x 11"), roughsawn vertical wood sheathing boards are exposed at locations where wood siding boards are missing or have severely deteriorated to the extent that material decomposition has occurred (Figure 8.19). Wood trim at corners varies in width, from 3 1/2" to 5 1/4" and measures 3/4" thick. Nominal 1x4 lumber has been recently installed along the east exterior wall to stabilize siding and sheathing (Figure 8.20). All exterior wood on the building is exposed and is not protected with a stain or paint coating. Historic black and white overview photographs of Alaska Street from 1915 and 1916 indicate the buildings, including the Alaska Street Crib, may have been painted or stained a light color that was in contrast with nearby buildings that had a darker exterior. Electrical equipment, including a decommissioned electrical panel box, is mounted to the north exterior wall with attached wires that extend west of the entry door and connect to ceramic electrical insulators below the gable (Figure 8.21). There is a small metal hook with attached metal wiring on the east elevation.

Condition

Overall, the exterior shiplap siding is in fair to poor condition depending on location, with various condition issues identified at the east exterior wall. Exposed wood siding on all elevations exhibits decay and deterioration due to weathering and photodegredation from moisture and UV exposure. Prolonged moisture exposure has resulted in severe wood decay that is evident on bottom boards, sheathing, and rim joists on the east, west, and south elevations of the addition. The lowest siding course has severely deteriorated on all elevations, exposing wood sheathing boards underneath (Figure 8.22). Sheathing boards have been exposed in areas where wood siding has advanced decay or is missing. Lower corner trim boards, wood siding, and exposed sheathing boards are significantly



Figure 8.17: Wood-framed walls are clad with unfinished, horizontal, oriented double beveled shiplap siding.



Figure 8.19: Missing wood siding and exposed sheathing boards on south elevation of addition.



Figure 8.18: Matching horizontal shiplap siding on the south addition.



Figure 8.20: Dimensional lumber added to stabilize siding and sheathing on the east wall.



Figure 8.21: Decommissioned electrical panel box on north elevation.



Figure 8.23: Deteriorated and damaged trim board at northwest corner.



Figure 8.22: Wood decay on lowest siding course on west elevation.



Figure 8.24: Biological growth and staining on west elevation.

deteriorated throughout the exterior, with the most severe deterioration on the south walls of the addition. Weathered wood siding also has evidence of nail holes and minor nail popping on wood siding and trim. Individual siding boards have been replaced in sections and are loose or missing in areas. Missing wood siding on the north (primary) elevation near the entrance door has been temporarily repaired with a wood board and several lower siding boards are missing from the south exterior wall of the shed addition. All corner trim boards exhibit significant deterioration and splitting near grade. The trim board on the northwest corner of the building is severely damaged and is only partially intact, with the lower portion of the board missing (Figure 8.23). Spray foam was observed between siding and sheathing layers on numerous locations of the building. Minor biological growth has accumulated on the west exterior siding due to the shaded exposure and the building's close proximity to the adjacent crib (Figure 8.24). There is staining on the east exterior wall, likely from splashback that is occurring at the drip line of the building. The electric metal panel box on the north elevation that is no longer in use has significantly oxidized and rusted, unattached wires hanging from the building pose a safety hazard.



Figure 8.25: Wood stile-and-rail panel door at building entrance on north elevation.

DOORS

The primary entry to the building is located on the north elevation and consists of a inward swinging, historic wood stile-and-rail door that measures 2'-6 1/4" wide by 6'-4 1/2" tall and 1 1/4"thick (Figure 8.25). The three wood openings of the entry door are not extant and have been temporarily infilled with plywood with lumber framing fashioned as stops. Wood stiles measure 4" wide and the three, slightly recessed panels are separated by a 1 1/2", narrow muntin above and a 6 1/2" rail below. The bottom panel has a wood frame that has been placed over the plywood covering. The entry door is fitted with a porcelain knob, colored brown and black with an iron rosette. Part of an iron hasp latch and T-shaped hinge are located below the door knob. A small hole is located between the door knob and hasp latch that was likely the keyhole. Interior hardware consists of a cast iron rim lockset with a cylinder cast iron knob. The door leaf is fitted with ball-bearing hinges. Door trim on the exterior consists of wood measuring 3 3/4"wide at jambs with a triangular pediment at the head. Interior trim of the entry door is comprised of wide flat wood casing with mitered edges at the head that are angled outward. The exterior of the door and trim is unfinished, while the interior door leaf and trim is painted cream.



Figure 8.26: South entry door and opening.

The secondary entry door located on the south elevation of the main building has been removed from the frame and is currently stored in the interior of the building (Figure 8.26). The door opening is covered with a plywood board attached to wood framing that is secured with metal T-shaped hinges and a hasp latch and padlock. The wood stile-and-rail door leaf measures 2'-6 3/8" wide and 6'-5" high and 1 1/4" thick. The door leaf has four rectangular upper lites configured in a two-over-two pattern and two raised lower wood panels below. The lower two lites have been partially covered with a solid wood board. The only hardware intact is a cast iron surface mounted rim lock and barrel bolt lock that has been painted over with dark green paint, matching the door leaf. There is no trim on the exterior framing of the door, while the interior casing consists of a stylized, angled header, that is consistent with the interior door trim on the entry door, as well as other door openings throughout the interior. Interior trim on the south door is primarily intact, though the trim board at the header is missing. Intact interior trim is painted a forest green color, matching the door leaf.

The south (secondary) entrance located on the south elevation of the shed addition has been covered with vertical wood planks. The door opening lacks exterior and interior trim. Framing was likely added to the door opening following the building's relocation in 2014.

Condition

The building's doors are in poor condition. The historic main entry has openings covered with plywood and wood components that are significantly weathered with some visible deterioration and evidence of past repairs (Figure 8.27). The wood rails exhibit wear and deterioration. The upper rail has minor splitting at nail heads and the rough sawn lock rail has visible gaps at the joinery and exposed wood filler patching. Trim above the pediment is loose and not secure. Several wood pieces have been added between the door and frame at the jamb and cloth is exposed at the side (Figure 8.28). There are multiple nails holes, as well as protruding nails visible on door framing and trim with minor staining on wood from oxidization of nails. Remnants of the past dark red stain or paint that once coated the door has severely deteriorated and has resulted in the weathering of all wood components from moisture and ultraviolet exposure, causing the wood to have a worn, faded appearance. Exterior hardware consists of a ceramic/porcelain doorknob with an iron shank that is likely a period appropriate replacement due to its condition. All metal hardware with exception of the doorknob have significantly corroded and rusted. The doorknob is in good condition with a few surface divots on the finish glazing.

The south (secondary) entry door that has been removed from the frame is significantly worn with evidence of paint deterioration, missing and broken glazing, and multiple nail holes (Figure 8.29). Glazing putty is in poor condition and is missing in sections.

WINDOWS

Window openings include a pair of tall and narrow one-over-one double-hung style wood sashes on the north (front) elevation with lamb's tongue detailing on the upper sash. Window openings on the south and east elevation are fixed, wood sashes with single lites; on the west elevation of the addition, the window opening has a single, fixed, wood sash (Figure 8.30). Both the exterior of the south and west windows have been covered with plywood. The south gable window



Figure 8.27: Missing components and plywood infill on historic entry door.



Figure 8.29: Missing and broken glazing and paint deterioration on south entry door that has been removed from frame.



Figure 8.28: Added trim pieces at jamb.



Figure 8.30: Fixed wood sash window and frame on east elevation.

was not assessed, due to its location which has been concealed by a drop ceiling that was a later addition in the interior, as well as the plywood covering on the exterior. Wood sashes and glazing on the paired double-hung windows on the front elevation are different dimensions and are not identical (Figure 8.31). Individual double-hung window sashes are painted different colors on the exterior, one is painted white, while the other is painted a dark red, all sashes have faded significantly and the paint is barely visible. The north double-hung windows are framed with wood trim that measures 4 1/8" wide and 5/8" thick with a drip cap above the header covered in galvanized metal flashing. The width of wood trim on the west window measures 3 3/4" at the head and 3 1/4" at jambs, while the width of east window trim measures 2 3/4" wide at the head and jambs. The north and east windows have galvanized metal flashing above the head trim that was a later addition. Wood trim on the north windows shows evidence of having been painted white at one time, but the paint has significantly weathered and deteriorated, while trim on the three other windows is exposed, lacking a finish.

Interior wood casing consists of 3/4" x 3 3/4" at jambs. Interior window trim is painted a cream color, matching the trim on interior doors. Trim at the header has an angled outward cut, consistent with door and window casing throughout the interior. The north windows lack a sill and apron in the interior. Vertically oriented dimensional lumber from the top of the meeting rail to the window head serves as a temporary stop. Spring bolts, which likely functioned as stops, are intact on the stiles of double-hung windows in the interior. It is unknown if the windows are operable, and if weights and sash cords are extant. East and south window trim is comprised of flat casing that is painted a forest green, matching the south door.

Condition

Overall, windows are in poor condition with missing or broken glazing, and visible deterioration of window components. The window adjacent to the front door appears to have been replaced and does not properly fill the height of the opening. Lumber has been positioned below the bottom sash to compensate for the height difference and ensure the window fills the opening (Figure 8.32). A Dutchman repair was conducted on the wood sill below the western double-hung window and appears to be in fair condition, without visible moisture intrusion at the joint. The galvanized metal flashing above window heads on the north and east windows is visibly rusted, and has stained the wood trim at the header (Figures 8.33 and 8.34). The flashing has the potential to trap moisture, has oxidized and stained wood trim, and is not period appropriate. Staining from rusted nails have leached onto the wood and there are significant nail holes and popping nails along wood window trim on north and east windows (Figure 8.35). Trim on the west addition window appears to have been recently replaced. Glazing putty on north and east windows has visible cracks and is not protected by paint (Figure 8.36). Paint on glazing putty enhances the seal and helps protect the putty. The potential of water seepage and decay of wood components increases if glazing putty is not protected by paint. There are areas of decay due to moisture intrusion in nail holes and stains from galvanic corrosion are prevalent on the window casing. Gaps at window trim joints were visible, increasing the risk of moisture intrusion. Wood trim, sill, and apron components exhibit checking and weathering at end grains. Exterior stops were fastened to stabilize windows at numerous locations. Visual assessment from the interior of the addition indicated the west window is in poor condition, with various missing wood components, including wood stops



Figure 8.31: Double-hung windows on north elevation with different sash and glazing heights.



Figure 8.32: Lumber added below bottom sash of eastern most window to ensure window fills opening.



Figure 8.33: Oxidized metal flashing above window header on east window.



Figure 8.34: Oxidized metal flashing above window header on north double-hung windows.



Figure 8.35: Nail holes and staining from oxidization on window trim.



Figure 8.36: Cracking and exposed glazing putty on upper sash of north window.

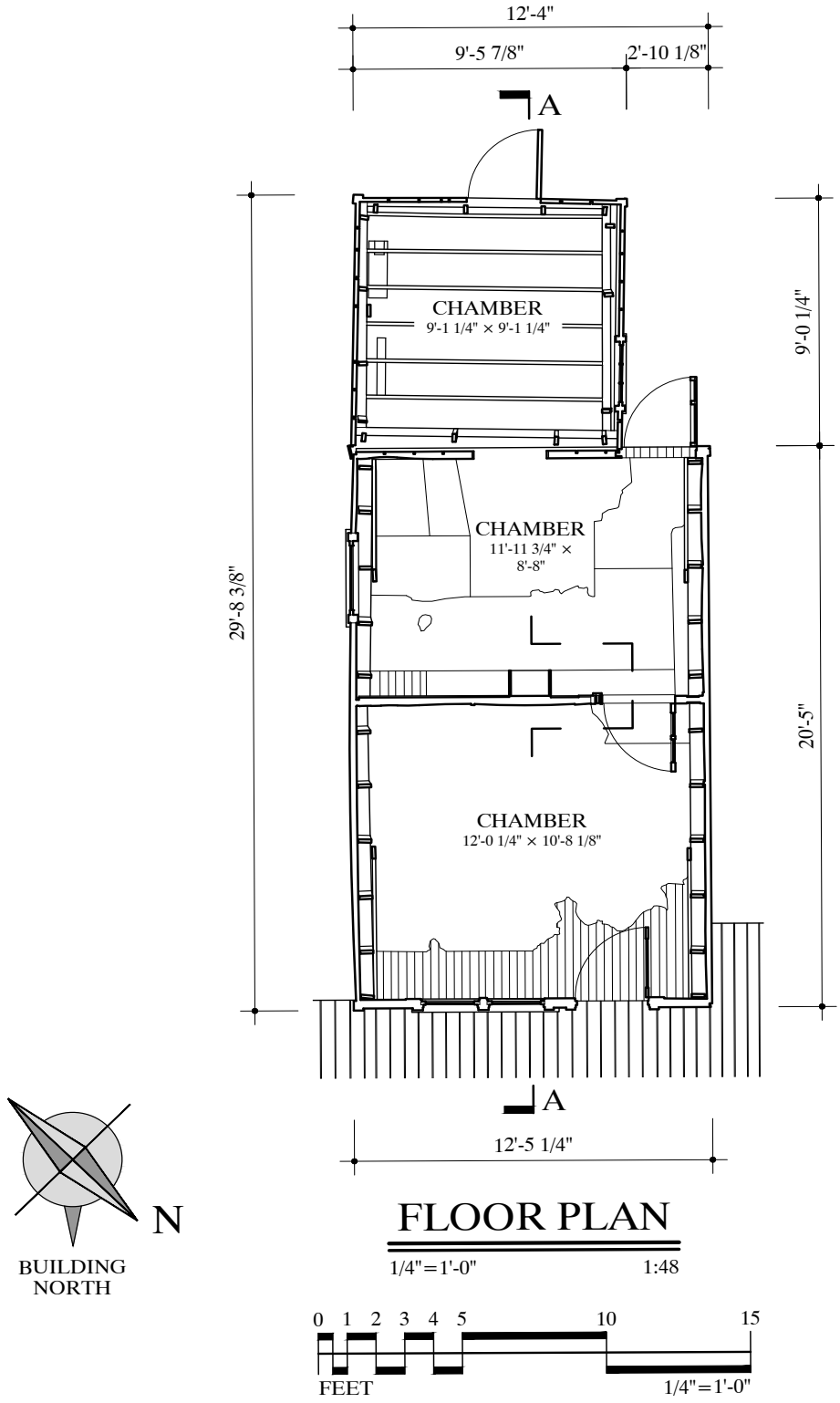


Figure 8.37: Floor plan of Alaska Street Crib, comprised of three interior rooms. Source: Historic American Buildings Survey AK-289. Delineated by Daniel De Sousa and John Wachtel, 2019, detail from Sheet 1 of 1.

and muntins. Temporary interior stops were fashioned and nailed to window jambs. The window sash is not painted, and the wood is severely weathered. The interior of window sashes, framing, and trim have significant paint failure and delamination, and the interior wood sill of the east window has a significant check along the grain. There is evidence of past moisture staining on the bottom rail of the east window visible in the interior, as well as animal feces on the wood sill, indicating past or present pest intrusion.

INTERIOR CONDITIONS

The Alaska Street Crib measures roughly 12'-5" wide by 20'-8" in length and consists of three rooms/chambers, two in the main building, and a third in the south shed addition (Figure 8.37). The interior of the former crib is divided by a partition wall between two rooms/chambers in the main building with a door opening near the west exterior wall, providing access between the two rooms. The main room, or first chamber accessed from the north (primary) entrance measures approximately 12'-5" by 10'-8" in length. The second room located at the south side of the building measures roughly 11'-11" wide by 8'-8" in length. A shed addition at the south end of the building was constructed at a later date, adding a third room that measures 9'-1" wide by 9'-1" in length, that is accessed through a door opening on the south wall of the interior, originally the exterior wall. The south portion of the interior, including the addition is accessed from the second room/chamber, or from the secondary entrances on the south elevation of the main building and addition.

Condition

Overall, the interior is in poor condition with significant deterioration of interior finishes caused by past moisture damage that is consistent throughout the interior. Rough sawn dimensional wood framing added to the interior to stabilize the building are exposed in the first room/chamber and the south addition. Finishes in the interior vary according to room and have either covered or replaced historic finishes. Many interior character-defining features have been removed and the few that remain are in poor condition.

WALLS

Interior wall finishes vary according to room, with multiple layers of various finishes that have been applied over time. Wall finishes throughout the interior primarily consist of plywood paneling with battens placed over plywood panel joints. Interior walls in the north or first room/chamber have been finished with plywood veneer and vertical battens that are partially intact (Figure 8.38). Plywood veneer and battens are painted a light blue while the exposed plywood boards are not painted in the entry room/chamber. Crown molding above the plywood finished walls is a simple profile constructed of a flat trim piece supported by a vertical trim piece. Baseboards consist of wide wood trim boards. Crown molding on interior walls is painted light blue, matching the color of the plywood wall finish and base trim boards are painted cream, consistent with door trim in the first room. Interior wall finishes in the center room appear to be a combination of fiberboard and plywood painted cream with dark green battens (Figure 8.39). A majority of the battens are missing, exposing the panel joints. The walls in the south addition are comprised of vertical sheathing boards, without an interior finish (Figure 8.40).



Figure 8.38: Plywood veneer and vertical battens that are partially intact on walls in the north/first room of the interior.



Figure 8.39: Fiberboard and partially missing batten on south wall in the middle room.



Figure 8.40: Exposed vertical sheathing boards on south addition.



Figure 8.41: Severe water damage at south wall of the north/first room.



Figure 8.43: Plywood veneer over wood planks in the north room.



Figure 8.42: Past stains from water damage on south wall of center room.



Figure 8.44: Fiberboard ceiling panels with exposed joints in center room.



Figure 8.45: Sheathing boards in south addition.



Figure 8.46: Significant moisture damage, staining, and paint deterioration on plywood ceiling panels.

Condition

Most of the original interior wall finishes have been replaced. It is unknown if any original finishes have been retained under plywood or fiberboard panels. Non-original wall finishes are in poor condition with numerous issues, including significant past moisture damage, delamination of plywood veneer, and visible staining and dents (Figures 8.41 and 8.42). A majority of wood battens are missing and the few that remain are only partially intact, are damaged, and are not firmly anchored. Plywood veneer has severe delamination in areas from exposure to high moisture content with evidence of mold/mildew.

CEILING

Ceiling finishes vary between plywood panels in the north interior room and fiberboard panels in the center room (Figures 8.43 and 8.44). Wood plank sheathing boards are visible on the ceiling in areas where plywood veneer has been removed or is missing in the north, first room. Both interior ceiling finishes have wood battens over panel joints, though several joints on fiberboard panels do not align with battens and are exposed. The ceiling of the south attic addition does not have a finish and consists of vertical wood sheathing boards (Figure 8.45).

Condition

The condition of ceiling finishes are consistent with the condition of plywood wall paneling. In general, non-original ceiling finishes in the interior are in poor condition, exhibiting severe delamination, significant moisture damage, visible staining, and missing battens (Figure 8.46). Plywood panels on ceiling and walls have delaminated in areas where high moisture content has occurred (Figure 8.47). Paint has significant deterioration with visible peeling and flaking due to moisture/humidity in the underlying substrate. Plywood ceiling panels have staining from moisture damage with evidence of surface mildew growth (Figure 8.48), and the paint exhibits severe peeling, flaking, and wrinkling due to moisture/humidity (Figure 8.49). Due to severe moisture damage, the condition of the extant sheathing boards and underlying substrate is a concern. Sheathing boards in the south addition have stains from past water damage, consistent with all ceiling finishes throughout the interior.



Figure 8.47: Delamination of plywood panels at ceiling and walls.



Figure 8.48: Mildew growth on plywood surface.



Figure 8.49: Paint deterioration from moisture/humidity.



Figure 8.50: Existing non-historic sheet good flooring in front room.



Figure 8.51: Visible wood tongue-and-groove floor boards underneath sheet good flooring.



Figure 8.52: Multiple layers of flooring covered with dirt and debris.



Figure 8.53: Severe staining may indicate water infiltrated wood flooring below.



Figure 8.54: Broken and damaged sheet good flooring in north room.

FLOOR

The existing finished floor consists of non-historic sheet good that has been installed over tongue-and-groove wood flooring (Figure 8.50). Wood flooring is visible in areas where sheet good is missing or damaged (Figure 8.51). The south addition does not have a subfloor or finished floor above the recently replaced floor framing.

Condition

The existing plywood flooring is in poor condition, and is only partially intact, exposing various layers of flooring underneath. Where visible, wood floor boards appear to be in fair condition though all layers of flooring have significant wear and accumulated dirt and debris on the surface (Figure 8.52). The non-historic finished floor is severely damaged and delaminated in areas from water exposure, increasing the potential of water/moisture to have infiltrated wood flooring below (Figure 8.53). Significant localized water stains from past water damage and leaking from the roof, chimney, and stove opening are visible near the partition wall between the two main rooms. The non-historic sheet good flooring in the front (north) room and throughout the interior is severely damaged and delaminated (Figure 8.54). Sheet good flooring, as well as backing and adhesives have the potential to contain hazardous material, such as asbestos containing material (ACM). Materials forty years or older may contain asbestos and/or damaged asbestos fibers that have become airborne and may pose a health/safety risk and therefore further investigation is recommended.

INTERIOR DOORS

The non-original interior door that provides access between the two main rooms/chambers is intact. The door is similar in style to the south exterior door that was removed from the opening and is currently stored in the interior. The wood stile-and-rail door measures 2'-5 3/8" wide by 6'-3 1/4" tall. The door leaf is 1 1/2" thick and has two vertical raised lower panels and four rectangular upper lites configured in a 2/2 pattern (Figure 8.55). The door leaf is painted pink on the north face and cream on the south face, and is fitted with brass ball tip hinges. There is a remnant of a hasp latch above the missing door knob. Door trim on the north and south of the partition wall is angled at the header, consistent with interior door and window casing throughout the interior. The dimensions of the wood trim differs on each side of the opening. Interior door trim measures 6" wide and 1/4" thick in the first chamber (north) and 5" wide and 3/8" thick



Figure 8.55: Wood stile-and-rail panel door in interior.



Figure 8.57: Significant paint deterioration and delamination on both sides of the door.



Figure 8.56: Dimensional lumber added to door framing.

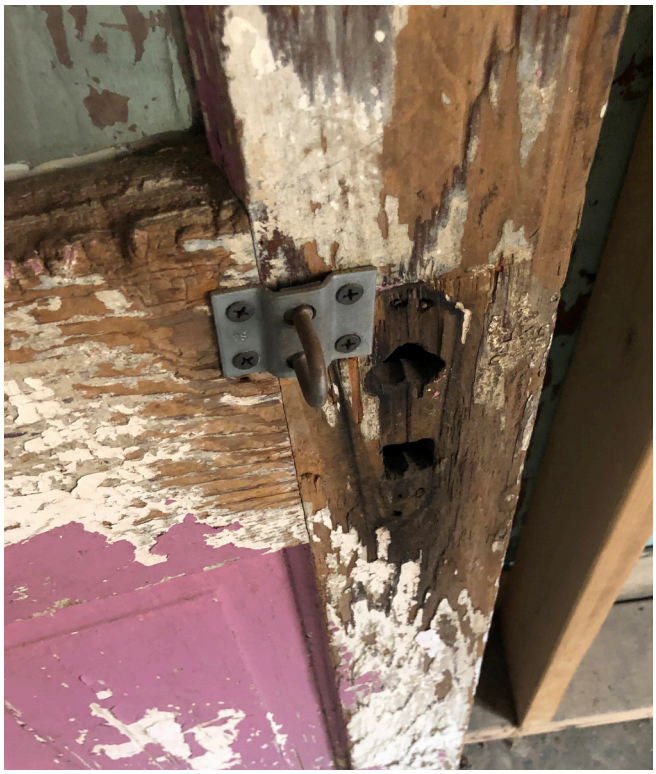


Figure 8.58: Discoloration from past oxidization and possible wood decay.

in the second Chamber (south). The door is not original and does not properly fit within the door opening. Modern dimensional lumber was temporarily added to the door frame at the jamb and header to make the opening smaller in order for the original door to be installed. The opening between the two chambers measures 2'-11 1/4" wide without the added dimensional lumber and 2'-6 3/8" with the furring to ensure the door fits properly within the opening (Figure 8.56).

Condition

The extant interior door is in poor condition. The door was a later addition and does not properly fit into the opening. There is significant paint deterioration and delamination on each side of the door, exposing multiple layers of paint and bare wood (Figure 8.57). Paint is flaking and peeling, with the most deterioration and wear by the missing door knob. There is discoloration and dark staining at the location where the door knob and plate were removed from past oxidization, and potentially wood decay (Figure 8.58).

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9. Integrity Assessment

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

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

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

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

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

LOCATION

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

DESIGN

The building retains integrity of design. It is a simple vernacular, wood-frame dwelling with a front gable roof. Its small scale and simple interior spaces help convey its historic character and use as a crib within the context of the Skagway and White Pass District National Historic Landmark.

SETTING

The building retains a moderate degree of integrity of setting. The Skagway and White Pass District National Historic Landmark encompasses the entire street grid of Skagway (5 blocks wide by 22 blocks long) and includes the building's current and previous locations. Both the built environment setting and the natural setting with the surrounding mountains are very intact to the period of significance. There have been two major alterations to the overall setting: construction of the Skagway Airport and its long runway to the east of the district and modifications to the harbor to the south of the district.

MATERIALS

While the building has had some replacement of historic materials, the newer materials are, for the most part, compatible with the historic structure or were replaced in-kind, with the exception of the corrugated metal roof at the shed addition and plywood infill on the primary door, for example.

WORKMANSHIP

The workmanship of the building reflects its vernacular character. The building was simply constructed originally, and subsequent repairs and replacement materials reflect the original workmanship.

FEELING

The building maintains the strong feeling of a vernacular, wood frame structure constructed in an Alaska frontier, gold rush boom town at the turn of the twentieth century.

ASSOCIATION

The building retains a moderate degree of integrity of association with strong historical links to other buildings and resources within the Skagway and White Pass District National Historic Landmark.

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10. Future Use & Treatment Recommendations

INTRODUCTION

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

Following the relocation effort in 2014, the National Park Service stabilized the Alaska Street Crib to mitigate deterioration until further treatment could be realized. While undertaking the fieldwork for this report, additional stabilization tasks were identified to maintain and preserve this historic building. The proposed treatment recommendations in this Historic Structure Report follow the Restoration Treatment as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Restoration treatment will focus on restoring the building's historic fabric and character-defining features from the Period of Significance. Future treatment recommendations follow *The Secretary of Interior's Standards* treatment guidelines prioritizing repair over replacement. A Restoration treatment of the building will provide Klondike Gold Rush National Historical Park the opportunity to improve interpretive opportunities for the exterior of the building. The Restoration treatment will also allow for the restoration of extant character-defining features of the building, while providing the opportunity to reestablish non-extant character-defining features from the period of significance that convey the building's historical significance. General treatment recommendations will guide future maintenance and restoration activities without diminishing the building's historic fabric or integrity, while improving visitor use and interpretative opportunities at Klondike Gold Rush National Historical Park.

REQUIREMENTS FOR TREATMENT AND USE

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

TREATMENT RECOMMENDATIONS

GENERAL BUILDING

- Create a plan to interpret the building from the exterior.
- Engage the park's Interdisciplinary Team (IDT) including park leadership, archaeologist, curator, biologists, resources manager, and park historian.
- Coordinate with cultural resources team to determine future interpretive planning objectives, including exhibits and displays. Provide interpretive signage that explains the building's relocation and stabilization.
- Historic black and white overview photographs from 1915 and 1916 of Alaska Street indicate that the Alaska Street Crib was likely painted a light color or stained. Conduct further research to determine if the building was originally painted or conduct a paint analysis to determine original exterior color.
- Regularly clean and remove biological growth and biofilm from wood boardwalk, the lower exterior building walls, and any other wood surfaces during cyclic maintenance activities. Use non-abrasive techniques using the recommended quaternary ammonium compounds (quats) product. Clean and monitor the west elevation.
- Routinely trim grass around foundation within close proximity to wood components on exterior walls on east, south, and west building sides to ensure adequate distance (at least 8 inches) to prevent moisture exposure. Monitor and trim on regular maintenance intervals to provide appropriate separation between wood building elements and organic material.

ACCESSIBILITY & SAFETY

- Provide a code-compliant accessible route from designated accessible parking and/or shuttle stops to accessible viewing areas on the site for interpretive use.
- Ensure existing interpretive signs are code-compliant with all accessibility codes.

BUILDING EXTERIOR

STRUCTURAL SYSTEMS

- Consult structural engineer to review performance of structural framing installed after building's relocation in 2014. Evaluate the building's existing lateral system, including the connection of exterior walls, siding, and sheathing.
- Maintain grade beam foundation for the building's primary volume and the shed adddition due to the potential to impact archaeological resources associated with the original White Pass Trail route which is known to traverse this area. Installing a grade beam foundation for the shed roof addition is necessary in the near term (1-3 years).

ROOF

- The existing cedar shingle roof exhibits weathering and striation, and overall appears to be at the end of its serviceable life with an estimated remaining lifespan of 3-5 years. At next re-roofing, install 1/2" CDX plywood over existing sub-roofing with 1" galvanized flashing exposed at the eaves and rakes followed by Grace Ice and Watershield, Benjamin Obdyke cedarbreather, and Blue Label Grade A cedar shingles matching the existing inches to weather (Note: east and west slopes have different number of courses and this inconsistency should be maintained in a new cedar roof.).

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

- During cyclic maintenance intervals and prior to the winter season, remove debris and biological growth from cedar shingles using non-destructive methods. Gently remove debris from roof using a soft bristle broom and clean the green biological growth from wood surfaces during maintenance intervals.

- Remove ridge cap and install a thin strip of Grace Ice and Watershield over ridge ensuring it is concealed under a 3/4" x 5 1/2" cedar board ridge cap with a lapped joint. Extend ridge board 1 1/2" beyond last course of shingles at gable ends.

- Remove green corrugated metal roof on south addition and count extant courses of cedar shingles. Replace deteriorated sub-roofing in-kind, install galvanized flashing under the lowest course of wall siding where the shed roof meets the gable end wall and follow re-roofing recommendations above for the shed roof with underlayment and cedar shingles that match course count of extant cedar.

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

- Install concealed chimney cap to prevent further moisture damage to interior. Hire a qualified mason with demonstrated experience working with historic buildings and building materials to conduct repairs and repoint masonry chimney. Ensure masonry repairs use an appropriate mortar mix with workmanship techniques matching the original masonry. Conduct a mortar analysis to ensure new mortar matches the original in color and texture and with the same physical performance characteristics.

- Gently brush chimney brick and mortar surfaces with a wet soft bristle brush to remove visible moss and biological growth.

EXTERIOR WALLS

- Remove corrugated metal skirting on west elevation and replace missing wood siding in-kind at all locations. Install galvanized flashing over foundation with 8" of reveal above grade. The flashing should be installed behind the last course of in-kind siding.

- Matching wood species, board profile, dimension, and grade, replace missing or severely damaged siding in-kind, including exposed sections of the wall at the south elevation. See standard profile #105 in Appendix C.

- Secure all loose wood siding and sheathing boards, ensuring there are no openings or gaps on exterior walls that increase the potential for water infiltration and pest intrusion.

- Replace missing/damaged corner trim board in-kind matching wood species, board dimension, and grade. The dimensions of wood trim boards vary, verify dimensions in the field prior to conducting repair work.

- Apply a borate wood preservative treatment (Bora-Care) to lower wood siding boards and end grain of sheathing boards. Mix liquid borate with a water repellent concentrate or add a water repellent with mildewcide after borate application has dried if the exterior of the building is protected by paint. Follow manufacturing and product information and reapply every 2-3 years.

- If paint analysis indicates that structure was painted, prepare surfaces to paint in historically appropriate color palette. Follow Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) safety guidelines associated with lead paint to prepare the wood surfaces for painting. Prime and paint all surfaces that were historically painted and initiate a cyclic painting program for the building.

- Remove unsecure nails and staples that have corroded and stained the exterior. Reset exposed and protruding nails. Fill nail holes on wood sliding, corner boards, and trim throughout exterior at next painting/sealer effort. For future repairs, use hot-dipped galvanized nails to secure siding, sheathing, and trim.

- Replace missing/damaged gable frieze trim boards on the south elevation in-kind, matching wood species, board dimension, and grade.

DOORS

- No historic photographs of the entry door exist but the remaining components of the door suggests that door originally had two upper lites and a wood panel infill below. Following paint analysis, prepare and paint or seal the existing door and install safety glass for the two lites and replace the missing wood panel below in-kind. Treat metal door hardware with Citristrip or a naval jelly rust remover.

- The secondary south entry door on the main building is currently stored inside the building. The chronology of the building is limited and since this was a back entry of the building, the door leaf may have varied from the historic

entry door and is possibile that the entrance may have been added at a later date. It is recommended that the temporary plywood be removed and the existing door currently stored in the interior be reinstalled. While the wood stile-and-rail door with upper lites and lower raised panels is not original to the building, it is compatible and would provide access for NPS employees.

- Consider using Dumond Peel Away to remove paint from door, carefully following the instructions to ensure the door is properly neutralized following the stripping process. Repair or replace damaged components in-kind and repaint utilizing paint analysis data. Where feasible, retain existing glazing and replace missing or damaged glazing with similar material. Repair or replace damaged or missing door frame and trim in-kind, using the north elevation as a precedent for material and dimensions. Purchase hardware appropriate for the Period of Significance in addition to a deadbolt coordinated with the park key program.

- Remove the non-historic existing interior door and modern dimensional lumber that was added at the door opening between chambers 1 & 2. Store the interior door inside the building but out of site from the front (north) windows.

- Though there is not enough historical documentation at this time to determine if the shed addition was constructed within the Period of Significance, it is recommended that a simple, wood board and batten door and period appropriate hardware be installed to improve interpretation from the exterior of the building.

WINDOWS

- Remove plywood covering from windows on south and west elevations to assess condition. Carefully remove and label all window sashes to ensure they are reinstalled in the same opening. Perform a condition assessment of each sash. Repair and/or replace damaged materials in-kind, ensuring the match of species and profiles. Following paint preparations described above, utilize paint analysis information to repaint or stain each sash. Replace glazing putty and restore existing hardware or replace with period appropriate hardware where missing. Re-glaze windows with putty formula typical for the park and paint following paint analysis information.

- Investigate window adjacent to entry door to determine if bottom sash is historic and if corrective repairs are necessary to restore window sashes so that windows appropriately match.

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

BUILDING INTERIOR

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

WALLS & CEILING

- Photograph interior to record existing conditions. Catalogue photographs in park archives.
- Leave damaged and moldy plywood and fiberboard panels as-is.
- Properly cover the stove pipe opening to prevent moisture or pest intrusion.

FLOORS

- Install 2x6 joists at 16" on-center oriented east-west with 3/4" plywood subfloor on the south shed addition. Stagger plywood and nail with 10d galvanized nails at 12" spacing in the field and 6" spacing at joints.
- Remove the existing non-historic sheet good flooring from the interior to expose the existing historic tongue-and-groove wood flooring. Test the sheet good flooring for asbestos and dispose of properly.

ELECTRICAL

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

FIRE PROTECTION

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

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"GOLD! GOLD! GOLD! GOLD! Sixty-eight Rich Men on the Steamer Portland

STACKS OF YELLOW METAL! Some have $5,000, Many Have More, A Few Bring Out $100,000 Each, THE STEAMER CARRIES $700,000." *Seattle Post-Intelligencer*, July 17, 1897.

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MAPS

"Map of Skaguay, Alaska, U.S.A. Nearest Outfitting Point to the Klondike." January 10, 1898.

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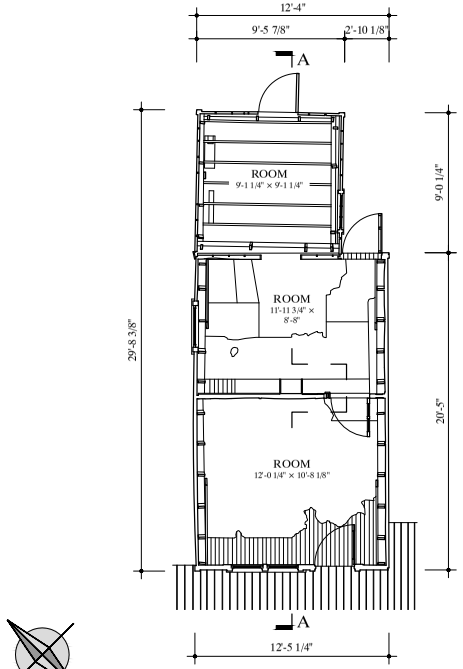
12. Appendices

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APPENDIX A: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-289 DRAWINGS, 2019

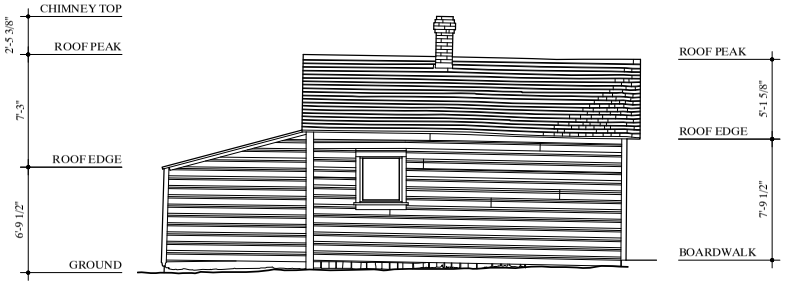
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

ALASKA STREET CRIB



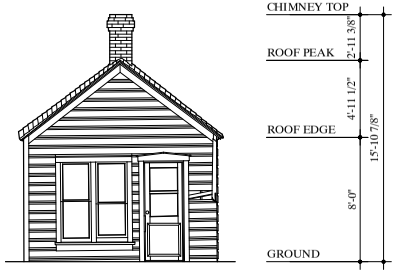
FLOOR PLAN

1/4"=1'-0" 1:48



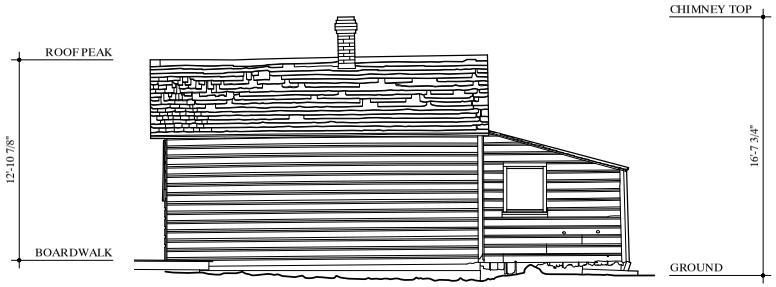
EAST ELEVATION

1/4"=1'-0" 1:48



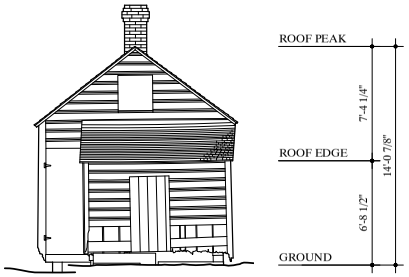
NORTH ELEVATION

1/4"=1'-0" 1:48



WEST ELEVATION

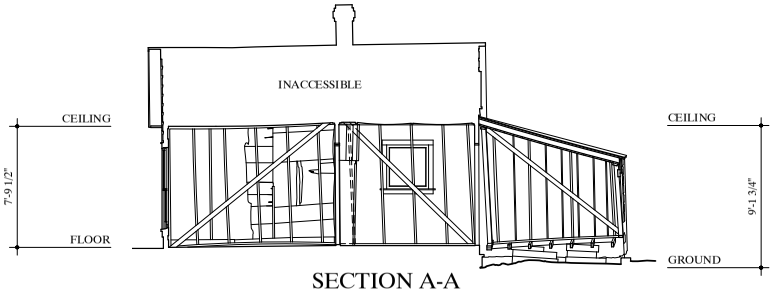
1/4"=1'-0" 1:48



SOUTH ELEVATION

1/4"=1'-0" 1:48

0 1 2 3 4 5
METERS
1:48



SECTION A-A

1/4"=1'-0" 1:48

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

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

DRAWN BY: DANIEL DE SOUSA, JOHN WACHTEL

SKAGWAY DOCUMENTATION PROJECT, 2019

NATIONAL PARK SERVICE

UNITED STATES DEPARTMENT OF THE INTERIOR

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

ALASKA STREET CRIB

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

SURVEY NO. AK-289

HISTORIC AMERICAN BUILDINGS SURVEY

SHEET 1 OF 1 SHEETS

LIBRARY OF CONGRESS CONTROL NUMBER

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

APPENDIX B: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-289 PHOTOGRAPHS, 2019

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

ADDENDUM TO: HABS AK-289
ESSIE MILLER CRIB
(Dennis Crib)
Klondike Gold Rush National Historical Park
Skagway and White Pass Historic District
Alley off east side of Broadway between 5th and 6th Avenues
Skagway
Skagway Borough
Alaska

NOTES:

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

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

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

Photograph no. HABS AK-289-1 was previously transmitted to the Library of Congress.

INDEX TO BLACK AND WHITE PHOTOGRAPHS

Rob Park, photographer, August 2019

AK-289-2	Elevation view of the north (front) facade (with scale device) and boardwalk
AK-289-3	Elevation view of the north (front) facade and boardwalk
AK-289-4	Perspective view of the northeast corner and boardwalk
AK-289-5	Elevation view of the east side
AK-289-6	Perspective view of the southeast corner
AK-289-7	Elevation view of the south (rear) side
AK-289-8	Perspective view of the southwest corner
AK-289-9	Perspective view of the northwest corner
AK-289-10	Interior view of north room from southwest
AK-289-11	Interior view of north room from northeast



Historic American Buildings Survey (AK-289). Photograph AK-289-2 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-3 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-4 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-5 by Rob Park, 2019 (Library of Congress).



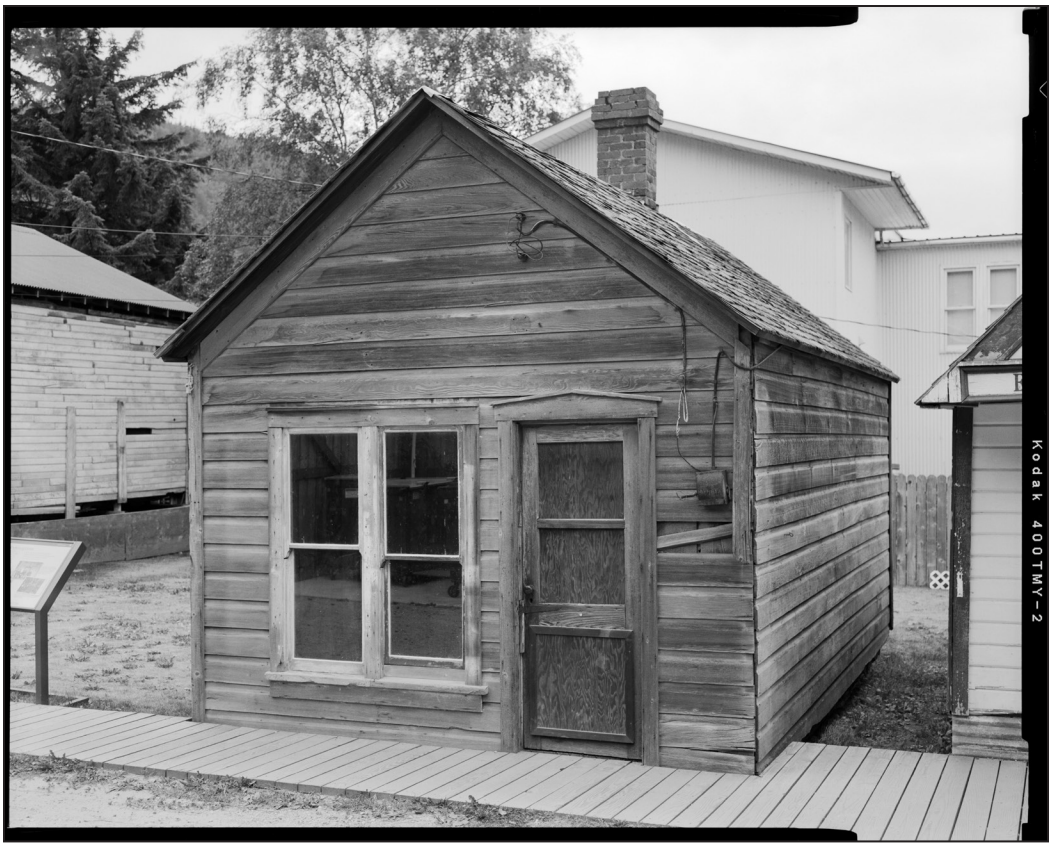
Historic American Buildings Survey (AK-289). Photograph AK-289-6 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-7 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-8 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-9 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-10 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-11 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-12 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-13 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-14 by Rob Park, 2019 (Library of Congress).

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

THE STATE of ALASKA
GOVERNOR BILL WALKER

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

April 6, 2015

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

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

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

Dear Mr.Tranel:

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

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

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

Sincerely,

Judith E. Bittner
State Historic Preservation Officer

JEB:sad

9.6.15

3490 NPS Relocation of Three Properties in KLGO

MEMORANDUM OF AGREEMENT

BETWEEN

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

(U.S. DEPARTMENT OF THE INTERIOR)

AND THE

ALASKA STATE HISTORIC PRESERVATION OFFICER

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

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

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

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

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

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

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

2015-00675

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

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

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

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

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

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

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

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

STIPULATIONS

KLGO shall ensure that the following measures are carried out:

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

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

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

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

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

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

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

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

DELIVERABLES

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

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

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

DURATION

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

POST-REVIEW DISCOVERIES

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

MONITORING AND REPORTING

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

DISPUTE RESOLUTION

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

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

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

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

AMENDMENTS

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

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

TERMINATION

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

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

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

SIGNATORIES:

Klondike Gold Rush National Historical Park

By: _____ Date: 3/27/15

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

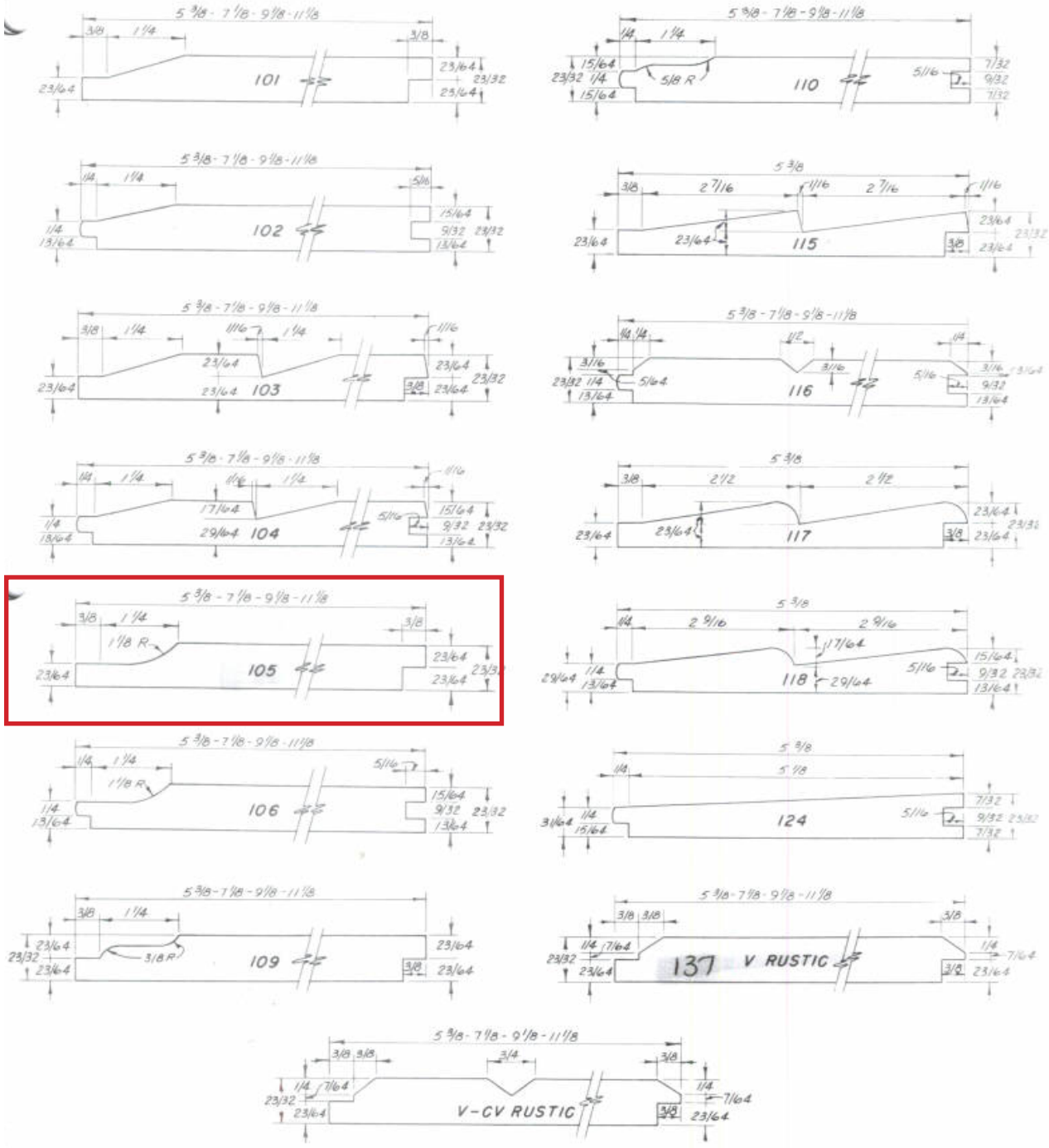
Alaska State Historic Preservation Officer

By: _____ Date: 4/6/2015

Judith Bittner
Alaska State Historic Preservation Officer

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

SIDING


101
110
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137 V RUSTIC
V-CV RUSTIC

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

Note: In this document, the Alaska Street Crib is referred to as the Dennis Crib.

CONDITION ASSESSMENT AND TREATMENT RECOMMEDATIONS

For

HISTORIC CHIMNEYS

KLONDIKE GOLDRUSH NATIONAL HISTORICAL PARK

SKAGWAY, ALASKA

Prepared for:

Klondike Goldrush National Historical Park

Preservation Division

Skagway Alaska

Prepared by:

Emily Harte

Historic Preservation Training Center

Date August/September 2021

Assessment of Historic Chimneys

in Klondike Goldrush National Historical Park

Introduction:

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

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

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

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

The Martin Itjen House Chimneys

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

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

CONDITION

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

Brass Pic Chimney

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

CONDITION

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

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

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

The northern elevation is consistent with the other elevations.

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

RECOMMENDATION

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

Dennis Crib

CONDITION

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

RECOMMENDATION

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

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

Observations

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

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

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

Treatment Recommendations

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

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

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

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

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

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

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

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

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

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

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

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