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Klondike Gold Rush National Historical Park



Goldberg Cigar Store & Confectionery

Historic Structure Report | 2025

FFA Architecture + Interiors

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Goldberg Cigar (HABS AK-283-04), looking south, photography by Rob Park, 2019.

GOLDBERG CIGAR STORE & CONFECTIONERY

HISTORIC STRUCTURE REPORT

Recommended by: GRANT CROSBY APRIL 18, 2025

Grant Crosby, AIA — Date

Senior Historical Architect, National Park Service, Alaska Regional Office

18 April 2025

Concurred by: Anne E. Matsov

Anne E. Matsov — Date

Former Resources Division Manager, Klondike Gold Rush National Historical Park

Approved by: Angela J. Wetz 4/22/25

Angela Wetz — Date

Superintendent, Klondike Gold Rush National Historical Park

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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).

Project Team

FFA Architecture & Interiors, Inc.
Portland, Oregon

Barbara Clement AIA, Associate Principal/Project Manager

Tim Mitchel, Historical Architect

Brooke Willoughby, Historic Preservation Specialist

architecture + history, llc
San Francisco, California

Bridget Maley, Principal Architectural Historian

Klondike Gold Rush National Historical Park
Skagway, Alaska

Annie Matsov, Resources Division Manager

Lissa Kramer, Curator

Rachel Lanier Taylor, University of Washington, Department of History, Doctoral Candidate

Karl Gurcke, Historian (retired)

National Park Service, Alaska Regional Office, Interior Region 11
Anchorage, Alaska

Grant Crosby AIA, Senior Historical Architect

Phebe Davis, Historical Architect Technician

Heather Feil, Architectural Historian

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1. Executive Summary

INTRODUCTION

Completed under National Park Service Indefinite Delivery, Indefinite Quantity (IDIQ) Contract Number P16PC00007, Task Order Number 140P2019F0263, this Historic Structure Report (HSR) for the Goldberg Cigar Store and Confectionery 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 Goldberg Cigar Store and Confectionery HSR was completed by the project team in 2020 in concert with the Alaska Street Crib HSR, Kitty Faith Crib HSR, and the Frye-Bruhn Cold Storage Building HSR conducted.

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 conditions assessment for the buildings, an assessment of the overall integrity of the resources, and recommendations for future treatment and use.

PAST STUDIES

This HSR relied on materials located at 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 Historic American Buildings Survey (HABS) history was prepared under a separate contract.

This HSR relies heavily on the following documents and publications:

- Blee, Catherine H., Robert L. Spude, and Paul C. Cloyd. *Historic Structure Reports for Ten Buildings: Administrative, Physical History and Analysis Sections, Klondike Gold Rush National Historical Park, Skagway, Alaska*. Denver, CO: National Park Service, 1984.

- Gurcke, Karl. "The D. Goldberg Cigar Store & Confectionery: A Preliminary Historic Photo Essay," Skagway, AK: Klondike Gold Rush National Historical Park, Unpublished Draft, Revised May 2023.

- 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-283, October 2020, Revised August 2022.

The current 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 Goldberg Cigar Store and Confectionery was built in 1897 in Skagway, Alaska as gold seekers from across the globe rushed to the town to gear up for the long trek to the Klondike gold fields over the White Pass Trail onto the Yukon Territory. The single-story, wood-frame Goldberg Cigar Store and Confectionery serves as a physical reminder of hurried gold rush era architecture, the contentious process of locating on, or claiming, land in Skagway, and the Klondike Gold Rush of 1897-98, an extraordinary event in late-nineteenth-century American history.

The Goldberg Cigar Store and Confectionery contributes to the Skagway & White Pass District National Historic Landmark and sits within the Skagway Historic District. The historic district is comprised of multiple blocks in downtown Skagway. The district consists of well-preserved turn of the century frontier commercial buildings. Some of the buildings have been moved within the district, including the Goldberg Cigar Store, but this does not diminish the contribution of these buildings to the historical context and significance of the historic district. The building was moved for a seventh time to its current location in 2014.

SUMMARY INTEGRITY ASSESSMENT

Research for the Historic American Buildings Survey History preceded the contract for this Historic Structure Report and all available documentation regarding the history of this building 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 relocating the Goldberg Cigar Store for a seventh time, Klondike Gold Rush National Historical Park and Alaska Regional Office Cultural Resources staff consulted with the Alaska State Historic Preservation Office (Appendix C: 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. In the 1982 Goldberg Cigar Store and Confectionery HSR, it is stated that alterations were made to the building on the interior due to the infill of the door on the south elevation. The south elevation refered to in the 1982 HSR is the same elevation as today. In addition, the 1982 HSR indicates the building's floor and foundation were not retained in the 1979 move.

Within the context of the Skagway and White Pass District National Historic Landmark, the Goldberg Cigar Store and Confectionery retains a high degree of integrity of design, materials, and workmanship. The building has a moderate degree of setting, feeling, and association, but it does not retain integrity of location as it has been moved multiple times from its original location.

SUMMARY CONDITION ASSESSMENT

The Goldberg Cigar Store has had varying degrees of stabilization and restoration repairs since NPS acquired the building in 1977. NPS removed an addition that was considered to have been constructed outside the Period of Significance in 1977 and the building's foundation was replaced with dimensional lumber in 2014. The physical condition of the Goldberg Cigar Store is fair with missing and deteriorated wood components. Structural components exposed in the interior of the building were added to stabilize and structurally improve the building in 2002 (Appendix D: Goldberg Cigar Store Stabilization Project). Primary condition issues identified include buckled roof shingles, missing and/or deteriorated wood components (siding, sheathing), as well as significant weathering of unprotected wood components due to exposure. The interior of the building is in poor condition with significant historic material loss that has occurred over time. Primary interior condition issues include missing interior wood components at the ceiling, interior wall, and finished flooring. Though a significant amount of the building's historic fabric has been replaced in-kind and structural framing has been introduced, both the interior and the exterior of the Goldberg Cigar

Store retain its original design, form, and features that convey historic building construction in the region during the Klondike Gold Rush era.

SUMMARY OF FUTURE NEEDS AND TREATMENT RECOMMENDATIONS

The Goldberg Cigar Store has undergone various preservation and restoration efforts since 1979 and most recently in 2002 and 2014, including stabilization of the building and restoration of historic features. Past preservation activity was conducted in-kind, following *The Secretary of the Interior's Standards*. While these efforts have proved successful, there are other remaining tasks necessary to maintain and preserve the building. The recommended approach to future projects proposed for the Goldberg Cigar Store is to follow the Preservation Treatment as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Preservation Treatment approach will focus on preserving the building's existing historic fabric and extant character-defining features that convey the historical significance of the Goldberg Cigar Store. General treatment recommendations will focus on ongoing maintenance and preservation efforts to sustain the existing historic form, integrity, and materials, while continuing to repair and restore character-defining features that contribute to the historic character of the building and the Skagway Historic District.

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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 the Yukon; the Chilkoot Trail from Dyea, Alaska to the Yukon; and a Visitor Center at 319 Second Avenue South in Pioneer Square, Seattle, Washington.

The Goldberg Cigar Store and Confectionery contributes to the Skagway and White Pass District National Historic Landmark that represents the Klondike Gold Rush from 1897 to 1898. The site and building nomenclature below pertain to the Goldberg Cigar Store 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 (classified) 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]) 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 Resources Inventory System (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 and White Pass District National Historic Landmark (NHL) nomination revision, 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 D. Goldberg Cigar Store & Confectioner: A Preliminary Historic Photo Essay, Unpublished Draft, prepared by Karl Gurcke, revised May 2023
- Goldberg Cigar Store and Confectionery Historic American Buildings Survey, Photographs (HABS #AK-15), 1982 and drawings (HABS #AK-283) delineated by Daniel De Sousa and John Wachtel, 2019
- Historic American Buildings Survey, Outline History Report, HABS-AK-283, October 2020, revised August 2022, prepared by Rachel Lanier Taylor

NATIONAL REGISTER STATUS

The Goldberg Cigar Store 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 (updated 1999).

SKAGWAY AND WHITE PASS DISTRICT NATIONAL HISTORIC LANDMARK

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 Goldberg Cigar Store is contributing resource #366 to the Skagway and White Pass District National Historic Landmark. The 1999 NHL nomination cites the Goldberg Cigar Store as a: “Small wood frame commercial building, gable roof, reverse-laid horizontal shiplap siding. Moved in 1979 and 1985.”

PERIOD OF SIGNIFICANCE

The period of significance for the Goldberg Cigar Store & Confectionery is 1897-1899. The first date refers to the year the building was constructed and the last date refers to the year Mr. Goldberg closed his store and left Skagway.

DIRECTIONAL INFORMATION

The Goldberg Cigar Store is oriented with its long axis east-west according to the Skagway city street grid for the purposes of this report. With regard to the compass orientation of the building, we describe the front elevation facing Broadway Street as west.

SITE AND BUILDING NOMENCLATURE

Preferred Structure Name	Goldberg Cigar Store and Confectionery
Other Names	Goldberg Cigar Store, Goldberg Cigar Shop
Structure State	Alaska
Legal Description	508 Broadway Street Skagway, Alaska, 99840
National Historic Landmark (NHL) Name	Skagway and White Pass District National Historic Landmark
Alaska Heritage Resources Survey (AHRS)	SKG-00026
Structure ID	001G
Facility Management Software System (FMSS)	68657
Asset Priority Index (API)	69
Optimizer/Optimizer Bands (OB)	2
Cultural Resources Inventory System – Historic Structures (CRIS-HS)	021358
Cultural Resources Inventory System – Cultural Landscapes (CRIS-CL)	100050
Cultural Landscape Inventory Feature ID (CLI Feature ID)	105002
National Historic Landmark (NHL) Structure #	366
Historic American Buildings Survey (HABS)	AK-283
NRIS # for Klondike Gold Rush National Historical Park	76002189
NRIS # for Skagway and White Pass District National Historic Landmark	66000943
National Register Status	Contributing to NHL

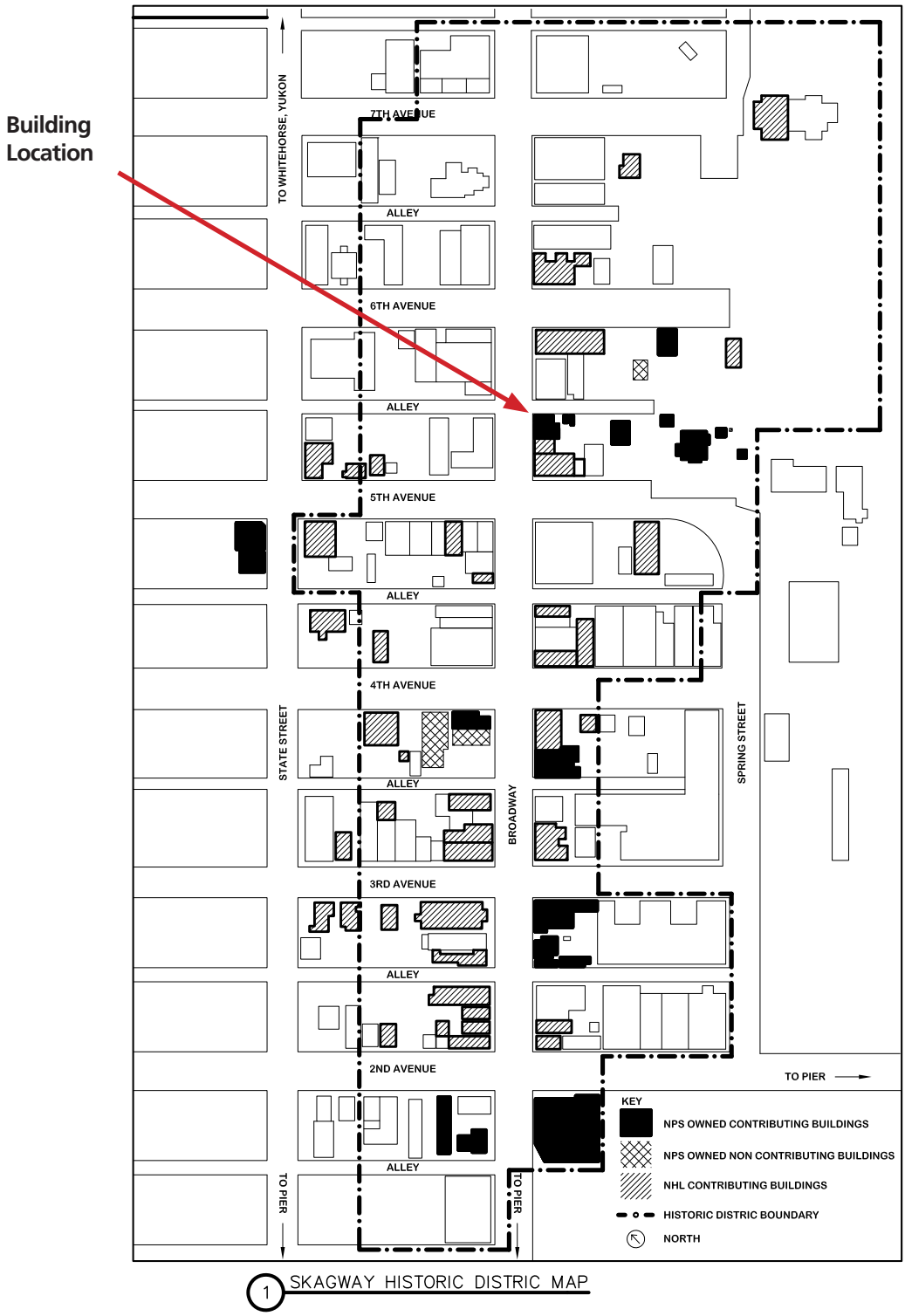


Figure 2.2: Project vicinity (NPS, Alaska Regional Office, drawn by Grant Crosby).

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3. Statement of Significance

Historian Alison K. Hoagland in her book *Buildings of Alaska* notes: "Skagway, the site of the Klondike Gold Rush National Historical Park, retains the finest collection of false-fronted commercial buildings in the state."[1]

The Goldberg Cigar Store and Confectionery was built in 1897 in Skagway, Alaska as gold seekers from across the globe rushed to the town to gear up for the long trek to the Klondike gold fields over the White Pass and on to the Yukon Territory. Though no concrete record of the store's construction has been found, it is likely that Annie Leonard, the first woman to stake a claim in Skagway, constructed the building. The lot she claimed in August 1897—Block 1, Lot 2, near the southwest corner of Fifth Avenue and Broadway Street—was the original site of the building that would later become the Goldberg Cigar Store and Confectionery. Erecting the structure on the lot would have allowed Leonard to strengthen her claim of ownership over the parcel, an issue the Moore Family, who homesteaded the land prior to the gold rush, called into question. The single-story, wood-frame Goldberg Cigar Store and Confectionery serves as a physical reminder of hurried gold rush era architecture, the contentious process of locating on, or claiming, land in Skagway, and the Klondike Gold Rush of 1897-98, an extraordinary event in late-nineteenth-century American history.

The building contributes to the Skagway and White Pass District National Historic Landmark. The district consists of well-preserved turn of the century frontier commercial buildings and outstanding examples of small-scale, wood-frame residential buildings from the same period. Some of the buildings have been moved within the district, including the relocation of the Goldberg Cigar Store a total of seven times, the first move taking place in 1898. It was then moved in August 1979, October 1979, 1986, 2002, and its last move in 2014. See Chronology of Development and Use for detailed description of moves. However, this does not diminish the contribution of these buildings to the historical context and significance of the historic district. The Goldberg Cigar Store is contributing resource #366 to the Skagway and White Pass District National Historic Landmark. The 1999 NHL nomination cites the Goldberg Cigar Store as a: "Small wood frame commercial building, gable roof, reverse-laid horizontal shiplap siding. Moved in 1979 and 1985."

1 Alison K. Hoagland, *Buildings of Alaska*, (New York: Oxford University Press, 1993), 158.

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4. Developmental History

HISTORICAL BACKGROUND AND CONTEXT

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] Thousands of gold seekers rushed to Skagway to gear up for a long and arduous 600 mile trek to the Yukon gold fields, over the White Pass Trail to the Yukon Territory (Figure 4.2). 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. 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 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, Alaksa"[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 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, page 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: Marsh & Grant Co. Map of Alaska, Yukon Territory and British Columbia showing connections of the White Pass and Yukon route. ([S.l, 1904] Map. https://www.loc.gov/item/99446185/).

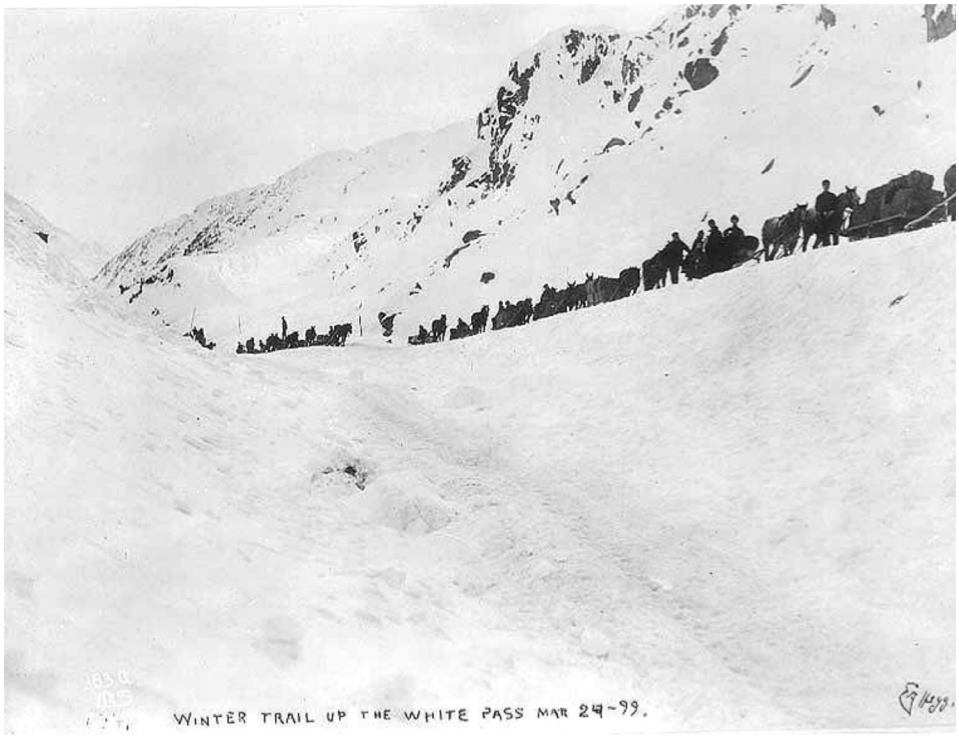


Figure 4.2: White Pass Trail March 1899. (Eric A. Hegg Photograph Collection. PH Coll 274, Order Number HEG372, Hegg 124).



Figure 4.3: View of Skagway January 1898. (Eric A. Hegg Photograph Collection. PH Coll 274, Order Number HEG099, Hegg 455).



Figure 4.4: Map of Skagway, 1898 prepared by Frank H. Reid. (Skagway, Museum Dedman Collection).

ANNIE LEONARD

After the town was laid out, Annie Leonard was among the first to stake an official claim on a Skagway parcel, claiming Lot 2 in Block 1 on the south side of Fifth Avenue (which had originally been called McKinney Avenue) between Broadway and State Streets on August 18, 1897 (Figure 4.5).[6] Leonard had lived in Skagway "[s]ince the 6th or 7th of July, 1897," working as a cook.[7] She reached Skagway several weeks before the first wave of stampeders, and by several accounts may have been the first, or one of the first women to take up residence in the town.[8] Upon her arrival, Leonard set up camp on the site she would eventually claim, and may have lived in a temporary tent. She likely constructed a building immediately after staking claim to the lot in August 1897. However, the exact date of construction remains unknown. Nonetheless, the timing of Leonard's arrival in Skagway supports a construction date of August or September 1897.

Men greatly outnumbered women in Skagway during the summer of 1897. Arriving in Skagway in August 1897 Tappan Adney famously observed:

> Money goes like water through a sieve. It costs a dollar to look a man in the face. Men are like wolves: they literally feed upon one another...A constant surprise is the number of women. Some of these are at the dance-house, but the majority are the wives of miners. There is but one child in the whole place. It is a town of grown-up people. The women dress, some of them, in short skirts, with leather leggings or rubber boots, or else in out-and-out men's trousers.[9]

SKAGWAY PARCEL DISPUTES

After securing her parcel, it is possible that Leonard constructed a building on her lot to strengthen her claim over it in what would become a particularly valuable Skagway location. However, the Moore Family, who arrived in the area in 1887, and began homesteading 160 acres of land that would later become Skagway, soon contested Leonard's and all other land claims, which they argued were on their homestead.[10] According to testimony at the Skagway town site hearings to

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

6 Location Book 1, Page 22, Magistrate's Office, Skagway City Hall as cited in Blee, Spude, and Cloyd, HSR, 151. Leonard was reported to be the first white woman to take up residence in Skagway. See "Mrs. Anna L. Leonard…" *The Daily Alaskan*, August 3, 1898. Blee, Spude, and Cloyd suggested Leonard was a madam, a woman who supervised a house of prostitution. According to e-mail correspondence between Rachel Lanier Taylor and Catherine H. Spude (December 2019) this is unsubstantiated. The suggestion may have emerged in Skagway folklore through Harriet Pullen who claimed Leonard's story as her own. Pullen may have cast Leonard as a madam in order to shore up her own reputation and story. For more on Skagway's folklore and oral tradition see Catherine Holder Spude, *"That Fiend in Hell": Soapy Smith in Legend* (Norman: University of Oklahoma Press, 2012).

7 Annie Leonard Testimony, Skagway Town Site Hearings, April 4, 1898, Record Group 49, National Archives and Records Administration, Washington, D.C..

8 The *SS Mexico* arrived in Skagway on July 30, 1897. For more on the arrival of steamers in Skagway see Mark Kirchhoff, *The Founding of Skagway: A Klondike Story of Greed, Graft, and Misery in the Summer of 1897* (Juneau: Alaska Cedar Press, 2015).

9 Tappan Adney, *The Klondike Stampede*, New York: Harper Brothers, Reprint 2017: 38. This is from Adney's travel entry for August 21, 1897, just one day after his arrival in Skagway, via Victoria, B.C..

10 Starting in 1887, Captain William Moore and his son, J. Bernard "Ben" Moore, homesteaded 160 acres of the land that would become Skagway. They made improvements to the land, building a wharf and mill, hoping to capitalize on a future gold rush. As the



Figure 4.5: Detail of Map of Skagway, 1898 Frank H. Reid, showing area of Annie Leonard's parcel. (Skagway Museum, Dedman Collection).

settle land ownership issues with the Moore Family, Bernard Moore planned to build a bunk house on the lot Leonard had claimed.[11] Leonard argued with Moore, stating "I told him that he could not do it." Moore, in turn, demanded Mr. Warden, the superintendent of the Alaska and Northwest Territories Trading Company, discharge Leonard from her position as a company cook.[12] Warden refused, but news of Moore's displeasure with Leonard reached Edward E. Billinghurst, an English civil engineer and financial backer for the Moore family, who incorporated the Alaska and Northwest Territories Trading Company. Billinghurst demanded that Leonard quit, purportedly to placate Bernard Moore. In her testimony Leonard recalled:

> Mr. Billinghurst came into the kitchen room the day he came to Skaguay and said that he would pay me for the thirty days [notice] but that he wanted me to quit then because Ben [Bernard] Moore raised such a rumpus about it. I asked him what Ben Moore had said. He said it makes no difference what Ben Moore says. We pay no attention whatsoever to him but until we can get things in shape here we have got to keep things strait with him, keep peace with him in other words.[13]

Leonard's testimony revealed the contentious situation regarding land in Skagway as the Klondike Gold Rush frenzy escalated. The construction of improvements on lots served as a way for claimants to better support their ownership. After years in the courts, in September 1901, the Moore family received a favorable decision regarding their homestead claim that became Skagway. The Moore family was awarded 25 percent of the assessed value of a lot for a warranty deed. This applied only to 60 of the 160 acres that the Moore family claimed. The settlement included the lot on which Leonard had located her building. However, by the time the decision was reached, Leonard appears to have sold the lot to Isidore Kaufman.[14] Kaufman paid the Moore family and the Alaskan and Northwest Territories Trading Company $365.00 for the west half of Block 1, Lot 2 on August 1, 1902.[15]

What happened to Leonard after she sold her lot to Isidore Kaufman in December 1898 is unclear. Leonard had been a cook in Skagway, a position that provided an income, further indication that she was not one of the many prostituted women in Skagway.[16] Nonetheless, she remarkably traveled to Skagway at the beginning of the gold fever, staked a claim, and constructed a small building that she most likely sold for a reasonable profit a fairly short time later.

Klondike Gold Rush picked up, their homestead was overrun by claim jumpers who staked claim to the Moore family land.

11 For more infornmation about the Moore family warranty deed, see "Crooked, Cussed, Claim-Jumping, Gun-Fighting Days at Skagway," *The Literary Digest* 62, July 12, 1919: 90-92.

12 Leonard may have been working for the Mill Company. It seems to have been part of the Alaska and Northwest Territories Trading Company, or at least paid from the same account. Testimony of Annie Leonard, April 4, 1898.

13 Annie Leonard Testimony, Skagway Town Site Hearings, April 4, 1898, Record Group 49, National Archives and Records Administration, Washington, D.C..

14 *Skagway News*, December 30, 1898, 5:3. An article on this date noted that Kaufman had become tired of renting and had purchased a "tract of ground on Fifth Avenue between Broadway and State 25x100."

15 Skagway Deed Records, Deed Book 9, Page 208.

16 Edwin C. Bearss, *Proposed Klondike Gold Rush National Historical Park Historic Resource Study*, November 15, 1970: 77-78.

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5. Physical Description

SITE DESCRIPTION

The Goldberg Cigar Store is located on the east side of Broadway between 5th and 6th Avenues in Skagway, Alaska. The one-story building was moved to the site in 2014 from its 2002 location on 5th Avenue. The building is situated on the north and west edge of the parcel, with the front façade facing west towards Broadway Street (Figure 5.1). The building is accessed from a raised, wood boardwalk that extends to the street on the west side of the building, and also provides access to the north side of the building. There are less than 5 feet between the Goldberg Cigar Store and the NPS owned Boss Bakery, which was also moved to this location in 1979 after it was purchased in 1978, and is located to the south. In between the two buildings, is a narrow patch of grass. A wood fence with vertical boards near the southwest corner of the building and next to the boardwalk closes off the side area between the two buildings (Figure 5.2). The boardwalk continues around the building and turns at the southeast corner of the building before terminating at the secondary entrance, located on the south elevation (Figure 5.3).



Figure 5.1: Goldberg Cigar Store facing Broadway Street.



Figure 5.2: Southwest side of building, showing narrow space between the adjacent building.



Figure 5.4: Cedar shingle gable roof.



Figure 5.3: North elevation facing alleyway.

BUILDING DESCRIPTION

EXTERIOR GENERAL

The Goldberg Cigar Store is a roughly 12'-0" wide by 30'-0" long, one-story, wood-frame building with a gable roof sheathed in cedar shingles (Figure 5.4). The gable roof overhangs approximately 8" at the west and east elevations at the gable ends. The building has unfinished reverse-laid, horizontal, shiplap wood siding that is laid over wide, horizontal sheathing boards. The building rests on untreated nominal 8x8 wood beams, installed in October 2014 by NPS.

WEST ELEVATION

The front (west) elevation includes the primary entrance with a four vertical panel wood door with flat trim located at the north end of the elevation (Figure 5.5). The entry door was constructed and installed during the 2002 stabilization following the building's relocation on 5th Avenue. The upper two panels of the door are taller than the lower two panels. The door has a plaque affixed to the center board, a modern deadbolt lock, and a doorknob with a keyhole (Figure 5.6). The plaque on the door reads “Goldberg Cigar Store 1897; Restored by the National Park Service Klondike Gold Rush National Historical Park” (Figure 5.7). At the south side of the west elevation there is a pair of fixed, wood sash windows in a one-over-one configuration with a 4" vertical muntin. Although they look like double hung window openings, upon close inspection, they are stacked single sashes nailed into place. A horizontal wood strip is added on the inside of the building to hold the top sashes to the bottom sashes. The wood sashes are painted black and are not operable (Figure 5.8). These windows are not original and may have been salvaged from another building, but are compatible with the historic character of the building. There is an unpainted wood sill and apron below the windows and unpainted wood trim surrounding the windows. This elevation is sheathed in unpainted, horizontal wood boards (Figure 5.9).



Figure 5.5: Replaced replica four-panel entry door on west (front) elevation.



Figure 5.6: Door plaque and hardware.



Figure 5.7: Plaque detail.



Figure 5.8: Stacked single-lite wood sash windows on west (front) elevation.



Figure 5.9: Unpainted wood trim around west windows.



Figure 5.10: Unpainted horizontal wood siding boards on north elevation.



Figure 5.11: Horizontal siding replaced in-kind in 2002 and original siding on the north elevation.

NORTH ELEVATION

The north elevation has no openings (Figure 5.3). The west side of the north elevation is sheathed in horizontal wood boards, matching those on the west elevation. The east side of the north elevation is sheathed in horizontal wood boards of a greater width and set in a more random pattern (Figure 5.10). The sheathing change at the east end of the elevation corresponds to the wall break at the interior and indicates the east end is likely a later addition, dating to at least 1914 when it appears on a Sanborn Fire Insurance Map (Figure 5.11).

EAST ELEVATION

The east elevation has a single, small, centered window and no other openings (Figure 5.12). The four lite, wood window is awning style (Figure 5.13). The window has simple, unpainted wood trim and an unpainted wood sill; the window sash is painted black. This elevation has wide and horizontal wood cladding to the east end of the north elevation, however there are no trim boards on the corners. The east elevation has two layers of horizontal siding (Figure 5.14).

SOUTH ELEVATION

The south elevation has a door at the east end and a window opening at the west end (Figure 5.15). The door opening is likely original to the east addition, but the door itself was constructed and installed in 2002. It is a four-panel, wood door with flat trim (Figure 5.16). The upper two panels of the door are taller than the lower two panels. The window opening at the west end of the south elevation may not be original to the building as historically another building closely abutted this elevation to the line of the addition, as evidenced in historic photographs and Sanborn Maps (Figures 6.5 and 6.7). The existing fixed window is a wood sash with two lites oriented horizontally. The building that was located adjacent to the Goldberg Cigar Store at the original site, is not drawn in the 1948 Sanborn Map, indicating it was removed or relocated. The construction of the south window may date to the period after the building was removed, which would have then allowed for a window at this location. The east end of the south elevation has wider horizontal wood siding than the west end, again indicating that the east end was likely an addition (Figure 5.18).



Figure 5.12: East elevation with central window.



Figure 5.13: Awning wood sash window with four lites on east elevation.



Figure 5.14: Horizontal siding over sheathing on east elevation.



Figure 5.15: South elevation showing proximity to adjacent Boss Bakery building.



Figure 5.16: Four-panel replica wood door on south elevation.



Figure 5.17: South window opening may have been a later addition.



Figure 5.18: Detail of different siding on south elevation.

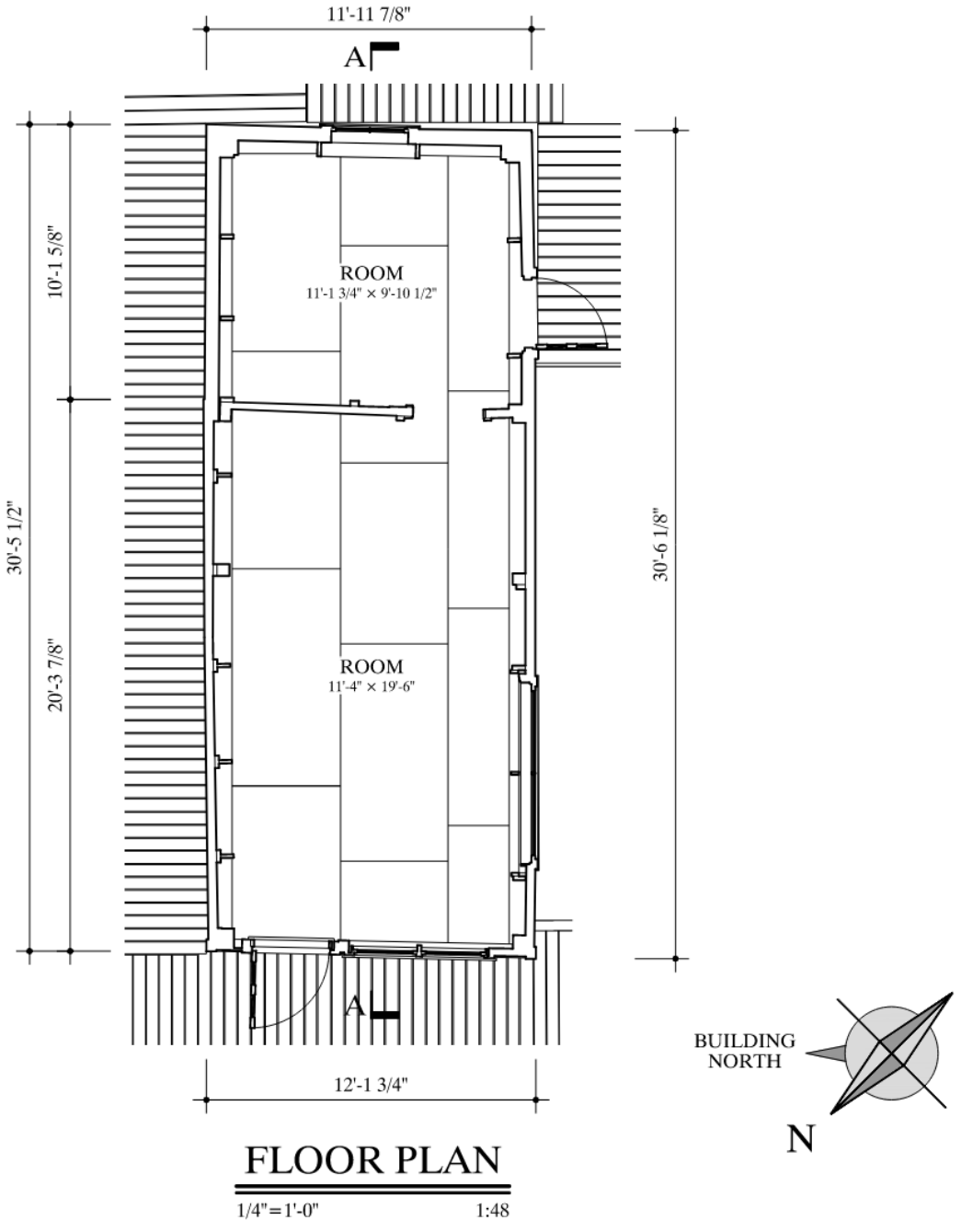


Figure 5.19: Existing floor plan of building. Historic American Buildings Survey AK-283. Delineated by Daniel De Sousa and John Wachtel 2019, detail from Sheet 1 of 1.

INTERIOR DESCRIPTION

GENERAL

The interior of the building is divided into two rooms with the larger of the two rooms at the western or front section of the building (Figure 5.19). The interior partition corresponds with a change in the horizontal wood siding at the exterior, indicating that the eastern room is an addition to the building. The two rooms may represent different uses; commercial space at the front and a residential use at the rear. The 1914 Skagway Sanborn Fire Insurance Map clearly shows the eastern extension (Figure 6.5).

Wood framing and roof supports installed during the 2002 NPS stabilization efforts are visible in both rooms (Figure 5.20). Examples of early wallpaper, three layers in some locations, were found in the building but have been removed by NPS conservators and are stored in the park's museum collection. The wallpaper, printed in selvage or with an edge to align the adjacent piece, was produced by W. Campbell & Co., New York and Chicago in the nineteenth century (Figure 5.21). Pillsbury fabric flour sacks have been nailed to the walls (Figure 5.22). The flour sacks served as backing for what was likely machine-printed, wood pulp wallpaper. Many of these sacks remain in the building.

Before NPS stabilization efforts in 2002, fiberboard, secured with wood battens, was found in some interior spaces. Interior window trim was later installed on top of the fiberboard, further suggesting the south elevation window was a later addition. According to the Goldberg Cigar Store section of the 1984 *Historic Structure Reports for Ten Buildings: Administrative, Physical History and Analysis Sections, Klondike Gold Rush National Historical Park, Skagway, Alaska*, "An in-filled door opening, approximately 3'-0" by 6'-0", was found in the (present) south wall."[1] The south wall in 1984 is also the south wall in the building's current location. The 1984 report suggests the opening may have provided access to an adjacent building at some point. Fragments of cloth and early wallpaper covered the board in-fill, indicating the doorway was likely removed early in the building's history. Doors and windows are modern construction that were installed in 2002.



Figure 5.20: Structural framing added during 2002 stabilization.



Figure 5.21: Historic wallpaper currently stored at NPS archives.

1 Catherine H. Blee, Robert L. Spude, and Paul C. Cloyd. *Historic Structure Reports for Ten Buildings: Administrative, Physical History and Analysis Sections, Klondike Gold Rush National Historical Park, Skagway, Alaska*. Denver, CO: National Park Service, 1984.



Figure 5.22: Pillsbury fabric flour sacks nailed to walls.



Figure 5.23: South wall with early, but likely not original, window opening.

WEST ROOM

The west room measures roughly 11'-0" x 20'-0" and has plywood flooring (Figures 5.23 and 5.24). Some ceiling boards remain, but many are missing (Figure 5.25). In locations where ceiling boards are missing, roof framing and sheathing is partially exposed and visible. The 2002 in-kind replacement roof sheathing is visible (Figure 5.26). The west wall has the primary entry door which at the interior is paneled with a modern dead bolt lock, an older or salvaged door knob, and a modern metal door closer at the top of the door (Figures 5.27 and 5.28). The window opening south of the door has four individual wood sash windows, in which two wood sashes are stacked vertically adjacent to one another (Figure 5.29). Historic photographs confirm the front (west) windows are not original. These windows may have been salvaged from another building and were in place when NPS acquired the building in 1977. Historic hardware (spring bolts) are intact on these windows, indicating they may be older windows that were reused (Figures 5.30 and 5.31).

The north wall of the west room has no openings (Figure 5.32). The south wall of the west room has two single wood sash windows at the west end that are laid on their side. The windows are likely not original, as this wall historically abutted to an adjacent building (Figure 5.33). The neighboring structure had been removed by the time of the 1948 Skagway Sanborn Fire Insurance Map (Figure 6.7). This window opening is present in 1973 photograph of the building, but it was boarded at the time (Figure 6.8).

There are many remnant pieces of fabric flour sacks that were used as insulating materials and backing for more finished materials such as wallpaper (Figure 5.34). Protective plexiglass screens were installed by NPS during the 2002 rehabilitation of the building provide viewing of the intact historic materials in several locations on interior walls (Figures 5.35 and 5.36).



Figure 5.24: Interior plywood flooring in west room.



Figure 5.25: Missing ceiling boards in west room.



Figure 5.26: Exposed roof framing in interior.



Figure 5.27: Panel door that serves at primary entrance.



Figure 5.28: Door closer above entry (west) door in interior.



Figure 5.29: Stacked single-lite wood sash windows on west elevation.



Figure 5.30: Detail of single-lite wood sash windows.



Figure 5.31: Intact window hardware.



Figure 5.32: Interior north wall.



Figure 5.33: South window that was likely added.



Figure 5.34: Flour sack remnants used for insulation and wallpaper backing.



Figure 5.35: Plexiglass covering to protect historic materials.

EAST ROOM

The east room measures roughly 11'-0" x 10'-0" per the Historic American Buildings Survey floor plan drawn in 2019. The east room is likely an addition to the building. Though the exact construction date is unknown, the 1914 Sanborn Fire Insurance Map indicates it had been constructed by that time (Figure 6.5). The doorway into this space from the west room indicates patching of interior horizontal wood paneling above the opening (Figure 5.37). This could indicate the door originally had a transom window above as the patching roughly aligns with where a transom window would have been located. However, there are not historic images of this area of the building to corroborate a transom. The plywood floors of the west room continue into the east room (Figure 5.38). This room has remnant tongue-and-groove ceiling boards, but much of this material is missing (Figure 5.39). There are also areas of fabric flour sacks covering the ceiling (Figure 5.40).

The walls in this room have three types of finish materials. Along the north and east walls there is 3/4" by 3 5/8" horizontal wood tongue-and-groove paneling (Figure 5.41). There are also locations of remnant fabric flour sacks, used for further insulation over the horizontal boards (Figure 5.42). Lastly, there are areas of remnant fiberboard secured with wood battens concentrated around the interior door to the west room, indicating that the trim on the original door opening may have been modified and the door could have potentially had a transom at one time (Figures 5.43 and 5.44). The west wall of the east room was likely originally the rear exterior wall of the structure (Figure 5.45).

The east room has one window centered on the east wall; it is a wood, four-lite, awning style window (Figures 5.46 and 5.47). There is an exterior door that is not original and was installed during stabilization efforts in 2002. The upper panels of the door are taller than the lower panels, matching door styles from the Period of Significance (Figure 5.48).



Figure 5.36: Plexiglass covering with remnant wallpaper.



Figure 5.39: Tongue-and-groove ceiling boards.



Figure 5.37: Section of replaced wood paneling above doorway.



Figure 5.40: Muslin tacked to ceiling boards.



Figure 5.38: Plywood floors in east room.



Figure 5.41: Horizontal tongue-and-groove walls in east room.



Figure 5.42: Fiberboard secured with wood battens around interior door.



Figure 5.44: Detail of fiberboard material.



Figure 5.43: Fiberboard secured with wood battens around interior door.



Figure 5.45: Existing west wall was likely originally the exterior wall of the building.



Figure 5.46: South interior elevation wall and four-lite window.



Figure 5.48: 2002 reconstructed four panel wood door at south elevation.



Figure 5.47: Detail of east awning window.

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6. Chronology of Development and Use

SEPTEMBER 1897 PHOTOGRAPH

Photographic evidence supports an August or early September 1897 completion date for the building. A photograph by H. A. Bliss dated September 1897 shows Leonard's building to the west of the Burkhard House with a gap between the two buildings (Figure 6.1).[1]

NOVEMBER 1897 PHOTOGRAPH

Leonard's building is visible in a photograph taken by Eric A. Hegg dated two months later that shows McKinney Avenue (later 5th Avenue) in November 1897. The building's gable roof with its distinctive overhang, door placement, and windows are also visible behind the men standing in the street (Figure 6.2).[2] In the time frame between these two photographs the Seattle Hotel, which would later become the Frye-Bruhn Meat Market, was constructed between Leonard's small building and the Burkhard House. It is possible that Leonard's building was moved slightly to the west to accommodate construction of the Seattle Hotel to its east. In comparing the 1914 Sanborn Map and the 1898 parcel map, the Burkhard House occupied all of Lot 1. Leonard's Lot 2 would have been large enough to accommodate the Seattle Hotel, the Goldberg Cigar Store building, and the building constructed to the east of the Goldberg Cigar Store. All shown on the 1914 Sanborn Map.

WINTER 1897-98 PHOTOGRAPH

This photograph is referenced in a 1984 Historic Structure Report on ten Skagway buildings: "The photograph shows the store with a two-foot high, carved wooden Indian on the elevation. A single door entry and a four-paned window appear at the building's front. Shingles cover the roof. The cigar store is one of a row of similar, small, wood frame businesses lining Fifth Avenue."[3] This detail is difficult to see in the photograph due to its resolution (Figure 6.3). A 2022 update from retired park historian, Karl Gurcke, noted that the "...two-foot high, carved wooden Indian..." is, in fact, one of the two karosene lamps seen in front of the Burkhard House (Figure 6.1).

1 H. A. Bliss, photograph, September 1897, Library & Archives Canada, PA-162907. The Burkhart House was demolished sometime in the 1930s; it is not present on the 1948 Sanborn Map.

2 Eric A. Hegg, "McKinney Ave. [5th Avenue], Skaguay, Alaska," University of Washington, Hegg Collection, Photograph Number 40.

3 1984 Historic Structure Report Page 148; Photograph Alaska State Library (Early Prints of Alaska Photograph Collection, PCA 297-217.



Figure 6.1: September 1897 view looking west from the corner of Broadway and 5th. Burkhard House at the corner and note arrow pointing to the Goldberg Cigar Store just beyond it on the south side of the 5th Avenue. (H. A. Bliss. September 1897, Skagway. H.A. Bliss, accession number PA-162907, item number 6779, reproduction number C-012600, Library and Archives Canada).



Figure 6.2: McKinney Avenue, later 5th Avenue, looking west. Captured November 1897 by Photographer Eric A. Hegg. Note the infill building between the Burkhard House and the Goldberg Cigar Store; unclear if this is an extension of the Burkhard House. (University of Washington Libraries, Special Collections, Eric A. Hegg, photographer, Hegg40).

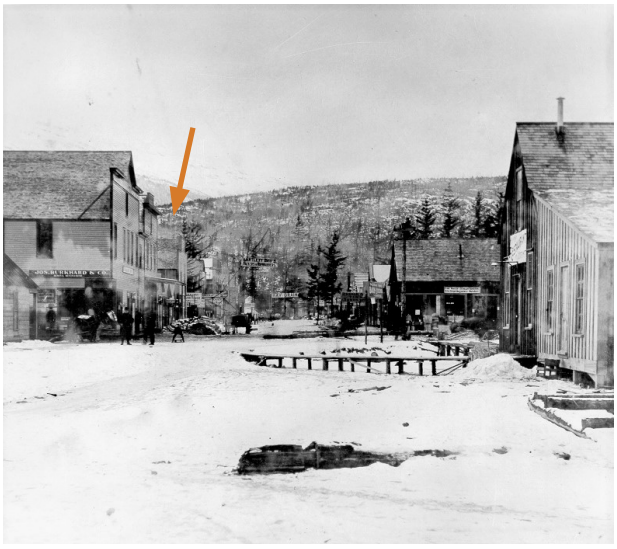


Figure 6.3: Winter 1897-98, looking west. The awning of the Seattle Hotel is visible. Unknown photographer. (Alaska State Library PCA 297-217).

ANNIE LEONARD AND EARLY USE

The early use of the building that later became the Goldberg Cigar Store & Confectionery is unconfirmed. Leonard may have never actually resided in the structure. In her testimony at the town site settlement, she spoke of renting a part of the Chicago Hotel with "another lady."[4] Additional evidence indicates Leonard did not live in Skagway during the summer of 1898. *The Daily Alaskan* reported on August 3, 1898:

> Mrs. Anna L. Leonard, who was the first woman to take up her residence in Skaguay, was one of the party that came in from Dawson last night. She left here [Skagway], on May 1, and in Dawson obtained a position in a large restaurant as the gold weigher. She returns in about six weeks.[5]

Leonard likely rented out the building on Block 1, Lot 2 while working elsewhere and perhaps while she remained in town. Lease agreements suggest this is possible.[6] Leonard's renters included Dr. A. H. Bryant and A. J. Rochon.[7] Bryant leased the west half of Block 1, Lot 2 for a year, starting December 15, 1897.[8] The structure appears to have been moved west in the winter of 1897-98 to accommodate construction of the Seattle Hotel, suggesting that it sat on the west half of the lot, the portion Bryant had rented (Appendix E).

Rochon rented the eastern portion of the western half of the lot for four months, beginning February 10, 1898. His lease included the use of a 12'-0" by 20'-0" building.[9] This measurement roughly aligns with the size of the front room of the Goldberg Cigar Store building, indicating that the rear or eastern section of the current structure may be a later addition.

By September 1898, David Goldberg, a purveyor of cigars and other goods, established a store in what had been Leonard's structure.

GOLDBERG CIGAR STORE & CONFECTIONERY

Skagway business directories from 1898 and 1899 reveal the building's earliest verified use as a cigar store.[10] The business directories suggest David Goldberg, for whom the structure is named, rented and ran a cigar store at 317 Fifth Avenue. The store was open for business in September 1898, as evidenced by advertisements in the *Skagway News* reading, "Everything fresh. Fruits, Confectionery, Cigars, Tobacco, Nuts, Cakes, Candies and Dried Fruits. Fifth Ave. above Broadway, next door to 'The Office' [Saloon]. D. Goldberg."[11] Advertisements for the store ran in the *Skagway News* until November 1898 and in *The Daily Alaskan* through February 1899.

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4 Annie Leonard Testimony, Skagway Town Site Hearings, April 4, 1898, Record Group 49, National Archives and Records Administration, Washington, D.C..

5 "Mrs. Anna L. Leonard…" *The Daily Alaskan,* August 3, 1898, page 4, column 2.

6 Record of Deeds, Dyea, Alaska – for Skagway, Deed Book/Volume 2, Pages 46 and 112.

7 Deed Book 2, Pages 46 and 112.

8 Deed Book 2, Page 46.

9 Deed Book 2, Page 112.

10 Skaguay Commercial Club, *Skaguay: The Gateway to the Klondike* [etc.] (Skaguay, AK: *Daily Alaskan*, 1898); Chester Clinton, *Directory and Guide [to] Skagway, Metropolis of Alaska and Gate to the Golden North* [etc.] (Skagway, AK: Chester Clinton, 1899).

11 *Skagway News*, September 16, 1898, (page 1, 2:3). The store actually appears to have been two doors to the east of "The Office" Saloon.

The end of advertisements for the store and the absence of Goldberg in business directories after 1899 suggests he moved to another gold strike in Alaska or Canada around that time.[12] In November 1900, Goldberg returned to Skagway and reported to *The Daily Alaskan* on Haines and the Porcupine gold rush, providing evidence of his move. The article referred to him as "the tobacco dealer of Haines."[13] Indeed, the 1900 Census lists David Goldberg in Haines, indicating he was located in Alaska starting in February 1898 and that he considered his "Post-Office Address at Home" to be Kalispell, Montana. He was of German origin, had immigrated to the United States in 1865, and was single.[14]

KAUFMAN BROTHERS

In December 1898 the building passed to new owners. The Kaufman brothers, "becoming tired of paying rent . . . purchased a tract of ground on Fifth Avenue, between Broadway and State 25x100," a space on which Sam Robert's saloon and the Goldberg Cigar Store and Confectionery then stood.[15] Goldberg may have continued to rent the structure for a couple of months after the Kaufman brothers acquired the lot, given the continuation of his advertisements and his name in Skagway's business directories.[16] Another possibility is that Goldberg had purchased advertisement space for a set number of issues in the Skagway newspaper and ads for his business ran after he relocated to Haines.

It is unclear from whom the Kauffman brothers purchased the land. *The Skagway News* article does not mention the previous owner, and deed records regarding the sale have not been found.[17] The article did note that the brothers, who were meat market merchants, planned to build a large, two story, 25'-0" by 90'-0" store on the lot.[18] Their plan never came to fruition, however, and the building remained on the lot. The Kaufmans may have left the building vacant or used it for storage. They had a large store on the west side of Broadway just north of Fifth Avenue. Advertisements in *The Daily Morning Alaskan* suggest their store closed in 1902.[19] It is unclear precisely when the Kaufmans left Skagway.

POST KLONDIKE GOLD RUSH

The short-lived frenzy of the gold rush was subsiding even by the turn of the twentieth century. The White Pass & Yukon Route railroad was finally completed in July 1900. With a dwindling number of gold seekers Skagway's population declined as did its number of merchants and businesses. However, the "railroad ensured Skagway's permanency, even when the town's post-gold rush population

12 *Daily Alaskan*, January 16, 1899, 3; *Daily Alaskan*, February 3, 1899, 2; Karl Gurcke, The D. Goldberg Cigar Store & Confectionery (1897): A Historic Photo Essay, Unpublished Draft (Skagway, AK: Klondike Gold Rush National Historical Park, updated May 2023), 3.

13 *Daily Alaskan*, November 24, 1900, 4.

14 1900 United States Federal Census, Alaska, Southern District, Haines Alaska, 3.

15 *Skagway News*, December 30, 1898, 5:3.

16 *Daily Alaskan*, January 16, 1899, 3; *Daily Alaskan*, February 3, 1899, 2.

17 After the rental of the west portion of the lot, the lot does not appear again in deed records until 1902. A quitclaim deed, settling with the Moores, appears in Book 9, Pages 208-209 of Skagway's Deed Records. Isidore Kauffman paid $365 to the Moores for the west half of the lot. It is possible Sam Roberts owned the lot.

18 *Skagway News*, December 30, 1898, 5:3.

19 *The Daily Morning Alaskan*, September 9, 1902.

dipped to several hundred. By 1904, almost 12,000 passengers were riding the railroad with more than 30,000 tons of freight carried annually."[20]

Mining of lead, sliver, and zinc from the Yukon and copper from the Whitehorse area further sustained Skagway as did a growing harbor and maritime trade. The 1914 Sanborn Map indicates the building that had once housed the Goldberg Cigar Store was vacant, as were several other buildings shown on the map (Figure 6.5).

CIRCA 1910 PHOTOGRAPH

The Seattle Hotel, which was located just east of the original site of the Goldberg Cigar Store, was a short-lived enterprise. By 1900, the building had been converted to the Frye-Bruhn Co. meat market. [21] The meat market building remains extant in Skagway and a photograph shows a somewhat modified Goldberg Cigar Store with a recessed door and transom (Figure 6.4).

1914 SANBORN FIRE INSURANCE MAP

As noted above, the 1914 Sanborn Map shows the building in its original location, adjacent to the Frye-Bruhn Co. meat market, and indicates at that time it was vacant (Figure 6.5).

POST 1922

Sometime after 1922, the building that had been Goldberg's store appears to have passed to the City of Skagway in lieu of unpaid taxes.[22] In 1928, Charles Stadelman purchased the lot and building from the city.[23]

1929-1948 SIDE ADDITION

At the southeast corner of the building, a gable-roofed addition was added with plain horizontal board siding and rolled asphalt roofing sometime between 1929 and 1948, giving the building an L-shaped plan. The addition does not appear in an aerial photograph of Skagway taken in 1929 (Figure 6.6). However, this



Figure 6.4: Circa 1910s photograph of the Frye-Bruhn Co. Retail Store building on 5th Avenue (remains extant). A small portion of the Goldberg Cigar Store building is visible at the right side of the photograph. This was the original location of the Goldberg Cigar Store, adjacent to the Frye-Bruhn Co. meat market. (Frye-Bruhn retail shop on 5th Avenue, Skagway, Alaska. [Circa 1910] Photograph. Frye Art Museum Archives, Seattle).

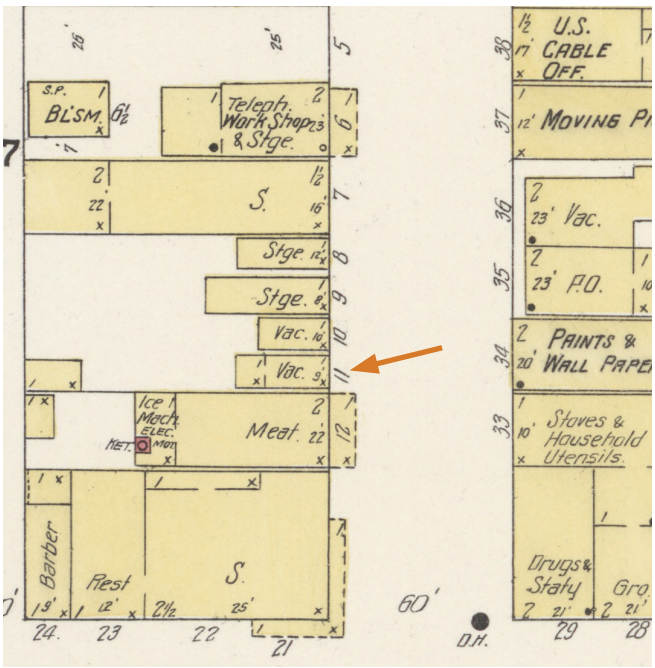


Figure 6.5: Detail of 1914 Sanborn Map with arrow pointing to the Goldberg Cigar Store, next to the Frye-Bruhn Co. meat market retail store labeled "Meat," situated west of Broadway on the south side of 5th Avenue. Note the addition shown at rear of the building and the outbuilding at the rear of the parcel. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheet 4, September 1914, Library of Congress, Washington, D.C.).

20 "Skagway: A Legacy of Gold." *Alaska Geographic*. Vol 19 No 1 1992: 32.

21 Advertisements from *The Daily Alaskan* February 16, 1900 and May 19, 1900.

22 Skagway Deed Records, Book 16, Pages 329 and 405; Skagway Deed Records Book 11, Page 313.

23 Skagway Deed Records, Book 11, Page 313.

addition was drawn on the Sanborn Fire Insurance Map of Skagway, Alaska from 1948 (Figure 6.7). The addition was considered to have been constructed outside the Period of Significance and was removed from the building when NPS took possession of and moved the structure in 1977. The ghost of the addition was visible on the building's south elevation until stabilization in 2002.

1937-1944

William Wallace, Sr. purchased the building from Stadelman in 1937.[24] It is unknown how Stadelman and Wallace used the building. Herbert Riewe, a grocer, bought the store in 1944 from the Wallace Family to provide extra storage for his nearby grocery store.[25]

1948 SANBORN INSURANCE MAP

The 1948 Sanborn Insurance Map shows the Goldberg Cigar Store in its original location facing 5th Avenue west of Broadway. The Burkhard House building, which had been at the corner of 5th and Broadway, was no longer present. The Goldberg Cigar Store is shown with its small side addition to the west (currently the building's south), which had not been present on the 1914 Sanborn Map.

APRIL 1973 PHOTOGRAPH

Unfortunately, no photographs of the Goldberg Cigar Store building have been found between the 1948 aerial and a 1973 photograph of the building. The 1973 photograph (Figure 6.8) in the KLGO collection shows the building in its original location on the south side of 5th Avenue (Lot 2, Block 1). The adjacent building (left or east side) is the former Seattle Hotel / Frye-Bruhn Company retail store.

OCTOBER 1977 PHOTOGRAPH

In 1978, Herbert and Georgina Riewe sold the building, excluding the lot, to the NPS for $1,000. Skagway resident, Kurt Kosters, claimed Riewe had already sold the building to him, so NPS also paid Kosters $500 for a quitclaim deed. NPS took ownership of the structure in late December 1978.[26] A photograph dating to this period, October 1977, shows a side view of the building with the small side addition and even a further extension to the back and overgrown landscaping. (Figure 6.9).

AUGUST 1979 PHOTOGRAPH

This photograph was taken from the middle of 5th Avenue showing the Goldberg Cigar Store shortly after its first move from the south side of 5th Avenue (Lot 2, Block 1) to the northwest corner of 5th Avenue and Broadway (Lot 12, Block 2) in Skagway. Given the building's orientation (front to the north or right side of the picture), this first move must have entailed either dragging or rolling the building across 5th Avenue. This was the first of seven temporary locations for the building (Figure 6.10).

24 Skagway Deed Records, Book 12, Page 219.

25 *Ibid.*, Book 13, Page 339.

26 Gurcke, 4.



Figure 6.6: Detail of 1929 aerial photograph of Skagway. (1929. Aerial Photograph. United States Forest Service FS Z38b).

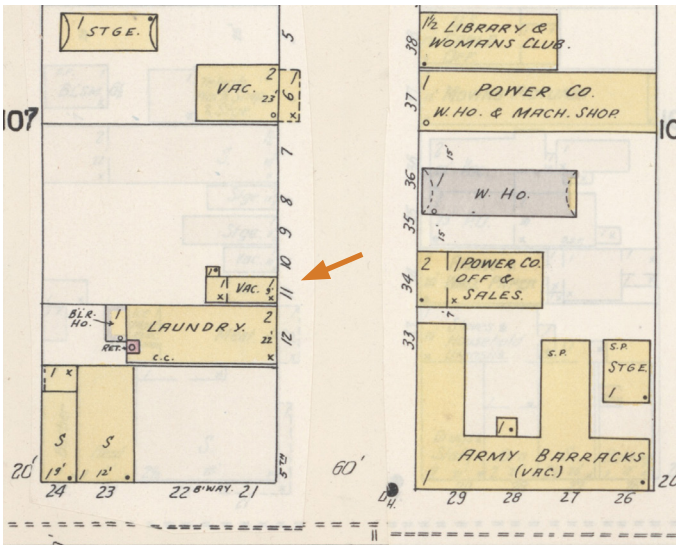


Figure 6.7: Detail of the October 1948 Sanborn Map with arrow showing the Goldberg Cigar Store and Confectionery on the south side of Fifth Avenue and adjacent to a building labeled "Laundry." Note the small side addition and that the outbuilding at the rear, which was visible on the 1914 Sanborn, is no longer on the parcel. (Sanborn Fire Insurance Map of Skagway, Alaska, Sheet 4, September 1948, Library of Congress, Washington, D.C.).



Figure 6.8: An April 1973 photograph of the building shows the small addition to the west side and the building on its original site. (National Park Service, Klondike Gold Rush National Historical Park, KLGO 57926).



Figure 6.9: October 1977 photograph, looking east, shows the building on its original site; window at original west elevation is also visible (National Park Service, Klondike Gold Rush National Historical Park, KLGO 56038).



Figure 6.10: August 1979 showing the building after its first move situated on posts in new location at the northwest corner of 5th Avenue and Broadway. (National Park Service, Klondike Gold Rush National Historical Park, KLGO 59621).

OCTOBER 1979 SECOND MOVE

The building was moved for a second time in October 1979 (Figures 6.11 and 6.12). The second location was at the east side of Broadway and north of 5th Avenue (Lot 7, Block 24).

JUNE 1981

By June 1981, the building was still located on the east side of Broadway and north of 5th Avenue (Lot 7, Block 24) (Figures 6.13 and 6.14). This photograph, showing the north and west elevations of the Goldberg Cigar Store, was taken shortly after it was moved to this location.

1984 HABS DOCUMENTATION

In July 1982, Historic American Buildings Survey (HABS) large-format photographic documentation was taken across Skagway by NPS photographer, Jet Lowe, including a photograph that shows the Goldberg Cigar Store next to (but set further back from the boardwalk along Broadway) the Boss Bakery (Figures 6.15 and 6.16).

FEBRUARY 1986

The building was moved again to the middle of Lot 9, Block 24 (Figure 6.17).

2002 NPS STABILIZATION PROJECT

In 2002, the NPS stabilized and preserved the building in keeping with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the recommended treatments outlined in the *Ten Historic Structure Reports, Klondike Gold Rush*. Due to contact with soil, the lower portions of the wood structure showed signs of decay on the north, west, and south walls. Exterior siding and wall framing was replaced in-kind where required. Half-lap joinery was used to replace only the portion of historic material that was damaged beyond repair, rather than wholesale replacement of entire members of framing and siding. The "Record of Treatment" for the project, created by Project Lead Dennis Mott in 2002, notes the unique construction style of the building. The walls of the building are constructed of "vertical plank construction" a unique technique that was generally identified with settlement era construction consisting of thick plank members that are laid vertically with members nailed or spiked to the face of a sill or cap member in order to create a basic box frame. To reinforce the vertical plank construction, wood 6x6 timbers were added in 2002 to the interior of the building to provide structural stabilization. Finally, a cyclic replacement of the cedar shingle roof was completed, including the in-kind replacement of roof rafters where necessary (Appendix D). Former NPS Preservationist, Don Corwin, worked with Mott to stabilize the building.

Visual evidence reveals that before the 2002 stabilization, a hole in the roof, which likely provided ventilation for a stove, had been patched. Non-historic, horizontal chamfered board siding was removed in the 2002 stabilization process. Wood siding is primarily intact on the east elevation, and in areas along the northeast and southeast exterior walls.[27]

27 The Goldberg Cigar Store and Confectionery has been moved seven times.



Figure 6.11: October 10, 1979 during second move. (National Park Service, Klondike Gold Rush National Historical Park, KLGO).



Figure 6.12: October 10, 1979 during second move (National Park Service, Klondike Gold Rush National Historical Park, KLGO).



Figure 6.13: The Goldberg Cigar Store, view looking east at third location on the east side of Broadway and north of 5th Avenue (Lot 7, Block 24). The building has a temporary interpretive sign noting Goldberg Cigar Store (National Park Service, Klondike Gold Rush National Historical Park, KLGO 57926).



Figure 6.15: July 1982 Historic American Buildings Survey large-format photographic documentation taken across Skagway by photographer Jet Lowe, including a photograph that shows the Goldberg Cigar Store adjacent to the Boss Bakery. (Library of Congress, HABS-AK-15 (Photographs AK-15-11), Jet Lowe, Photographer, July 1982).



Figure 6.14: June 1981 the building was located on the east side of Broadway and north of 5th Avenue (Lot 7, Block 24), Skagway, Alaska. The dirt road on the left is the alleyway between 5th and 6th Avenues. This photograph, showing the north and west elevations of the Goldberg Cigar Store, was taken a couple of years after it was moved to this location. (National Park Service, Klondike Gold Rush National Historical Park).



Figure 6.16: July 1982 Historic American Buildings Survey large-format photographic documentation taken across Skagway by photographer Jet Lowe, including a photograph that shows the Goldberg Cigar Store adjacent to the Boss Bakery. (Library of Congress, HABS-AK-15 (Photographs AK-15-10), Jet Lowe, Photographer, July 1982).



Figure 6.17: February 1986 the Goldberg Cigar Store is moved again. This photograph shows the Goldberg Cigar Store in the middle of Lot 9, Block 24. (National Park Service, Klondike Gold Rush National Historical Park).



Figure 6.18: January 9, 2002 the Goldberg Cigar Store just prior to undergoing preservation, view looking northeast. This photograph shows the Goldberg Cigar Store in the middle of Lot 9, Block 24, the same location as in February 1986. (National Park Service, Klondike Gold Rush National Historical Park).



Figure 6.19: May 21, 2002 the Goldberg Cigar Store is in the beginning phases of preservation. (National Park Service, Klondike Gold Rush National Historical Park).



Figure 6.20: June 27, 2002 in this photograph, the Goldberg Cigar Store is still undergoing preservation but has been moved approximately a building's length northeast of its previous location. Note the brown patch directly behind the kneeling men where the Goldberg Cigar Store sat previously and also the rope attached to the front skid plates. (National Park Service, Klondike Gold Rush National Historical Park, KLGO 49840).

Visual evidence and photographs from the period reveal that before the 2002 stabilization, a hole in the roof, which provided ventilation for a stove, had been patched. However, historic photographs provide visual evidence of early, if not original, doors. The earliest photograph of the Goldberg Cigar Store in September 1897 shows the building's front façade configured as it is today (Figure 6.1). A photograph taken circa 1910, shows a recessed front door (Figure 6.4), while a photograph from April 1973 shows a door with a transom but not recessed (Figure 6.8). A new door had been installed on the structure by the time NPS acquired the building, according to "The Classified Structure Field Inventory Report" conducted in 1977 and 1981.[28]

The report notes the existence of one four-panel wood door on the building's front elevation. In a photograph of the door from April 1973, it is no longer recessed, no transom is visible, and the height of the door and front window no longer align, as was the case in historic images. In addition, the photographs illustrate an eave return on the the east side of the structure's north elevation and a possible remnant of the return on the west side (Figure 6.8).

A four-panel wood door with 3/4" x 4 5/8" trim and plaque affixed to the center board is currently found on the front entrance.[29] A second four-panel wood door with 3/4" x 4 1/2" trim can be found on the building's south elevation where the gable roof addition was located. Both doors are contemporary replacements installed during the 2002 stabilization effort.

"The Classified Structure Field Inventory Report" also indicates one four-light, fixed window on the west elevation, a two-light window on the south elevation, and a two-light window on the east elevation.[30] During NPS stabilization work on the Goldberg Cigar Store in 2002, windows were either rehabilitated and reinstalled on the building (front facade and south wall) or replaced in-kind (rear). Window styles include four single-lite fixed, paired and stacked sashes on the west (front) elevation, an awning window with four divided lites (two-over-two) on the east (rear) elevation, and a fixed window with two horizontally oriented on the south elevation (Figures 6.18 to 6.21).

2014 RELOCATION

The building was moved to its current location in 2014, where it faces Broadway just south of the alley between 5th and 6th Avenues and is once again positioned next to the Boss Bakery (Figure 6.22). When considering this relocation, NPS studied several options and consulted with the National Register of Historic Places staff in Washington, D. C. to fulfill Section 106 obligations regarding the relocation of a historic structure that contributes to an NHL historic district. In correspondence, NPS noted that the Goldberg Cigar Store had been "in NPS ownership for several years, and has been moved several times in the recent past as the NPS continues to search for an appropriate location for it. A use/location has now been identified." NPS also noted that the building "continued

Historically, the front entrance was the north elevation. Now the front entrance is the west elevation. This description uses the building's current location when naming elevations by cardinal directions.

28 Jean C. Parker, Tom P. Busch, and David E. Snow, "The Classified Structure Field Inventory Report" (Skagway, AK: Klondike Gold Rush National Historical Park, 1977 and 1981).

29 Klondike Gold Rush National Historical Park Maintenance Division installed the plaque following the building's stabilization in 2002.

30 Parker, et. al.



Figure 6.21: November 10, 2002 following Preservation Treatment. This photograph shows the Goldberg Cigar Store on the north side of 5th Avenue east of Broadway Street (south end of Block 24, Lot 9). (National Park Service, Klondike Gold Rush National Historical Park, KLGO 49840).



Figure 6.22: November 24, 2014 the Goldberg Cigar Store after relocation to its current location. Photographer Luke Stemmer, NPS Maintenance Worker (National Park Service, Klondike Gold Rush National Historical Park, KLGO 57926).

to retain integrity within the historic district of Skagway, of feeling, design and workmanship."

2020 STRUCTURAL WORK

In May 2020, structural engineer Troy J. Feller, a principal with BBFM Engineers in Anchorage, Alaksa, provided drawings detailing a project to remove the built-up stud / post and replace with HSS 3 x 3 x 3/16 and to add two 2 x 6 headers above the window at the south wall and remove the center post. After reviewing structural engineer Troy Feller's drawings, NPS Historical Architects determined that the existing interior stabilization system added in 2002 was sufficiently supporting the building, and did not require adding contemporary structural steel, and successfully allowed the building to stand within the Skagway Historic District as a structure within the cultural landscape. No action was taken to install steel members into the building. Nor are these actions recommended by NPS Historical Architects.

2021 FIRE SUPPRESSION

When the building was moved in 2014, the park was unable to site the Goldberg Cigar Store the requisite 5'-0" away from the Boss Bakery, per municipal fire code and include an accessible boardwalk between the north side of the building and the alley. As a compromise, the municipality permitted the Goldberg to be placed 3'-6" from the Boss Bakery and a fire suppression system was installed in the Goldberg. The fire suppression system was designed to have a minimum impact on the historic structure.

In September 2021, contractors completed the installation of a fire suppression system inside the Goldberg Cigar Store. To protect the historic fabric of the building, a branch line was brought over from the adjacent Boss Bakery through a utilidor, an underground utility corridor. It enters from below the building with one riser in the southeast corner and one branch line that runs overhead to provide suppression in both rooms.

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7. Character-Defining Features

Building character-defining features are the visual aspects and physical features that comprise the appearance of a historic building. Character-defining features include the overall shape of the building, its materials, craftsmanship, stylistic elements, decorative details, interior spaces, and features, as well as the various aspects of its site and environment. Landscape characteristics are tangible and intangible aspects of the landscape that relate to the Period of Significance and give a landscape its historic character.

SITE

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

- Flat parcel
- Front elevation sited to face primary street

BUILDING EXTERIOR

- One-story configuration
- Rectangular in plan
- Front facing gable roof with minimal overhang
- Wood shingle roof with 24" #1 medium cedar shingles with 5" exposure to the weather
- Unpainted, reverse-laid, horizontal, shiplap wood siding of varying width
- A vertical break in the exterior siding on north and south walls between the siding boards of the original structure and those of the rear addition
- Unpainted, vertical wood trim at corners
- Gable ends with approximately 8" overhang; west gable has simple wood fascia, whereas the east gable has trim at line of gable
- Wood paneled door on front facade



Figure 7.1: Front facing gable roof with minimal overhang.



Figure 7.2: Unpainted horizontal lap siding.



Figure 7.3: Wood shingle roof.

- Four single-lite wood sash windows stacked at south side of front facade (windows are not original, but are compatible to historic character)
- Simple, unpainted, wood trim and sill around front facade window
- Small, square window on rear wall centered under gable
- No window openings at north elevation which reflects the building's original location immediately adjacent to another building
- Wood paneled door at south elevation in location of early addition to the building

BUILDING INTERIOR

- Two-room configuration with larger room at west (front) end of building reflecting commercial use at front and living quarters at rear room
- Extant ceiling boards, even without full coverage of the ceiling
- Pieces of tin used to cover holes in walls
- Vertical plank construction and original exterior siding of interior wall with door opening
- Burlap wall covering
- Pillsbury flour sacks used on walls
- Fiberboard on some wall surfaces in east room
- Existing 3/4" x 3 5/8" tongue & groove wall finish at the north, south, and east walls of the east room



Figure 7.4: Wood panel-door and stacked single-lite wood sash windows.



Figure 7.5: Simple unpainted window trim.



Figure 7.6: Interior ceiling boards.



Figure 7.7: Door opening between interior rooms.



Figure 7.8: Pillsbury's flour sacks.



Figure 7.9: Tin patching on interior wall.

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8. Condition Assessment

INTRODUCTION AND METHODOLOGY

SURVEY METHODOLOGY

The Goldberg Cigar Store 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 building involved visual observations conducted at the ground level of building's 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 conditions 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.



Figure 8.1: Front entrance on the west elevation of the Goldberg Cigar Store accessed from the boardwalk.



Figure 8.2: Boardwalk around perimeter of building, looking west.

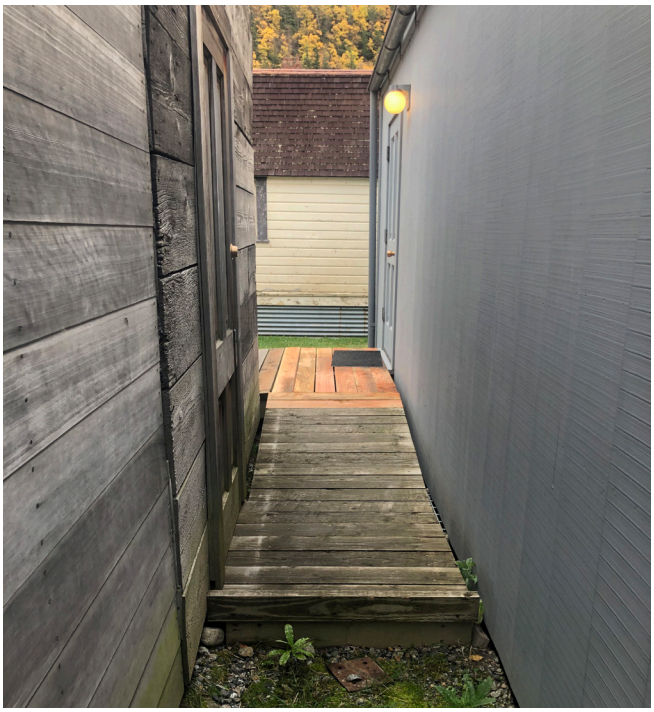


Figure 8.3: Boardwalk terminates at south entrance.

BUILDING ACCESSIBILITY

The Goldberg Cigar Store is located on the corner of Broadway Street, adjacent to a gravel alleyway between 5th and 6th Avenues. The front entry of the Goldberg Cigar Store faces west towards Broadway Street and is accessed from a raised boardwalk made of nominal 2x6 wood boards (Figure 8.1). The deck continues around the north and east elevations before concluding at the secondary entrance on the south elevation (Figures 8.2 and 8.3). The secondary entrance is accessed from the deck on the south side of the building, between the Goldberg Cigar Store and the nearby Boss Bakery, also owned by NPS. The deck measures approximately 3'-8 1/2" wide and has a slight downward slope that leads to the south entry door.

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 included in the report but do not imply they will be remedied to provide access in the future.

Condition

Both the west (primary) and south (secondary) entrances do not meet Architectural Barriers Act Accessibility Standard (ABAAS) code requirements and exceed the maximum threshold height requirements. The entry door threshold on the west elevation does not meet the 3/4" maximum height requirements and the south entry door threshold has a 6-inch height difference between the deck and interior finish floor (Figures 8.4 and 8.5). There is a gap between the deck and finished floor at the south door. The soil below the boardwalk is damp and as a result biological growth is present on the boardwalk around the perimeter of the building which poses a slipping hazard. There is a gap between plank boards at the east exterior wall and wood plank board ends are not evenly placed due to the width of corner boards (Figure 8.6). The width of the boardwalk on the north, east, and south sides of the building limits the ability for two persons to pass each other. While the boardwalk on the north side of the building is predominately at the level of the adjacent street, the eastern half is slightly raised from the street creating a tripping hazard for pedestrians and a falloff hazard for wheelchair users.



Figure 8.4: West (primary) door threshold.



Figure 8.5: Gap and floor height difference at south (secondary) entrance.



Figure 8.6: Uneven board ends at building and biological growth on surface.



Figure 8.7: Studs added during 2002 stabilization of the building.



Figure 8.8: Frieze boards at rake eaves fitted with metal drip flashing.

EXTERIOR CONDITION

STRUCTURAL SYSTEMS

The Goldberg Cigar Store sits on untreated nominal 8x8 wood beams that were installed by NPS during the building's relocation in 2014. The building's foundation is not visible due to the location of the surrounding wood boardwalk that abuts the lowest board on the exterior walls of the building. Corrugated metal skirting has been fastened to the east elevation to cover a gap in the exterior siding that extends below the boardwalk decking and exposes the foundation. Exterior wood-framed walls measure 9'-3" in height from the existing boardwalk to the top plate. During the building's stabilization in 2002, rough sawn nominal wood framing, including studs, wall plates, and miscellaneous areas of blocking were installed for structural reinforcement (Figure 8.7). Framing consists of nominal 2x6 studs that are spaced 42" on center with nominal 6x6 wood posts at corners. All new framing members are fastened to the top plate and through the plywood floor sheathing to floor structural members. Floor framing consists of nominal 2x6 wood joists spaced 24" on center, and were also installed during the stabilization project. The gable roof is supported by wood rafters spaced approximately 3'-6" that rest on wood top plates. Wood rafters in the back room are spaced 2'-0" on center. Existing roof rafters have been replaced in-kind or sistered with new wood framing at locations where existing wood material was missing or deteriorated. The gable roof has an overhang at the eaves of 3 1/2" that extends from the exterior wall.

Condition

The recently replaced foundation of the building appears to be in good condition and there is no indication of building settlement, though connections were not visually assessed. A visual assessment of the roof conducted from the ground level concluded that there is evidence of slight sagging visible near the middle of the roof ridge. This may have been addressed during 2002 stabilization by sistering or replacing roof rafters. Exposed structural framing components added as reinforcement to stabilize the building are in good condition and appear to maintain structural integrity of the building. Though the structural framing is exposed and visible in the building's interior, framing components are easily distinguished from historic materials and elements, are a compatible material, and do not impact historic features.

ROOF

The gable roof is clad in 24" cedar shingles over 3/4" shiplap sheathing exposed under the eaves and visible in the interior of the building (Figures 8.8 and 8.9). The gable ends have minimal roof overhang created by the approximately 6" to 8" overhang of roof sheathing boards beyond the exterior walls. Frieze boards are installed at the underside of the roof sheathing on the west gable to conceal the gap between siding and roof sheathing. Metal drip flashing at rake and eave edges was installed on the roof in 2002. The chimney is no longer extant and there are no gutters on the building.

Condition

The roof is in fair condition without any visible distress, deterioration, or evidence of on-going leaks. There is some evidence of localized buckling and delamination of individual wood shingles caused by cyclic wetting and drying and fluctuations in moisture content (Figure 8.10). Biological growth (moss, lichen, mildew) is present on the surface of shingles with the highest accumulation visible near roof gables and eaves. Biological growth does not damage wood, but prolonged growth does increase the potential of elevated moisture content, creating a favorable environment for fungal growth. Water stains under the south elevation eaves indicate past or current water intrusion. While functional, the current metal drip flashing is not historically appropriate or compatible, and visually detracts from the overall historic character of the building. Roof sheathing installed in 2002 is visible at the eaves and interior and is in good condition without evidence of water intrusion or staining.



Figure 8.9: Gable roof covered in cedar shingles.



Figure 8.10: Biological growth on wood roof shingles.



Figure 8.11: Wood shiplap cladding at northeast corner.



Figure 8.12: In-kind replacement shiplap siding next to older siding.

EXTERIOR WALLS

Existing exterior wood siding consists of unfinished horizontal shiplap wood siding. Historic wood siding is primarily intact on the east (rear) elevation and in areas along the northeast and southeast exterior walls (Figures 8.11-8.13). A majority of the wood siding on the north, west, and south elevations was replaced in-kind in 2002 with Douglas fir wood siding matching the profile of the historic siding. The in-kind replacement siding is easily differentiated, lacking the age and weather exposure of the historic siding (Figure 8.12). Wide vertical sheathing boards are exposed in areas where wood siding is missing and/or has deteriorated to the point that material loss has occurred. All exterior wood on the building is exposed and is not protected with a stain or paint coating.

Condition

In-kind replacement wood siding boards are in good condition with minor staining. While moderate to severe weathering and deterioration was detected on the historic siding and at locations where wood sheathing is exposed. All exterior wood is unpainted, resulting in wood that is less protected and more susceptible to weathering and material degradation. Historic wood siding on all elevations exhibits weathering, splitting, and decay (Figure 8.13). Large gaps in siding and missing corner trim boards have exposed wood sheathing. Severe decay and material loss of wood sheathing likely caused by prolonged moisture exposure and direct soil contact was detected on the east elevation near grade and at the south elevation near the entrance door, potentially exposing interior elements of the building. Wood sheathing is loose and not securely attached to wood framing at this location.

Missing lower siding boards at the east elevation and northeast corner of the building has resulted in exposed wood sheathing. The exposed sheathing has visible decay and the corrugated metal behind the sheathing is visible, with significant oxidization on the surface (Figure 8.14).

The siding and sheathing board ends at the northeast corner of the building are severely split with exposed building paper and sheathing, and there is evidence of past repairs and missing boards. Corner boards are missing from the east (rear) elevation, likely removed, or deteriorated from wood decay (Figure 8.15). End grains of siding boards have severe splitting and material loss due to exposure and wood decay on all elevations.



Figure 8.13: Weathering, splitting and material loss of wood siding.



Figure 8.14: Missing lower siding board, exposed, deteriorated sheathing and corrugated metal.



Figure 8.15: Board ends at northeast corner have been cut, exposing underlayment paper and sheathing.



Figure 8.16: Nails are not set at all locations.



Figure 8.17: Peeling wood filler on west elevation.



Figure 8.18: Vegetation near exterior walls at south elevation.



Figure 8.19: Entry door at west elevation.



Figure 8.20: Moisture stains on lower panels on south exterior door.

The building is not pest proof with evidence of missing and deteriorated wood cladding, split wood, open/gaps in joints, and holes that greatly increase the risk of pest intrusion. Dark streaks caused by a chemical reaction between wood tannins and nails has resulted in staining on the surface of recently replaced wood siding. Surface weathering of wood siding has caused nails to protrude from wood siding and trim surfaces (Figure 8.16) There are visible holes on wood siding at knot locations and several areas where wood knots are protruding. Nail holes and knots on the west elevation have been covered with wood filler or putty that has dried and is now peeling (Figure 8.17).

Biological growth was visible at lower siding and corner boards where splashback may be occurring and south exterior walls are within close proximity to the surrounding soil and deck (Figure 8.18). The highest accumulation of biological growth on lower siding is visible on the south elevation due to the shaded exposure from the adjacent building. Vegetation is within close proximity to exterior walls on the south elevation.

The siding on the front end of the south wall is stained and showing signs of damage from back splash off the wood fence that connects the Goldberg Cigar Store with the adjacent Boss Bakery. The boards in this area, though replaced during 2002 rehabilitation efforts, are now in poor condition due to the splash back from rain.

EXTERIOR DOORS

Two identical wood stile-and-rail doors provide entry on the west (primary) and south (secondary) elevations (Figure 8.19). Both doors have two upper panels and two lower panels that are divided by the lock rail. Wood surfaces on both doors are not protected with a finish or paint. The doors have identical hardware consisting of a period appropriate iron doorknob with a skeleton key plate and a modern brass deadbolt lock that was added above. The doors were replaced in-kind and door hardware, with exception of the deadbolt lock, are historically appropriate.

Condition

Overall, the two wood-and-stile exterior doors are in fair condition with some indication of surface discoloration, moisture stains, and weathering on both doors and exterior trim casing. The top of the stiles, top rail, and upper panels on the south door have visible water stains, likely from water seepage from above and the lack of protection from overhanging eaves. There are also moisture stains below the middle rail on the two lower panels of the south door (Figure 8.20). The bottom rail of the front entry door is significantly discolored due to weathering and UV exposure. Biological growth has accumulated on the bottom rail and lower panels of the south door. During the time of assessment, the south door was not securely attached to the jamb. Door casing is in good condition with minor staining and nail holes on the surface. The doorknob and plate on the front entry door has surface discoloration. The doorknob on the south door is missing from the exterior, but the doorknob appears to be on the floor in the interior and the escutcheon plate remains securely intact. A brass deadbolt consistent with the front door is installed above the hardware. Oxidization from brass and iron hardware has leeched onto the wood, causing minor staining on the surface.

Both doors exhibit staining from exterior moisture that has infiltrated the interior (Figure 8.21). There are minor dents and marks on the doors from normal wear. The interior of the south entry door is set within wood-framing that was added



Figure 8.21: Moisture has infiltrated interior at south door.



Figure 8.22: Staining at bottom rail, stile, and frame.



Figure 8.23: Four single-lite wood windows nailed in place on west elevation.



Figure 8.24: Wood deterioration and staining on stool and apron.



Figure 8.25: Moisture stains below south window.



Figure 8.26: Interior moisture staining.

during stabilization of the building and was left exposed without interior casing attached. There is visible water staining on the upper panels above the middle rail and along the bottom rail and stiles near the door threshold. Water intrusion appears to be collecting on horizontal wood surfaces and entering at joints, and at the door thresholds. The interior of the south door has significant water stains at the corner of the bottom rail and stile joinery likely caused by the proximity of the wood deck and absence of a door threshold (Figure 8.22). A steel overhead door closer has been installed on the interior of the west entry door. Door hinges are cast iron ball finials with a decorative pattern.

WINDOWS

During NPS preservation and stabilization work on the Goldberg Cigar Store in 2002, windows were rehabilitated and reinstalled on the building (front facade and south wall) or replaced in-kind (rear). This work allowed the existing window fenestration and configuration to be retained. Window styles include a pair of fixed, wood sash windows in a one-over-one configuration with a 4" vertical muntin on the west (front) elevation, an awning window with four divided lites (two-over-two) on the east (rear) elevation, and a fixed window with two horizontally oriented sashes on the south elevation (Figure 8.23). All windows are framed with flat trim casing at headers and jambs, raked window sills, and flat stock aprons below. Wood window sashes are painted black on the exterior and interior, while wood window trim is exposed and is not protected by stain or paint coating.

Condition

Wood window sashes and glazing are in good condition, though wood window trim and sill components exhibit visible deterioration and moisture staining. Window trim and sill components have visible weathering with minor splitting and checking at end grains that is most severe on the stool and apron of the south window (Figure 8.24). Evidence of moisture exposure is most apparent on the south window, which has visible moisture staining on the apron and exterior siding below the sill (Figure 8.25). Exterior trim above the header of the south window is not flush with the exterior siding. Nails are not set and there is visible staining from nails on exterior casing that is consistent with staining on replaced wood siding. Wood sashes appear to be in good condition with intact glazing putty that is sufficiently protected with black paint. Glazing on the front windows does not meet safety glazing requirements based upon sill height and location to adjacent door.

Wood stops have been added to interior sashes to stabilize and secure the windows. There is evidence of water staining on interior window framing and trim that is most severe at the header and east jamb of the south window (Figure 8.26). The south window wood sill is rotted and split at both ends at the joint with the jamb casing trim. Interior trim is non-extant at the east window, and there are consistent nail holes. All four single wood sashes on the west elevation are not operable. Spring bolts on the inside of the upper and lower sashes were in place from their previous use in another building. All window components are covered with dust and debris.

INTERIOR CONDITION

The Goldberg Cigar Store measures roughly 12'-0" wide by 30'-6" inches in length. The interior of the store consists of two rooms that are divided by a partition wall with a door opening, providing access between the two rooms (Figures 8.27 and 8.28). The partition wall was the original rear exterior wall of the structure and is the only intact interior wall in the building. The main room, accessed from the west (primary) entrance, measures 11'-4" inches wide by 19'-6" inches in length. The second room, located at the rear of the building, measures 11'-2" inches wide by 9'-10" inches in length. The east portion of the interior is accessed from the main room or from the secondary entrance on the south elevation.

WALLS

Rough sawn dimensional wood framing added in 2002 to the interior to stabilize the building remains exposed (Figure 8.29). Framing consists of nominal 2x6 studs that are spaced 42" on center with nominal 6x6 wood posts at corners. Wide plank boards in the main room are laid horizontally, while plank boards in the east interior room are narrower in width. A minimally constructed wall with wide horizontal wood boards secured to wood studs divides the two interior rooms (Figure 8.30). The interior wall has several gaps where wood boards were cut or are missing. Boards have been added to fill gaps and holes in various locations of the wall, including above the door header. Thick fiberboard strips are nailed around the interior door trim at the interior wall and there are several rectangular cut metal patches that cover gaps and holes in wood boards. Horizontal and vertical wood battens laid over fiberboard are secured to wood boards on the north end of the interior wall. Fragments of historic wallpaper and flour sacks remain tacked to wall and ceiling boards throughout the interior (Figure 8.31). Plexiglass attached to wood studs on the south interior wall cover a section of several flour sacks tacked to wall sheathing. Historically, fabric flour sacks were re-purposed to serve as backing for wallpaper applications and to improve thermal insulation.

Condition

Sheathing on the interior east wall has evidence of past moisture damage and staining. Numerous boards are missing from the interior wall that divides the two interior rooms and it appears that dimensional lumber was secured to the boards on the east side of the interior wall for stabilization. Wood boards have evidence of past water staining throughout the interior. The remaining wallpaper and flour sacks are torn, stained, and very fragile.

CEILING

Ceiling boards vary between wide wood planks in the main room (Figure 8.32) and narrow tongue-and-groove wood boards in the east room (Figure 8.33). Very few original ceiling boards are intact in the main room, but the few that remain are attached to ceiling joists that span the width of the building and are secured to wall top plates. Rafters and roof sheathing are visible where ceiling boards are missing. Hanging flour sacks and fabric remnants are attached to ceiling boards at numerous locations in the east room. Boards are cut around a framed opening on the east side of the building near the interior wall to provide attic storage access or an opening for the previous stove pipe.



Figure 8.27: Main room and partition wall with door opening that divides the two interior rooms.



Figure 8.28: Main room, looking west.



Figure 8.30: Interior wall with missing and replaced boards.



Figure 8.29: Exposed studs in interior.



Figure 8.31: Flour sacks tacked to interior walls.

Condition

A majority of ceiling boards are missing from the east and west rooms. Several existing wood plank boards on the east are split and exhibit past moisture stains. Several of the west ceiling planks have a dark staining, possibly from soot or smoke from cooking. A white residue, potentially fungal growth or from historic paint or paste, is visible on the surface of east ceiling boards. Similar to the flour sack fabric remnants found at wall locations, fabric on the ceiling is torn, stained, and very fragile.



Figure 8.32: Interior ceiling of main room.

FLOORS

The existing floor consists of 5/8" plywood without finish flooring above. Plywood boards are not protected with a paint or finish.

Condition

Significant dirt and debris have collected on the plywood flooring and there is evidence of delamination and splitting at edges of plywood (Figure 8.36). Flooring is worn and stained in localized areas that were visible in the east room and near both entries. Moisture stains were detected on the floor surface by the interior wall near the north side of the building.



Figure 8.33: Ceiling in east room.

DOORS

There are no extant interior doors in the building. The door opening on the partition wall between the west and east rooms has been retained. The opening measures roughly 2'-7" inches. The opening is framed with wood trim that is only partially intact at headers and jambs.



Figure 8.34: Delamination and splitting at plywood edges.

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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 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 relocating the Goldberg Cigar Store for a seventh time, Klondike Gold Rush National Historical Park and Alaska Regional Office Cultural Resources staff consulted with the Alaska State Historic Preservation Office, 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, even for a seventh time.

LOCATION

The Goldberg Cigar Store and Confectionery does not retain integrity of location as it has been moved from its original location (Appendix E). However, it remains within the boundaries of the Skagway and White Pass District National Historic Landmark and the Skagway Historic District; it also sits near other district contributors, including other buildings that have been moved within the historic district boundary.

DESIGN

The building retains a high degree of integrity of design. It is a simple, single-story, vernacular, wood-frame commercial building with a gable roof. Its small scale and simple interior spaces help convey its historic character and use as a commercial business within the context of the Skagway and White Pass District National Historic Landmark. The south window opening was likely added after the Period of Significance, but has been incorporated into the building's storied history and does not distract from the integrity of design.

SETTING

The building retains a moderate degree of integrity of setting. The Skagway Historic District encompasses an area of multiple blocks along and on either side of Broadway Street in Skagway, with some buildings in the district now owned by NPS. 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 west of the district and modifications to the harbor to the south of the district.

MATERIALS

The building retains a moderate to high degree of integrity of materials. While the building underwent preservation and rehabilitation work in 2002, the scope was directed by treatment recommendations from a Historic Structure Report and performed according to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Historic fabric was retained where possible and replaced in-kind where damaged beyond repair. One window and the two exterior doors were constructed in 2002 and designed to match the historic period.

WORKMANSHIP

The building maintains a high degree of integrity of 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 a high degree of integrity of feeling. The vernacular, wood frame building invokes a feeling of a hastily constructed structure in an Alaskan gold rush boom and is sited close to similar structures of that era.

ASSOCIATION

As one of the oldest buildings standing in Skagway, the Goldberg Cigar Store retains integrity of association with strong historical links to other buildings, structures, and sites 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.

The Goldberg Cigar Store and Confectionery has undergone stabilization and preservation treatments in recent years, including the restoration of historic features. The work was accomplished following *The Secretary of the Interior's Standards*. While these efforts have proved successful, there are other remaining tasks necessary to maintain and preserve the historic building. The approach to future projects proposed for the Goldberg Cigar Store is recommended to follow the preservation treatment approach as defined by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Preservation as the recommended treatment approach will focus on restoring the building's existing historic fabric and character-defining features that represent the historic use of the building and convey the historical significance of the Goldberg Cigar Store.

Future treatment will provide Klondike Gold Rush National Historical Park the opportunity to improve exterior interpretive opportunities, providing a more interactive experience for visitors, while addressing site accessibility without diminishing the building's historic integrity. General treatment recommendations will focus on preserving and maintaining the original fabric, to ensure the building maintains integrity and continues to contribute to the Skagway Historic District. Future projects and treatment of the Goldberg Cigar Store must comply with federal standards and will require consultation with the Alaska State Historic Preservation Office (SHPO). All treatment should be properly documented.

REQUIREMENTS FOR TREATMENT AND USE

Future use of the Goldberg Cigar Store for interpretive purposes, as identified by the park, will improve and expand interpretive opportunities at Klondike Gold Rush National Historical Park, while allowing for greater public use of the site. The proposed interpretive use of the building limits use to the exterior and comply with site accessibility standards. The proposed future use will provide appropriate stewardship necessary for the preservation of the Goldberg Cigar Store, address site access, and enhance the visitor experience within the historic district. Treatment and use recommendations are to be applied in conjunction with the park's interpretive plan and in coordination with overall planning objectives.

ALTERNATIVES FOR TREATMENT

The long-term plan for of the Goldberg Cigar Store and Confectionery is to provide an interpretation from the exterior only as a historic structure within the context of the Skagway cultural landscape and the Skagway Historic District. No interior visitor access will be permitted. Alternatives for treatment will focus on the recommended preservation treatment to address on-going maintenance, provide corrective repairs of historic materials and features and implement site accessibility improvements in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

TREATMENT RECOMMENDATIONS

GENERAL BUILDING

- Ensure park interpretive planning and programming prevents visitor access into the building. Planning should also ensure that doors and windows remain closed.

- Conduct further research to determine if the building was originally painted. If extant paint is discovered, conduct a paint analysis to determine original exterior color.

- Regularly clean and remove biological growth and biofilm from boardwalk, roof shingles, exterior building walls, and wood surfaces during cyclic maintenance activities using non-abrasive techniques and quaternary ammonium compounds (quats) product. Clean and monitor the south elevation.

- Ensure boardwalk decking is cut around perimeter of building walls to limit debris build up and weather exposure at subgrade walls but also ensure the decking does not touch the historic structure.

ACCESSIBILITY & SAFETY

- Provide a code-compliant accessible route from designated accessible parking to north, east, and west sides of the structure's exterior. Reference ABAAS Section 404 for specific details of requirements.

- Consult with the Municipality of Skagway about widening the pedestrian walk on the north elevation to provide a minimum 48" clearance between building and gravel alley. If increasing the width of the boardwalk is not possible, request an accessibility waiver from the Alaska Regional Structural Fire Marshal.

- If interpretive signage is added to the site, meet all signage accessibility standards.

- At the next restoration of the front windows, replace with glass that meets safety glazing requirements.

EXTERIOR

STRUCTURAL SYSTEMS

- Monitor and inspect performance of structural framing installed in 2002 and the dip in roof near the center of the ridge observed during the condition assessment. Historic photographic evidence indicates this was the location of an original stove pipe and the modern patch in the roof peak may be structurally weak. Evaluate the building's lateral system and make recommendations for upgrades. A structural engineer last assessed the buidling in 2020.

- Inspect floor joists and foundation beams when replacing boardwalk decking. If necessary, replace floor joists in-kind.

ROOF

- The existing cedar shingle roof exhibits weathering and buckling, and overall appears to be nearing the end of its serviceable life with an estimated remaining lifespan of 3-5 years. When replacement is scheduled, replace cedar shingle roof in-kind with copper wire concealed under every third course. Provide regularly scheduled maintenance including cleaning of organic debris and repair of loose or missing shakes.

- During regularly scheduled 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.

- Reapply a Borate to cedar shingles every 3-5 years to prolong performance and protect against moisture damage and weathering caused by UV exposure.

- Consider installing 3" galvanized half-round gutters with 3" galvanized round downspouts or cedar wood gutters with 3" galvanized round downspouts to carry water away from the building. Although there is no evidence to suggest gutters were installed historically, managing water movement from the roof to the ground will prevent the splash back which is currently soaking the lower courses of siding leading to decay.

- Divert water on southern roof with a small cricket at fence.

EXTERIOR WALLS

- Remove incompatible corrugated metal foundation cover on east elevation and replace missing wood siding in-kind at all locations on the east elevation.

- Repair missing sections of wood siding on the east elevation using a Dutchman repair with in-kind material.

- Replace missing lower wood siding boards at the east elevation with in-kind material.

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

- Install in-kind corner board trim at northeast and southeast corners matching trim found on the west elevation.

- Apply a borate wood preservative treatment (bora-care) to end grains of wood boards. Mix liquid borate with a water repellent concentrate or add a water repellent with mildewcide after borate application has dried. Follow manufacturing and product information and reapply every 2-3 years.

- Remove wood filler residue visible on the west (front) elevation and reset exposed and protruding nails.

- For future repairs, use hot-dipped galvanized nails to secure siding, sheathing, and trim.

DOORS

- Apply a borate wood preservative to wood sill and apron where staining indicates moisture infiltration.

- Reattach missing door knob on the south exterior door and replace brass deadbolts on both exterior doors with locks that have a patinated finish that is more compatible with the existing historically appropriate doorknob and escutcheon.

- Clean exterior doors, including the removal of rust from door hardware, and the removal of biological growth on lower wood panels and door rails.

WINDOWS

- Consider using early historic photographs and extant evidence on the front wall to install front windows that match the earliest known style, dimension, and location. The earliest photograph (Figure 6.1) of the building shows a front door and paired windows configuration where header trim aligns, the windows are paired one-over-one sashes and the door is not recessed and has no transom. Consult NPS Historical Architects to design the restoration of the original door and window configuration. Currently the misaligned header trim adds visual tension to the front of the building.

- Monitor areas of deterioration at sills and provide Dutchman repair on east end of sill on south elevation.

- Clean the exterior and interior of all wood windows. Implement the cleaning of windows during regularly scheduled maintenance intervals. Include inspection of wood components, paint, glazing, and glazing putty condition.

INTERIOR

GENERAL

- The treatment recommendation for the interior of the Goldberg Cigar Store is preservation. The priority should be given to maintaining extant historic fabric and finishes, not replacing missing features.

WALLS

- Secure all wood planks and fabric remnants on walls. Retain fiberboard strips around door framing and in other locations.

- Every 10 years, consult with a conservator to evaluate the condition of the wall covering and flour sack remnants tacked to interior walls. Conservator should inspect hardware connections to confirm Plexiglas covering is securely mounted to wood and all hardware is present. Conservator should examine the original tacks in the wall coverings for signs of active corrosion, note any localized sagging or damage to the textile as a result of compromised tacks or failing textile fibers, and examine the area for evidence of pest activity, such as moths or rodents. A conservator last inspected the wallcovering in 2019.

CEILING

- Secure all wood boards and fabric remnants on ceiling.

- Further investigate white residue on ceiling boards in east room to determine if the residue is decay fungi/white rot.

FLOORS

- A preservation treatment for the interior of the building would focus on retaining fabric that is extant rather than adding what is not there now. It is not recommended that period appropriate flooring be installed in the structure. Instead, the plywood should be maintained and replaced at the end of its life cycle.

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Sanborn Fire Insurance Map of Skagway, Alaska. Sanborn Map Company, 1948. Library of Congress, Washington, D.C., Digital Collections.

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

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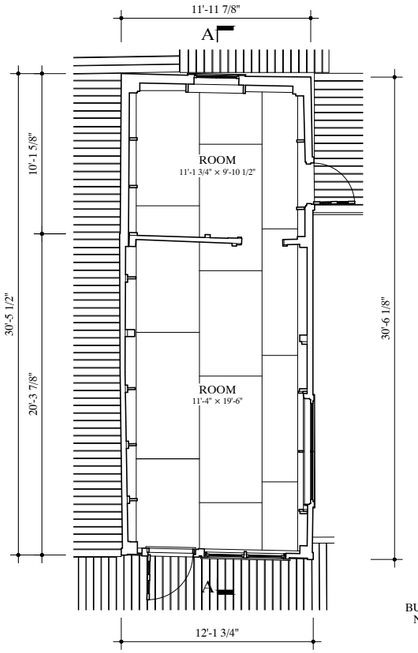
Appendices

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APPENDIX A: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-283 DRAWINGS, 2019

KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

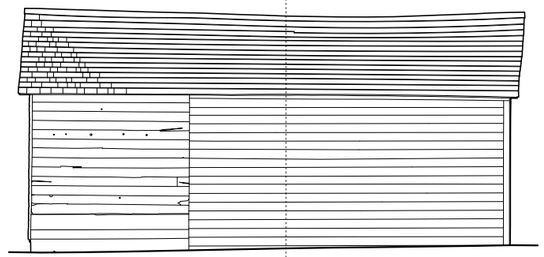
GOLDBERG CIGAR STORE AND CONFECTIONERY



FLOOR PLAN

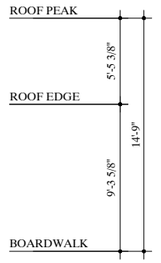
1/4" = 1'-0" 1:48





NORTH ELEVATION

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





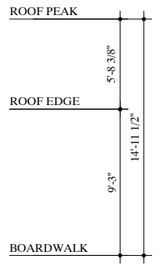
WEST ELEVATION

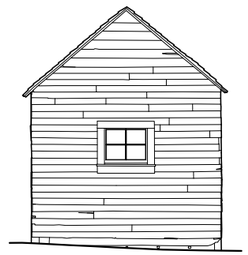
3/8" = 1'-0" 1:32



SOUTH ELEVATION

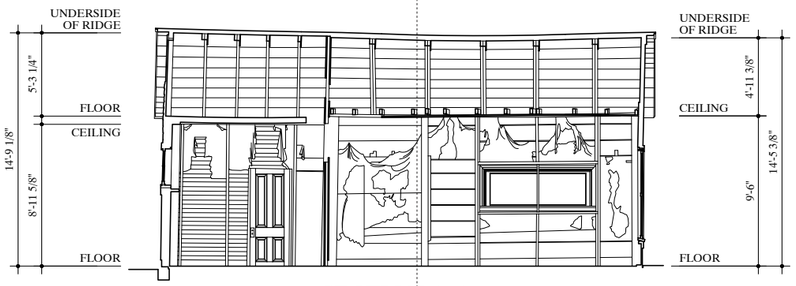
1/4" = 1'-0" 1:48





EAST ELEVATION

3/8" = 1'-0" 1:32



SECTION A-A

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

0 1 2 3 4 5 10 15
FEET 1/4" = 1'-0"

0 1 2 3 4 5
METERS 1:48

Documentation of the Goldberg Cigar Store and Confectionery and other buildings at Skagway, Alaska 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

GOLDBERG CIGAR STORE AND CONFECTIONERY
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK
508 BROADWAY (EAST SIDE BETWEEN 5TH & 6TH AVE) SKAGWAY
MUNICIPALITY OF SKAGWAY BOROUGH ALASKA

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 1 SHEETS

SURVEY NO. AK-283

LIBRARY OF CONGRESS PHOTOGRAPHS

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APPENDIX B: HISTORIC AMERICAN BUILDINGS SURVEY (HABS) AK-283 PHOTOGRAPHS, 2019

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

ADDENDUM TO: HABS AK-283
GOLDBERG CIGAR STORE AND CONFECTIONERY
Klondike Gold Rush National Historical Park
Skagway and White Pass Historic District
508 Broadway (east side of Broadway between 5th and 6th Avenues)
Skagway
Municipality of 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.

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

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

Photographs no. HABS AK-283-1 and HABS AK-283-2 were previously transmitted to the Library of Congress.

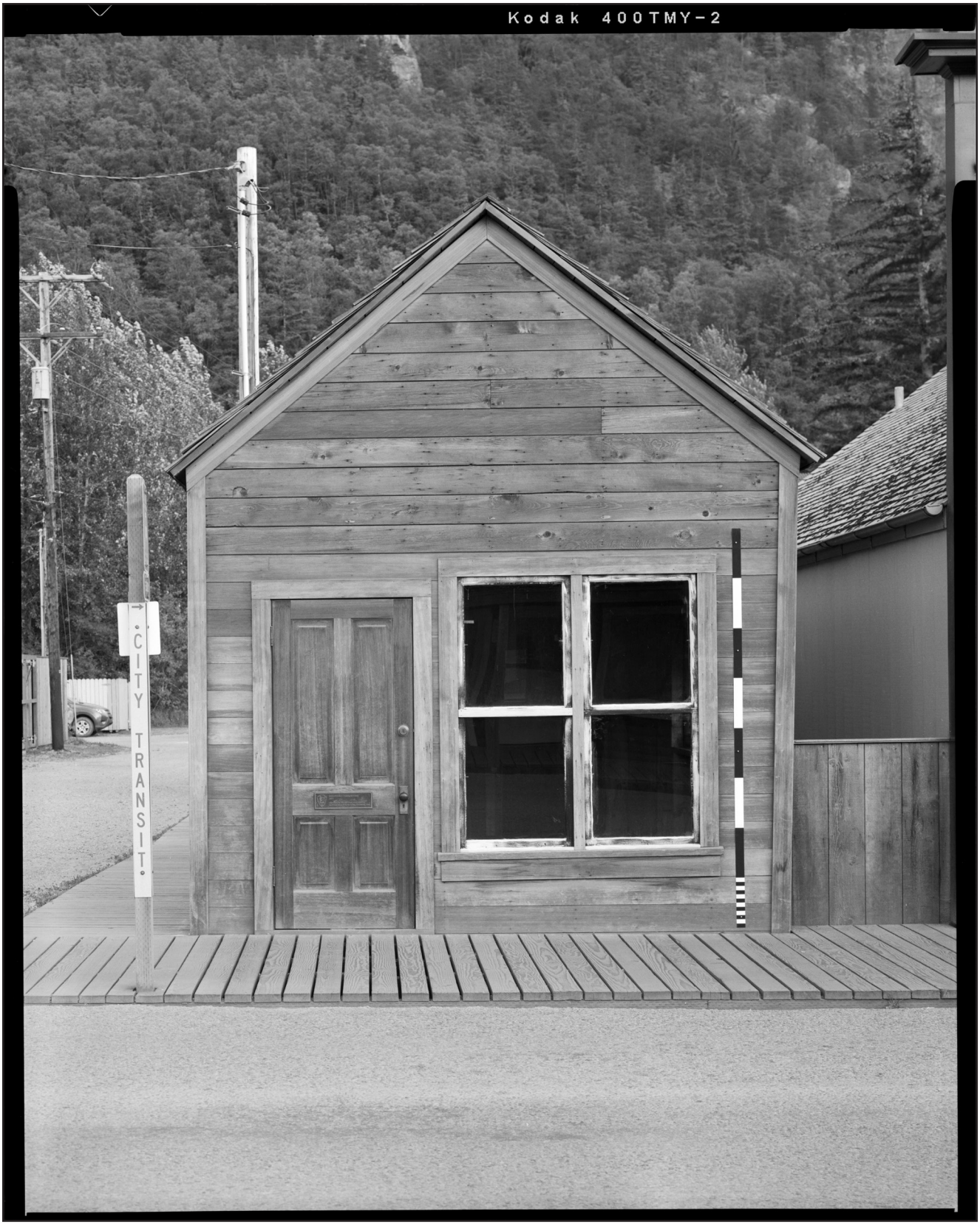
INDEX TO BLACK AND WHITE PHOTOGRAPHS

Rob Park, photographer, August 2019

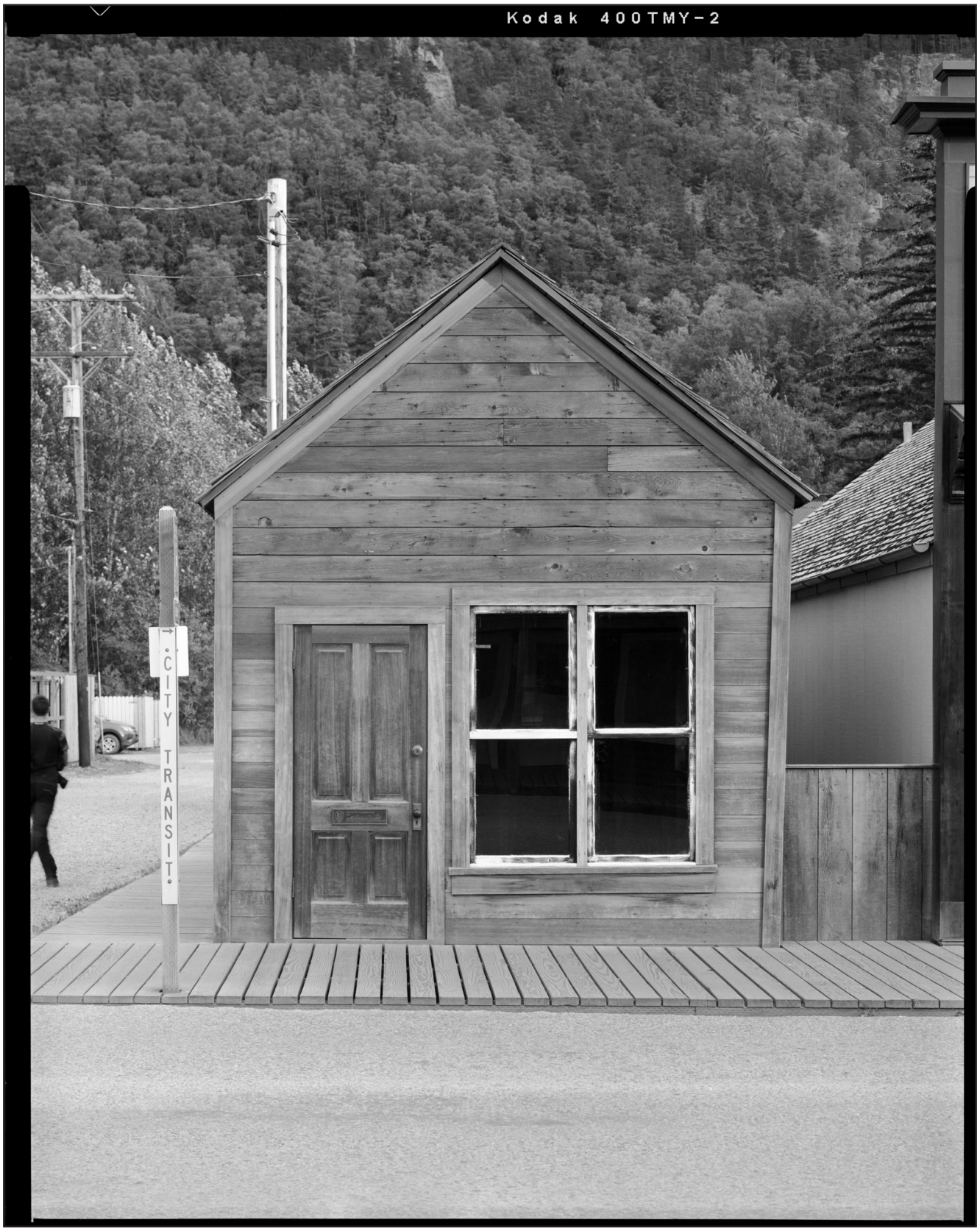
AK-283-3	Elevation view of the west (front) facade (with scale device) and boardwalk
AK-283-4	Elevation view of the west (front) facade and boardwalk
AK-283-5	Perspective view of the southwest corner
AK-283-6	General perspective view from northwest of the corner of Broadway St. and the alley (off the east side of Broadway St. between 5th and 6th Avenues), including the boardwalk and the northwest corners of (from left to right along the alley): Frye-Bruhn Cold Storage Building (HABS AK-224), Essie Miller Crib (HABS AK-289), Kitty Faith Crib (HABS AK-288), and Goldberg Cigar Store and Confectionery (HABS K-283). Also shown to right, fronting Broadway St., is Boss Baker (HABS AK-282).
AK-283-7	Elevation view of the east (rear) side
AK-283-8	General perspective view of the alley (off the east side of Broadway St. between 5th and 6th Avenues), taken from northeast, including: the boardwalk and the northeast corners of (from left to right along the alley): Essie Miller Crib (HABS AK-289), Kitty Faith Crib (HABS AK -288) and Goldberg Cigar Store and Confectionery (HABS AK-283)

GOLDBERG CIGAR STORE AND CONFECTIONERY
HABS AK-283
INDEX TO PHOTOGRAPHS
(Page 3)

AK-283-9	General perspective view from southeast, including (left to right): the Boss Bakery (HABS AK-282), Goldberg Cigar Store and Confectionery (HABS AK-283), Kitty Faith Crib (HABS AK-288), and Essie Miller Crib (HABS AK-289)
AK-283-10	Perspective view of the northwest corner
AK-283-11	General perspective view of the southwest corner, looking north along Broadway St. toward White Pass from south. Note the actors wearing gold-rush-era garb posing on the right, a common site in 2019 Skagway.
AK-283-12	Interior view of west room from east
AK-283-13	Interior view of west room from west
AK-283-14	Interior perspective detail view in west room looking up at original wallpaper and ceiling structure along south exterior wall from north
AK-283-15	Interior perspective detail in west room looking up at interior dividing wall and ceiling structure from northwest
AK-283-16	Interior view of east room and ceiling structure/coverings from west
AK-283-17	Interior view of east room and ceiling structure/coverings from northeast



Historic American Buildings Survey (AK-283). Photograph AK-283-3 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-4 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-5 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-6 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-7 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-8 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-9 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-10 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-11 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-12 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-283). Photograph AK-283-13 by Rob Park, 2019 (Library of Congress).



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



Historic American Buildings Survey (AK-289). Photograph AK-289-15 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-16 by Rob Park, 2019 (Library of Congress).



Historic American Buildings Survey (AK-289). Photograph AK-289-17 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

4.6.15

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

1

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.

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APPENDIX D: GOLDBERG CIGAR STORE STABILIZATION PROJECT BY DENNIS MOTT, KLGO PROJECT LEADER

Klondike Gold Rush
National Historical Park
Skagway Alaska



Goldberg Cigar Store
Stabilization Project
2002
project leader Dennis Mott

1

PROJECT NARRATIVE

- The propose of the project was to stabilize the Goldberg Cigar Store and move the building to its permanent site located on 5th Avenue at the S.W. corner of lot #9 near the Moore Homestead buildings.

2

Goldberg Cigar Store after Stabilization completed at permanent site on 5th Avenue



3

Goldberg Cigar Store and Confectionery
1984 HSR and 2002 Stabilization

The 1984 Historic Structure Reports for the Ten Buildings provided the last known preservation plan for the Goldberg Cigar Store. The building has been moved four times since 1979 when it was first moved to deter demolition. Today the Goldberg Building is undergoing a second stabilization treatment and has been moved to its new location on 5th Avenue next to the Moore homestead buildings. At this time KLGO has not establish a long-range plan for the building. The stabilization effects currently underway may be the buildings last treatment. The 1984 report outlined five treatments plans:1) no treatment; 2) demolition or disposal; 3) restoration of interior and exterior to 1898 appearance; 4) exterior restoration to 1898 appearance with interior adaptive use; 5) stabilization and preservation. The treatment selected at this time was #5 with the intention of making the building weather-tight, installing a foundation and replacing missing and deteriorated materials.

4

1

HISTORY of PROJECT AND RECORD of TREATMENT

5

FOUNDATION REPLACEMENT

- **Jacking up of the building and the removal of deteriorating materials on the north and east elevations**

6





7

The Installation of new Foundation Timbers 6-inch x 8-inch x 32-feet.
These timbers are half-lapped, a joinery technique, using a West System 105 epoxy resin with a 205 fast epoxy hardener to laminate the joints together.

8



9

Framing the exterior walls to the foundation timbers. The exterior walls were designed with what is called pancake framing. Standard framing was applied in the interior of the building. The deteriorated portion of the pancake framing was removed and replaced with in-kind materials, using half-lap joinery techniques.

10

Pancake framing



11

Half-lap joinery on pancake framing



12



13

INTERIOR FRAMING and STORE FRONT FAÇADE

The interior framing consists of 2”x 6” rough-cut lumber. Layout is on center to each pancake stud. To ensure structural stability from the walls to the foundation, 6”x 6’ posts were installed at the corners and 4’ on centers . The 6”x 6’ posts were installed at the corners of the main building and at the corners of the addition. These posts will be used as sandwich blocking and will secure the two buildings together using 5/8 all-threads as fasteners. The 2” x 6” floor joist framing has been installed on 24”O.C. using joist hangers. The store front framing in the window area was re-framed as needed. Most of the original material at the window header and front doorway was saved by performing half-lap joinery.

14



15



16

ROOFING, RAFTERS AND CEDAR SHAKES

The rafters were replaced or new nails were installed to the existing rafters to ensure structural stability. The cedar shakes are a 24", #1 medium cedar shake. They are sawn on the back side and have a rough, hand-split finish on the finished side. There is a five inch exposure to each run, with key-ways at 1/2 inch. There is a drip-edge around the parameter of the roof to help direct water run-off from the building. The original roof sheathing was totally replaced with new, in-kind material. #30 rolled roofing felt was installed over sheathing, then the cedar shakes applied. The roof cap installed at the ridge is 1"x 8" cedar boards that finish the ridge cap.

17

RAFTER REPLACEMENT



18

RAFTERS & SHEATHING



19

CEDAR SHAKES



20

EXCAVATION OF NEW SITE

The excavation of the new site was accomplished by the use of a small front-loader (bobcat). The site was surveyed for appropriate grade. Once this was completed a Polypropylene Filament, Needle punched, non-woven geotextile was installed on the newly excavated surface. With the non-woven geotextile in place. 12.5 yards of D1-aggregate (gravel) was spread on the site.

21

EXCAVATION



22

GRAVEL



23

The Removal of Non-Historic Siding



24

Restoration of Historic Siding

Most of the historic siding was in too poor of condition to save. The south elevation or store front was most salvageable. 35% of the historic siding was saved.



25

NORTH ELEVATION HISTORIC SIDING

The north elevation siding will remain in its present state. The east& west elevations have had small amounts of replacement work. The 1"x12" rough cut boards were installed to replace the decaying material on the lower portions of the east & west elevations.



26

NEW SIDING

The new siding on the east and south elevation. The east elevation installment was at 85% new. The south elevation was at 65% new.



27

RESTORATION WINDOWS and DOORS

The east and south elevation windows were restored. The north elevation window was copied and rebuilt new, using in-kind materials. The doors and door casings are new. The four-panel system was added. At this time there is no information on what type of doors were used originally for the Goldberg Cigar Store

28

WINDOWS REPAIRS



29

EPOXY WOOD INSERT



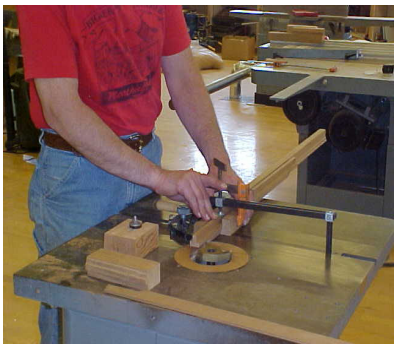
30

WINDOW SASH DOW SETS



31

MAKING NEW WINDOW MUMINS



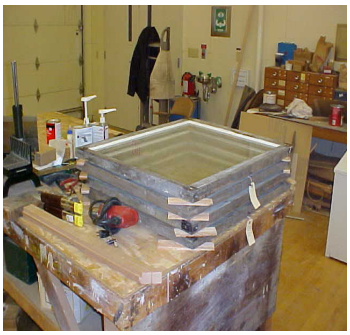
32

GLAZING



33

WINDOW RESTORATION COMPLETED



34

BUILDING NEW WINDOW FOR NORTH ELEVATION

Mortise & Tenon



35

NORTH WINDOW REBUILT



36

GLAZING NEW WINDOW



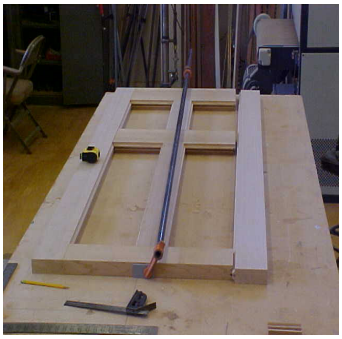
37

NEW DOORS
MAKING DOOR PANELS



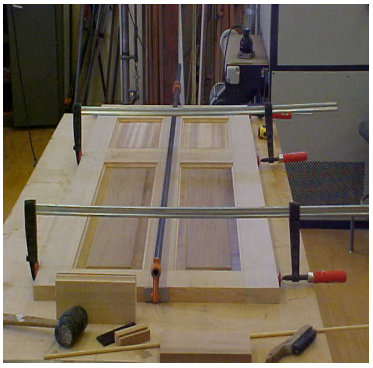
38

CONSTRUCTING DOORS



39

NEW DOOR



40

PROJECT HISTORY

MATERIAL DATA/VENDORS:

The dimensional wood products used for the Goldberg Cigar Store consisted of rough-cut **HEMLOCK/FIR** for the roof rafters, and structural framing. For the foundation pads All-Weather Treated Wood was applied. Foundation frame work, #2 standard **DOUGLAS-FIR** was applied. The roofing consists of 11squares of 24 inch medium **CEDAR SHAKES**. The doors and windows consisted of **WHITE-CEDAR** #1 grade. The exterior siding is dimensional to the historic siding. Because of its unusual dimensions, it was a special order. The siding and exterior trim is a vertical grain #1 grade **Douglas-Fir**. The flooring is a sub-flooring 5/8 CD exterior plywood. Roll roofing felt #30 was applied to the exterior walls throughout the building. The siding is painted with one coat of white **PIGMENTED KILZ** sealer/primer/stain blocker/ mildew resistant coating. The paint is applied on the back sides of each board. The finish side of the siding will be treated with a **BORA-CARE PRESERVATIVE**. The window sashes are painted one coat of primer and finished with two coats of **PREMIUM INTERIOR/EXTERIOR GLOSS POLYURETHANE FLOOR&TRIM** black paint. All the glass in the windows are original excluding the north elevation window, which is a reproduction of an 1898 gold rush-era window. The hardware applied to the doors is not original, although they are historically correct for the Goldberg era of 1898. There were four **VENDORS** used to supply equipment and materials for the Goldberg project: SKAGWAY HARDWARE, Skagway Alaska; HAMILTON CONSTRUCTION, Skagway Alaska; HUNZ&HUNZ ENTERPRISES, Skagway Alaska; and GEO-CHEM Inc., Anchorage Alaska.

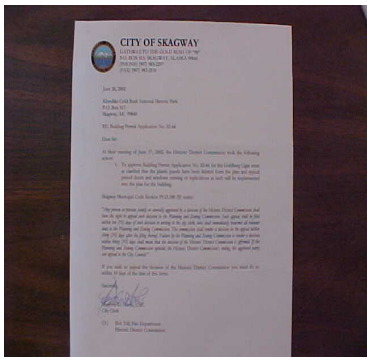
41

CLEARANCE

Section 106 clearance was handle under the Memorandum of Agreement XXX process and was obtained by Klondike Gold Rush National Historical Park before the work began. The Park's Project Clearance Form was submitted and processed by the project leader, presented to cultural resources, and approved by the park superintendent.

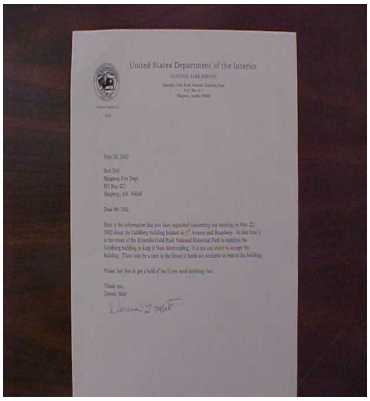
42

BUILDING PERMIT CITY OF SKAGWAY


CITY OF SKAGWAY

43

LETTER FROM THE PARK TO SKAGWAY FIRE DEPARTMENT


United States Department of the Interior

44

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APPENDIX E: EXCERPT FROM *THE D. GOLDBERG CIGAR STORE & CONFECTIONERY: A PRELIMINARY HISTORIC PHOTO ESSAY* BY KARL GURCKE, 2023

ANNOTATIONS ADDED BY EDITORS, 2025

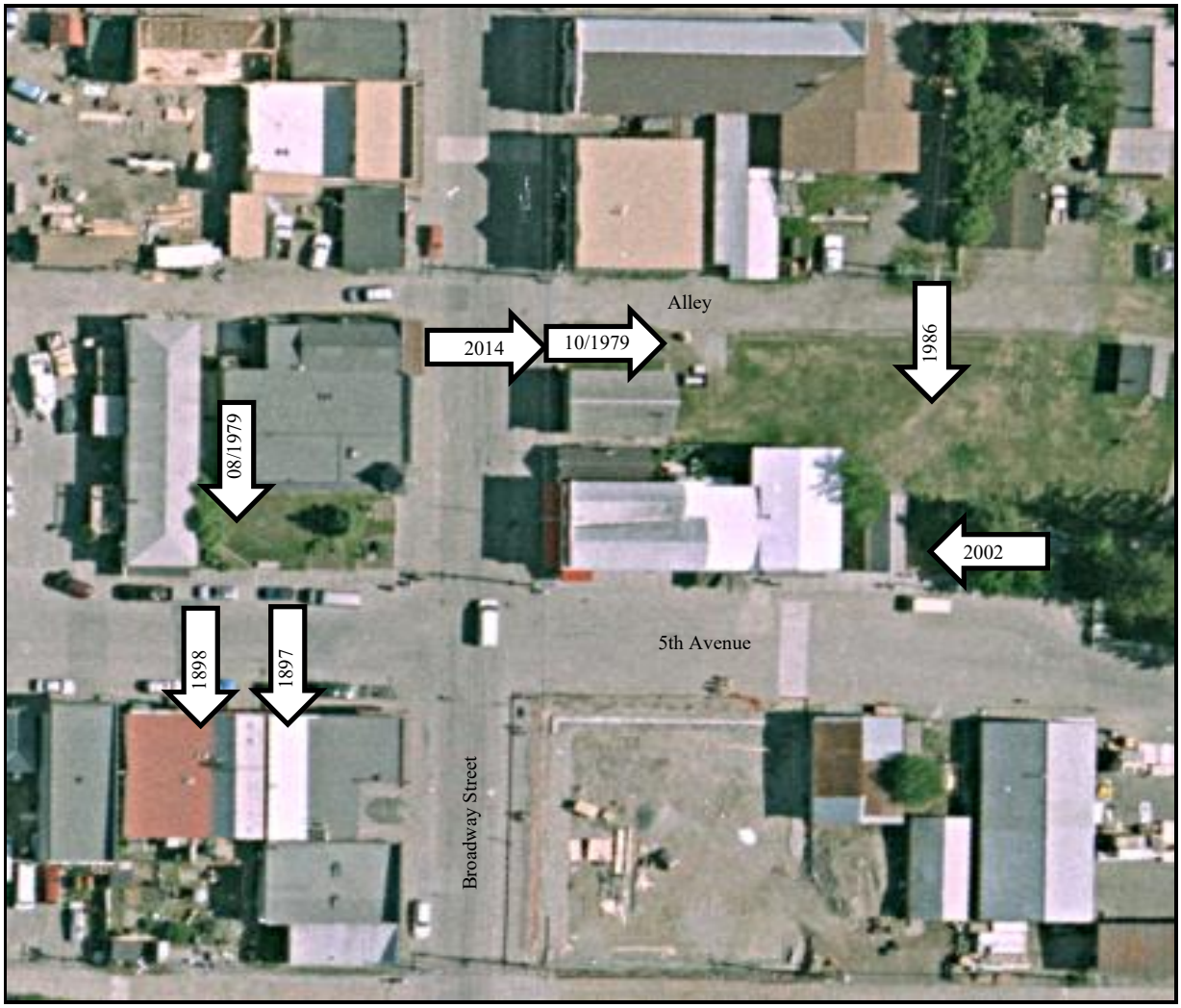


Figure 79: Detail, Goldberg Cigar Store & Confectionery moves (arrows), vertical overhead color aerial.
Date: 22 May 2004.
Photographer: Quantum Spatial (formerly AeroMap).
Aerial Photo Orientation: Broadway (running north-south) is in the left center of the image while 5th Avenue (running east-west) is in the bottom center of the image. Sixth Avenue is at the top of the map (north). The right side of the image is east. The alleyway between 4th and 5th Avenues (running east-west) is at the very bottom of the image (south). The left side of the image is west.
Remarks: This aerial photograph shows some of the former locations of the Goldberg Cigar Store. The building's final (?) move was on 30 October 2014 by the National Park Service to its current location on the east side of Broadway just south of the alleyway between 5th and 6th Avenues after having been moved by the NPS several other times (arrows) (Gurcke 2023c). See the building moves section at the beginning of this essay for a listing of all known moves (pages 5-7).
Credit: National Park Service, Klondike Gold Rush National Historical Park, KLGO Digital Library (full-sized image).

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