

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received MAY 2 1985
date entered MAY 30 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Valentine Building AHRS SITE NO JUN-123
and/or common Valentine's Place; Valentine Business Block

2. Location

street & number 202 Front Street not for publication
city, town Juneau vicinity of
state Alaska code 02 county Juneau Division code 110

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Thomas and Gail Findley / c/o Findley & Brinkman, Attorneys (907) 586-3811
street & number 1566 Evergreen 110 Seward Street, Juneau, AK 99802
city, town Juneau vicinity of state Alaska 99802

5. Location of Legal Description

courthouse, registry of deeds, etc. District Recorder's Office
street & number 123 Seward Street
city, town Juneau state Alaska 99802

6. Representation in Existing Surveys

title Alaska Heritage Resource Survey has this property been determined eligible? yes no
date July 21, 1977 federal state county local
depository for survey records Division of Parks & Outdoor Recreation
Pouch 7001
city, town Anchorage state Alaska 99510

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Prominently located in the heart of the oldest Central Business District in downtown Juneau, the historic Valentine Building is an ornate, irregular, two story, wooden frame, commercial structure--among the most impressive extant in Alaska. It was built to the lot lines on four of its five sides, with five bays totaling one hundred feet long on the Seward street facade, all of differing modules; and four bays totaling fifty-one and one half feet long on the Front street facade, also of differing modules when enlarged in 1912. It currently houses 5959 square feet of retail space on the first floor, 4250 square feet on a renovated mezzanine level, and 5515 square feet of office space on the second floor. These uses remain essentially the same as when the Valentine Building was enlarged to occupy the prominent corner in 1912-13. With the exception of a partial basement constructed in concrete, the building is balloon-framed throughout.

Much Original Fabric (1904 and 1912) Remains.

A chimney stack, placed away from view of the major facades on Seward and Front streets, is located on the flat roof, currently in moderately poor, but original condition. Second floor windows are all standard stock and double-hung. Original transoms along the first floor--over the years--have been painted over or boarded up. Storefront windows are now large and plate glass. Generally they are not original; having been modified, circa 1950's. Original exterior finishes, however, consist of vertical shiplap siding, with multiple varieties of applied wooden ornamentation on major facades; and horizontal shiplap siding on the courtyard facade. About 1950, stucco was applied to the southeast party wall. Over the years storefront finishes were also altered; and no longer bear relationship in materials, or design as they did in the original building from 1904 into the early 1960's. Restoration will return this charm and integrity to the entire historic building.

Detailing on the exterior is entirely wooden; applied freely in a vernacular, "classic revival" Victorian motif--including fluted pilasters, elaborate carved corbels, swags, pedestals, highly-relieved capitals, two differently scaled runs of dentils, and a Victorian, pronounced cornice. The awnings, flat and wooden in construction, were added in the 1920's. Applied colors of paint over the years have changed from the original monochromatic to polychromatic scheme. Originally, the building had a blue-gray wash; presumably surplus paint from the local A-J gold mine. Entry into each of the five first floor retail spaces was made off Seward street. Entry to the second floor, also off of Seward street, is made by the original large wooden enclosed stairwell, adorned with fir wainscoting; and a singular full height turned post, located at the top of the ascent.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1913	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1904 & 1912-13 **Builder/Architect** C.W. Young, Builder; Architect not known

Statement of Significance (in one paragraph)

The Valentine Building—built in two phases in 1904, and completed in 1913—is significant for: 1) its Frontier Alaskan architectural character; 2) its recognized importance as Juneau's most prestigious office building during the first half of this century; 3) its association with Emery Valentine and other prominent pioneer Alaskans and 4) significant historic events.

Valentine Pioneers in Colorado Territory

Emery Valentine arrived in Alaska in 1886, minus the leg lost in an early Colorado Territory mining accident. Possessed of a strong degree of entrepreneurial ambition, he had at the age of 10, already crossed the mid-west plains with his pioneering parents. For the next 15 years he followed the Rocky Mountain gold fields as prospector and miner. After losing his leg mining he learned goldsmithing—which led him into the gold-jewelry trade. Still following the gold trails, Valentine arrived in the raw gold camp of Juneau only six years after that significant 1880 discovery by Joe Juneau and Richard Harris (on what they named "Gold Creek"—which flows through present Juneau into the Gastineau Chanel of the Pacific Ocean). Since 1906 Juneau has been the Capital of Alaska.

Mid-Period of Emery Valentine

The year after Valentine's Alaskan arrival (1896) a man named Ernest Ingersoll brought out a best-selling book, Gold Fields of the Klondyke (sic) which stated:

" . . . Juneau, a town of 3,000 is rightly called the metropolis (of Alaska Territory). Whether she will retain this prestige remains to be seen. If so, one of two things must occur. She must plane down the side of her mountains or erect skyscraping buildings with elevators to accommodate her populace, for nearly every foot of available ground is already occupied. . ."

Emery Valentine was foremost among the developers who found a better way. When he arrived in Juneau, Front Street was the high-tide beach of Gastineau Channel. Emery Valentine, accordingly, was among those who set progress by filling in ground along this derelict beachline. This enabled Valentine to build the first segment of his first building. He also continue to fill in more tidelands to accomodate much needed dock

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The interior trim on the second floor is extensive. It is, largely, of milled fir, styled in a similar motif as is found on the exterior trim; including baseboards, window and door frames, and ceiling moulding. Wall covering has always been of lath and plaster as was the mode in Alaska and Juneau, early in this century.

Other Features of Valentine Building.

A widely proportioned central double-loaded corridor was (and remains) lighted by the opaque windows which separate the hall from various offices. Some original office plans found on this floor are quite eccentric (and somewhat dysfunctional) as a result of the irregular-sized lot. Newer partitions have been added from time to time in some offices; but no historic walls have been removed. The interiors have been maintained well in accord with the original design. Interiors on the first floor were altered frequently over the life of the building. The floor to ceiling heights on this floor vary, since the building is on a relatively steep grade. An additional mezzanine level was later created in some of the storefronts; as a result, ceilings have variance in height from fifteen to nineteen feet. Coffered ceiling panels with gilded plaster mouldings were uncovered by inspection in 1982 in the original corner jewelry store area first occupied by Emery Valentine. No longer visible from the first floor--except at the mezzanine level--the historic ceiling pattern will be replicated, and enhanced, by historic preservation techniques planned by the present owner.

The Second Phase, After 1913.

In 1913--when enlarged to occupy the impressive corner lots at both Seward and Front Streets--the Valentine building was extended an additional 19' on Seward; and 56 1/2' on Front. The 1904 structure, thus doubled in size, was enhanced by fronting on two of the City's most important streets at the most prominent corner. Thus, the Valentine Building by 1913, was considered to be the most prestigious business location in Juneau--indeed in Alaska--and it remained so for half a century. When restored, the Valentine Building will rank high among its peer group of Alaskan Landmarks Buildings and Structures.

The enlarged lot size made it possible to enlarge a unique building into one unequalled in Juneau. The applied original decoration, for example, is exceptionally well-detailed; and results in a visually-exciting composition. The building's significance, therefore, is not only

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outstanding in Alaska--but measures up well to nationwide standards. The building retains its significant historic character despite changes made on the first floor (storefront) level. With the exception of such changes--and the pressure of encroachments into the historic core of Juneau by modern development--the historic fabric of venerable Valentine Building is, essentially, preserved. The landmark integrity is unquestioned.

In recent decades, the Valentine Building has suffered more from neglect and poor maintenance than from normal attrition. The present ownership, deeply appreciative of the building's heritage since 1982, have developed a comprehensive restoration-preservation plan. They are well aware that the visible stress-cracks on second floor walls indicate need of extensive realignment in the area where the 1913 addition was joined to the 1904 end-wall. Also, that the southeast party wall has been damaged by dry rot, as have ground level sills, most window sills, and some wall studs. The original flat roof and its prominent cornice will also require extensive stabilization and renovation. Consideration will be given to possible removal of the ill-conceived concrete block and wooden leanto addition--if the courtyard facade is restored. Finally, the structure's most distinguishing features--interior and exterior detailing--when restored, will return the original aesthetics and charm so well exhibited by this building.

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facilities--at the site where the first miners came ashore in this wilderness--under the looming shadow of Mount Juneau where gold was discovered. John Olds, one of the first sourdough prospectors following Juneau and Harris, later stated:

"We landed our canoe (November, 1880) at the foot of where Seward Street now is. . ." (This site, just at high-tide mark, was registered, in 1881 as a mining claim, the Boston Lode.

Valentine and others filled in the tide-lands, adding several city blocks east of what became Franklin and then Front Streets.

"Walking up the stairs to the second floor of the Valentine Building . . . is a trip back into what was the most prestigious business building of Juneau in the early 1900's, built by one of Juneau's colorful pioneer characters . . ." (Croft and Bradner).

In 1913, the Valentine Building block was advantageously enlarged to include the prime corner lot at Seward and Front Streets. The 1904 structure not only doubled in size, but its impact was vastly enhanced by the most prominent corner location of two streets--rather than only one.

Emery Valentine had come to Alaska in 1886 to satisfy a lifelong desire to develop North America's "Last Frontier." Valentine founded Juneau's best jewelry store; he became highly active in Alaskan politics and civic activities; Chairman of the Juneau Board of Safety, (a city council-type organization); and underwriter and private financier for the first Juneau Fire Department. Valentine served six successful terms as Mayor after Juneau was incorporated in 1900.

Emery Valentine proved his deep commitment to development of (Southeastern) Alaska. As one of the largest property owners in southeastern Alaska, he helped found the Alaska Steamship Line (the foremost freight and passenger ocean line with service to Seattle). He built the Peoples Wharf Company Docks (at both Skagway and Juneau), which so affected shipping charges in these busy ports, that coal and lumber prices dropped to almost half of the exorbitant rates paid before 1900. Valentine also wanted to erect "a quality structure that would give Juneau a truer air of urbanity." Valentine's prominent jewelry store occupied the city's best retail site (at the corner of Seward and Front with exposure on both streets) by 1913. The Valentine Building was the first in Alaska where office space was intentionally separated from retail space. The building's reputation for quality offices, gained over the years; and its ideal central downtown location, as well as architectural quality, provided elite tenancy for the first half of the century.

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Architecturally, the Valentine building is an outstanding example of frontier commercial architecture.

Valentine Building today recalls a pioneer Alaskan tradition of quality craftsmanship; the design responding and interpreting the contemporary architectural developments of the late 19th century West Coast. Despite intentions to the contrary, the building is a vernacular one; yet impressive in its execution of style. The isolation of Juneau at that time, plus the popularity of patternbooks as architectural design aids, provided the fine ornamentation of the building (available from Seattle millworks). Stylistically, Valentine Building provides documentation of an historic design evolution.

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Major Bibliographical References

Andrews, Clarence L. -- The Story of Alaska, Lawman & Hanborg, Seattle, WA., 1931.

Bancroft, Hubert Howe -- History of Alaska, (republished by) Antiquarian Press, Ltd., N.Y., 1935.

Croft, Toni & Phyllice Bradner -- Touring Juneau: Back Streets, Bawdy-houses, Bars & Bodacious Biographies. Privately printed, Juneau, 1973.

DeArmond, Robert -- Alaska Blue Book (Ed) Dept. of Education, Division of State Libraries, State of Alaska, Juneau, 1973-75, 1977.

---with Atwood, Evangeline -- Who's Who in Alaska, for the Alaska Historical Commission, Anchorage, 1981 (Binford & Mort, Portland Printers).

---Juneau Place Names. For the Juneau Centennial Commission. (First published privately, 1968). Bicentennial Edition, Juneau, 1976.

---A Brief History of Juneau, Alaska Empire Print Shop, Juneau, 1980.

Werner, M.B. -- A History of Juneau, University of California, Berkeley, Master's Thesis ms., 1929.

Wickersham, James, -- Wickersham Diaries, 1900-1939; microfiche (11 rolls) State Historical Library, Juneau, Alaska.

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Geographical Data

Verbal Boundary Description and Justification:

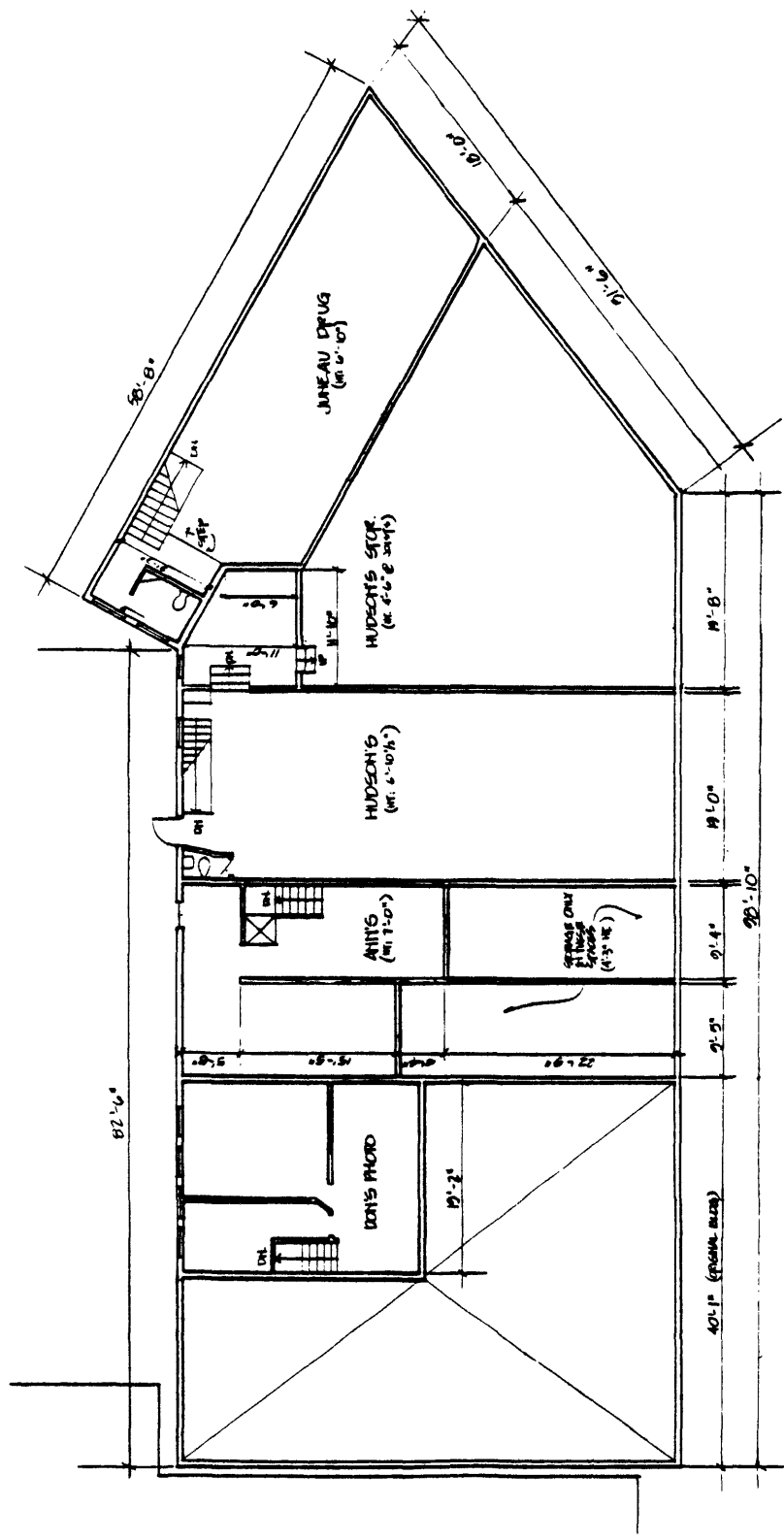
The nominated property occupies those portions of Lot 1, 2, and 8, Block 3 and Lot 1, Block G, Townsite of Juneau, Juneau Recording Precinct, First Judicial District, State of Alaska, described as:

Beginning at the South corner of said Lot 1, Block 3, run thence northwesterly to the west corner of said Lot 1, Block 3 and the south corner of Lot 8, Block 3; thence northeasterly to the northeast line of said Lot 8 at a point 10.48' from the east corner of said Lot 8 and the west corner of said Lot 2; thence northeasterly to the north corner of said Lot 2; thence south 41° 17' E, on the northeast line of Lot 2, 12.60 feet; then south 60° 35' west 18.10 feet; thence south 20° 03' east 28.30 feet; thence south 15° 18' 20" east 20.30 feet; thence south 74° 41' 40" west 0.80 feet; thence south 15° 18' 20" east 72.74 feet to the southerly line of said Lot 8, Block G and the northerly line of Front Street; thence westerly on the southerly line of Lot 8, Block G to the point of beginning.

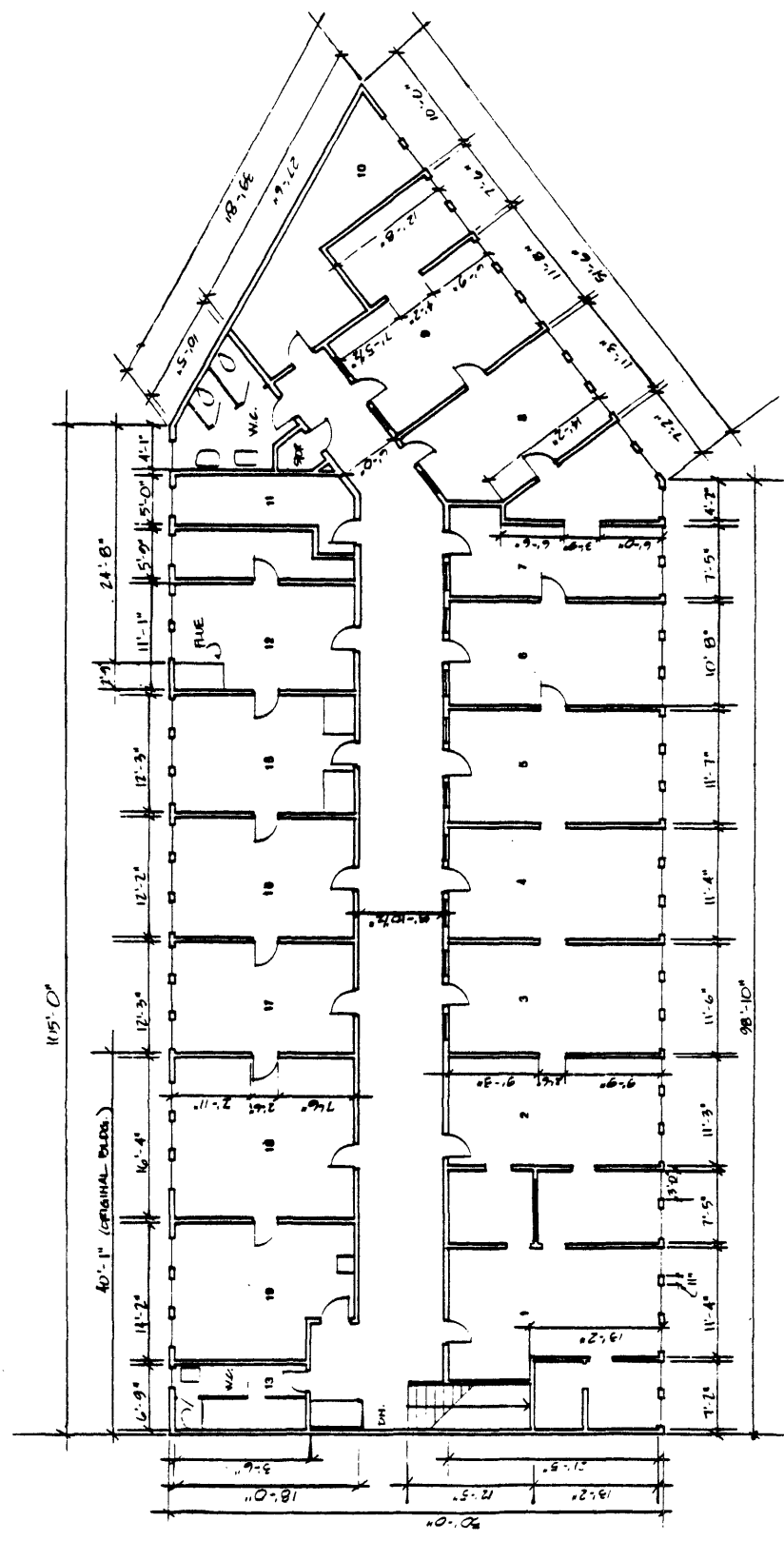
Save and except therefrom such portions of said lots running to, Block 3, and Lot 1, Block G as may be occupied by a firewall owned by the owners of the property adjoining and herein above described property on the east built as the westerly wall of a building owned by said adjoining property owners.

And further save and except the following described portion of Lot 2 in Block 3 of the Townsite of Juneau, Alaska, to wit: commencing at the most northerly corner of said Lot 2, thence south 41° 17' east, 12.60 feet; thence south 60° 35' west, 18.10 feet; thence south 29° 03' east, 28.30 feet to corner number one, the true point of beginning; thence south 15° 18' 20" east, 20.30 feet to corner number two; thence south 74° 41' 40" west 0.80 feet to corner number three; thence north 15° 18' 20" east to a distance somewhat in excess of 20.30 feet to a point from which corner number one bears south 20° 03' east, corner number four; thence south 29° 03' east to corner number one, the point of beginning.

(JUN-123)

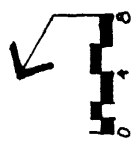
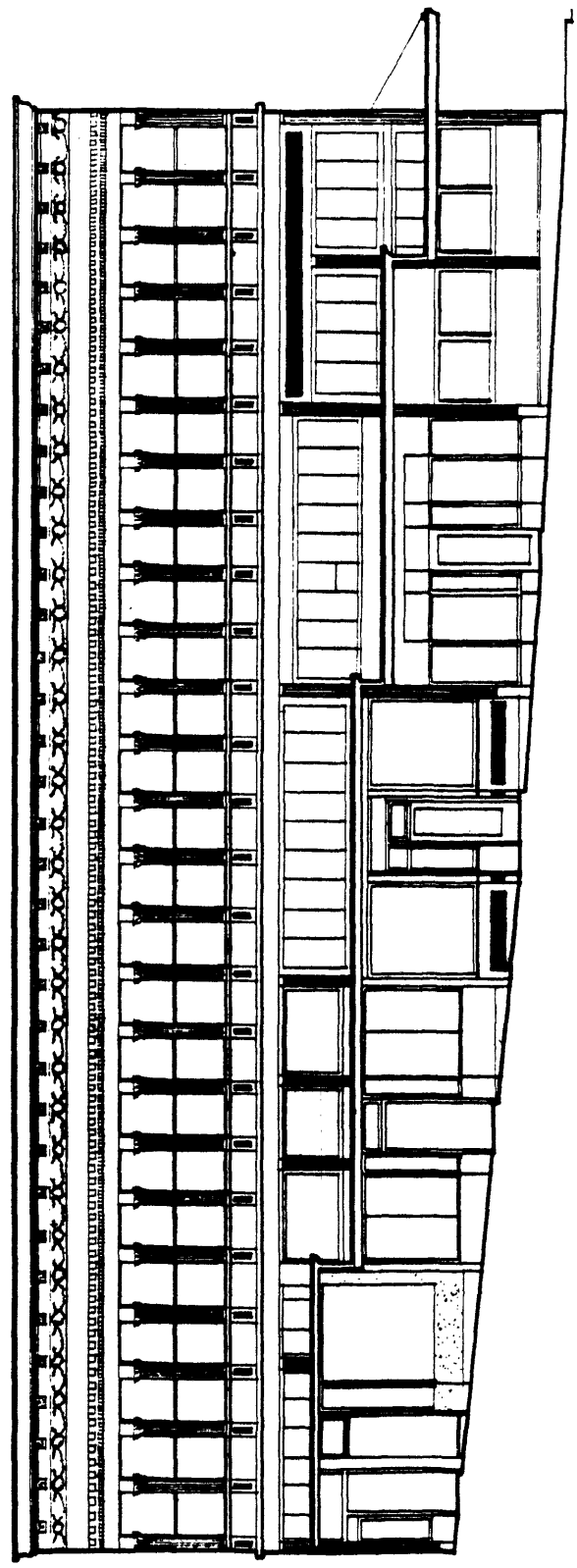


Valentine Building
 As-Built Plans
 Existing Mezzanine Level Plan



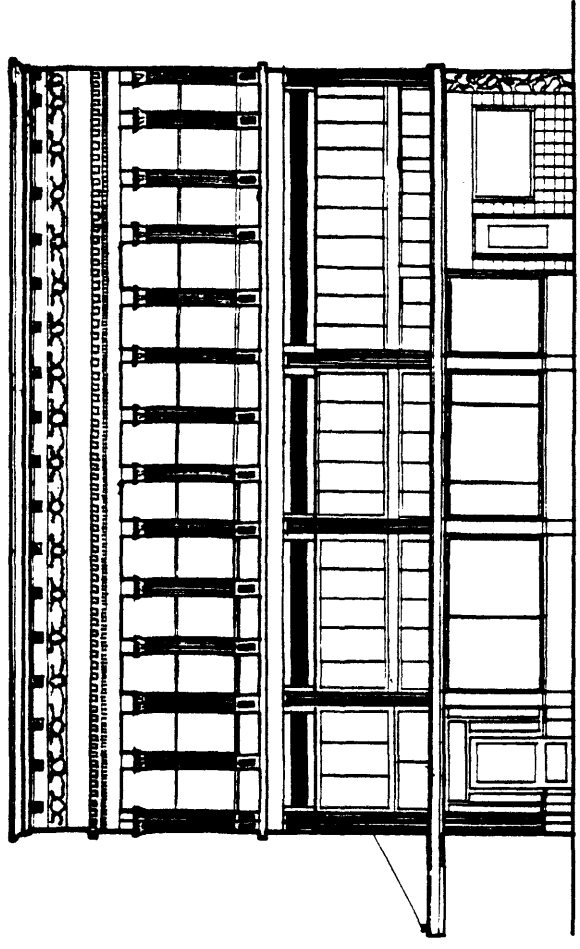
Valentine Building, Juneau, Alaska
 AS-Built Plans
 Existing 2nd Floor Plan

(JUN-123)



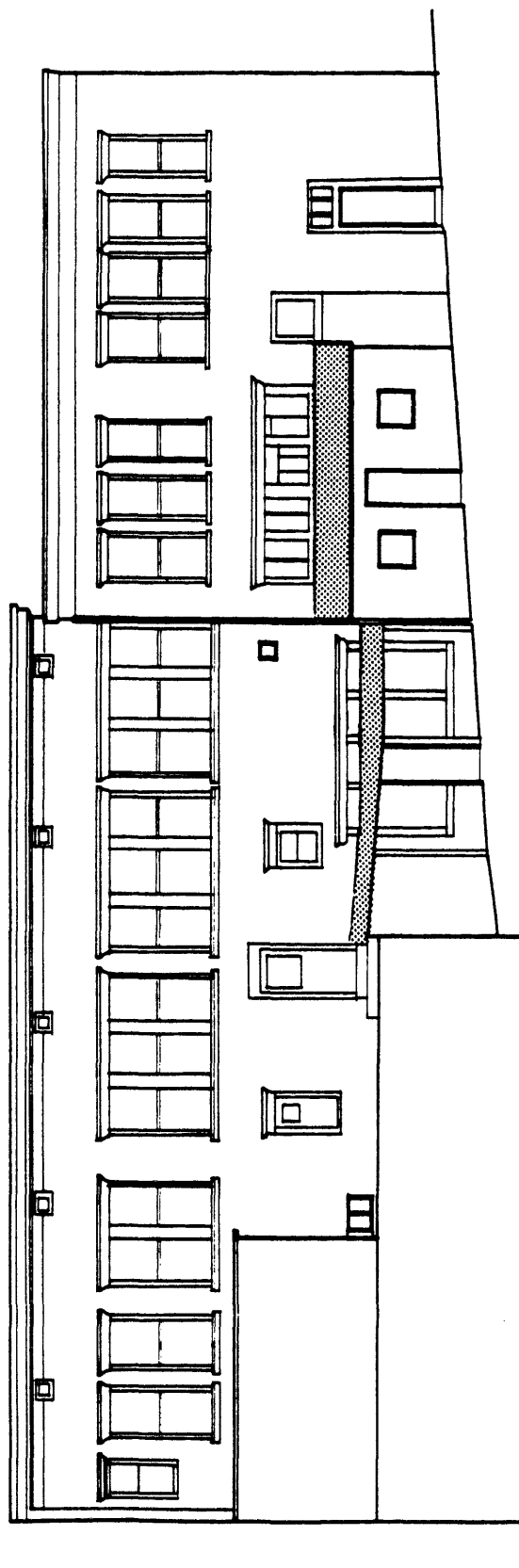
Valentine Building, Juneau, Alaska
 As-Built Plans
 Existing Seward Street Elevation

(JUN-123)



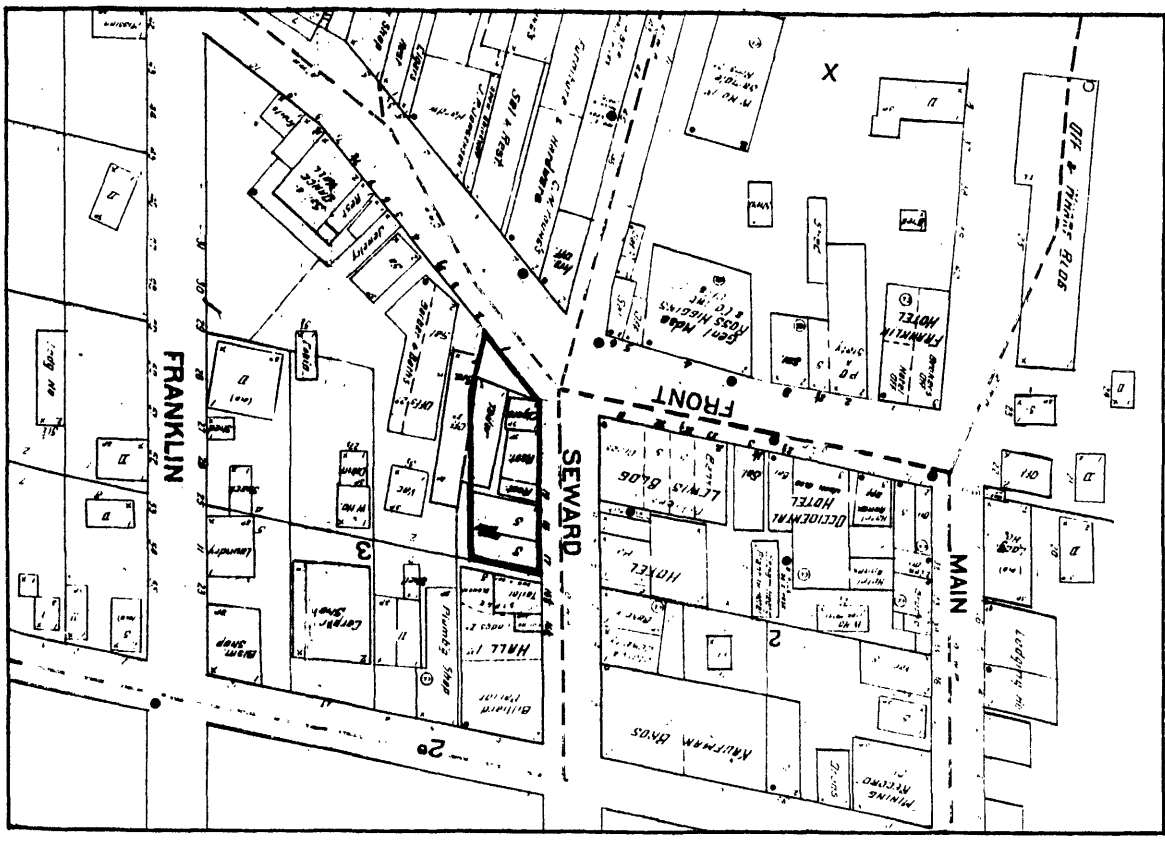
Valentine Building, Juneau, Alaska
As-Built Plans
Existing Front Street Elevation

(JUN-123)

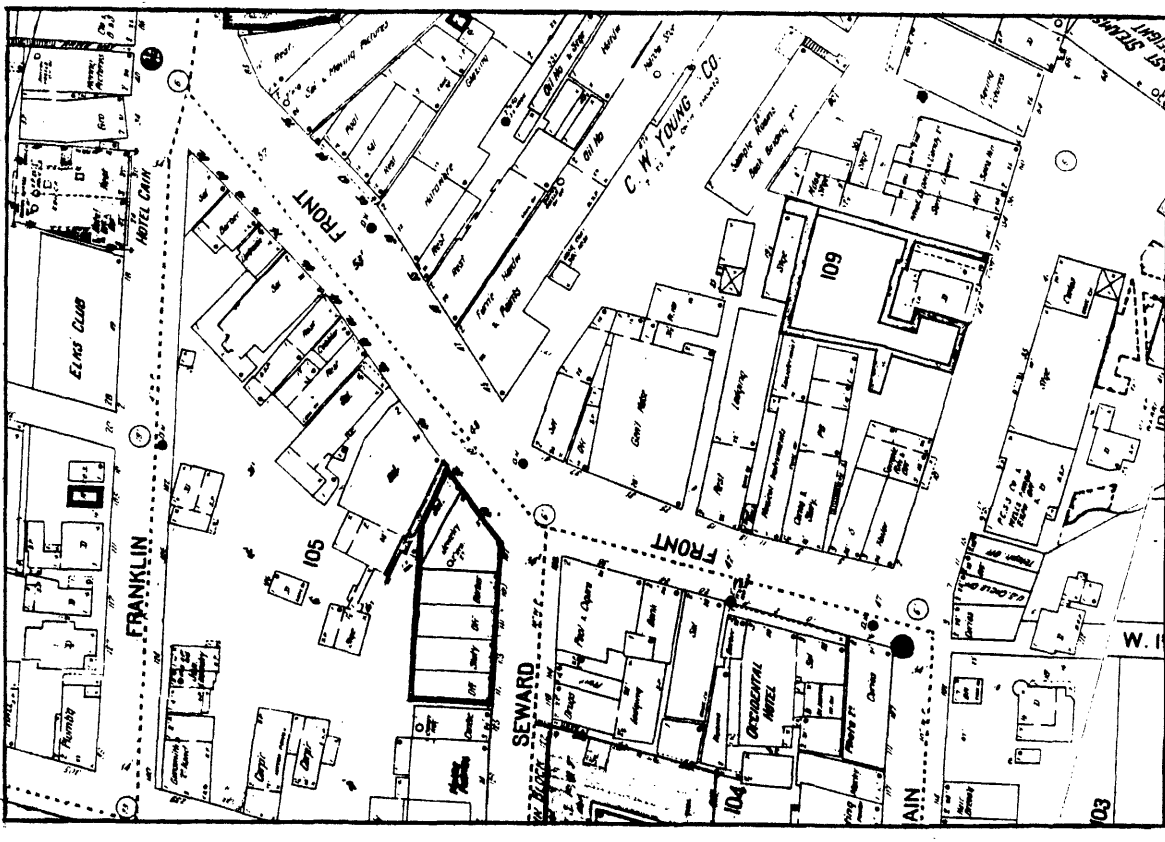


Valentine Building, Juneau, Alaska
AS-Built Plans
Existing Courtyard Elevation

(JUN-123)

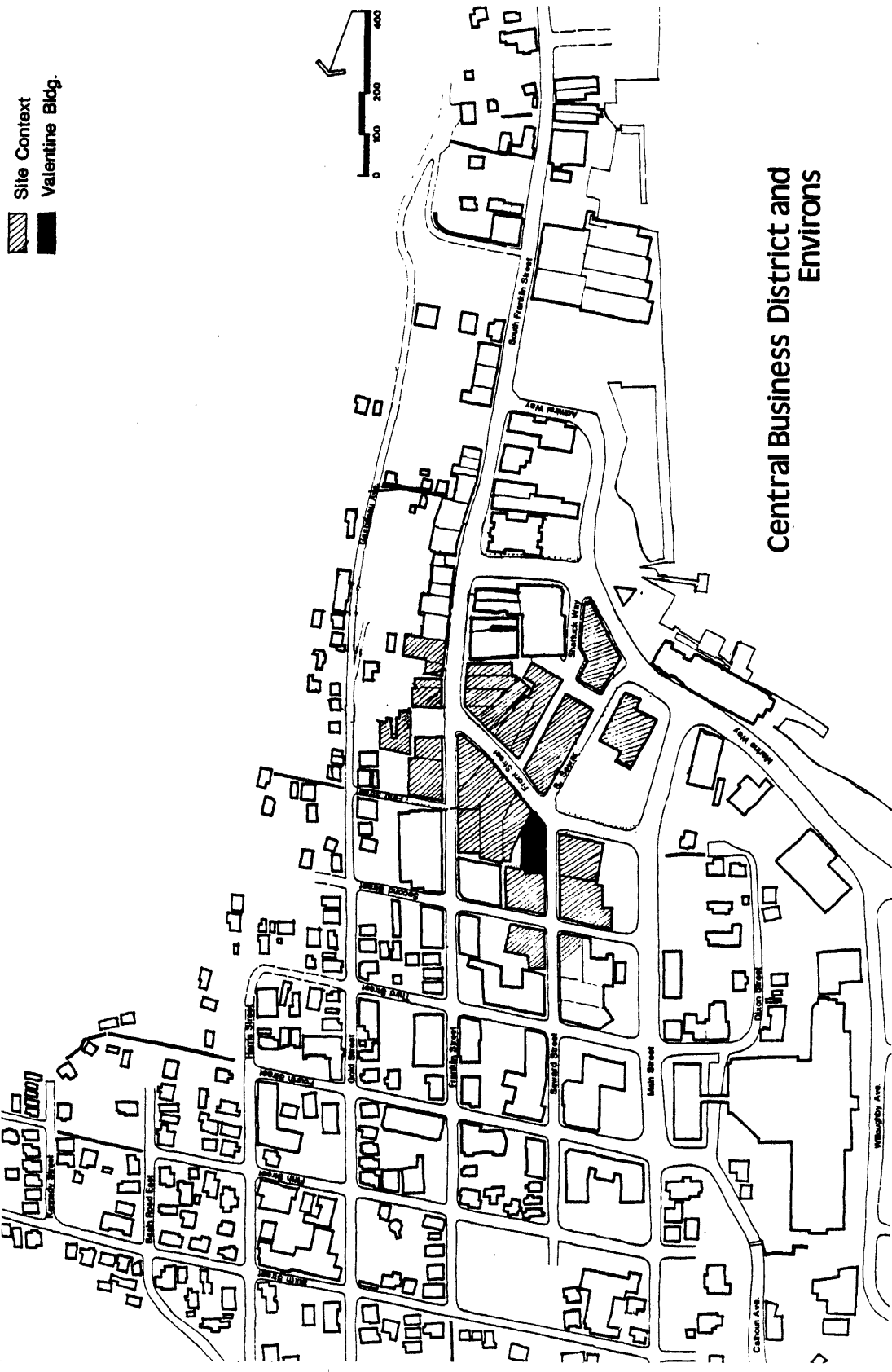


1904 Sanborn Insurance Map of Juneau shows the first phase of construction for the Valentine Building.



1914 Sanborn Insurance Map of Juneau shows completed version of the Valentine Building.

Valentine Building (JUN-123)



Central Business District and Environs