

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 08000882

Date Listed: 9/12/2008

McKinley Tower Apartments
Property Name

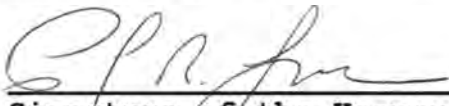
Anchorage
County

AK
State

N/A

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

9/12/2008

Date of Action

Amended Items in Nomination:

Previous Documentation:

The box for: *Preliminary determination of individual listing (36 CFR 67)* has been requested should be checked, as the property is involved in a certified rehabilitation project under the Federal Historic Preservation Tax Incentives program.

These clarifications were confirmed with the AK SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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1. Name of Property

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historic name: McKinley Tower Apartments

other names/site number: MacKay Building
Alaska Heritage Resources Survey No. ANC-01422

=====

2. Location

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street & number: 337 East Fourth Avenue

not for publication: N/A

city or town: Anchorage vicinity: N/A

state: Alaska code: AK county: Anchorage code: 020

zip code 99501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)


Signature of certifying official

July 25, 2008
Date

Alaska
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the
National Register
 See continuation sheet.
- determined not eligible for the
National Register
- removed from the National Register
- other (explain): _____



9/12/2008

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: multiple dwelling

7. Description**Architectural Classification (Enter categories from instructions)**

Modern Movement: International Style

Materials (Enter categories from instructions)

foundation concrete

roof asphalt

walls concrete

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

McKinley Tower Apartments, built in 1950-1951, is a 14-story rectangular skyscraper. It is located at the east end of downtown Anchorage, at the corner of Denali Street and Fourth Avenue. The building is an example of International Style architecture. At the time of its construction, the modern, sleek building was among Anchorage's first high rise buildings.

The building is oriented east-west with its primary entrance facing east toward the building's parking lot. Beyond is a one story commercial building that stood in the 1960s. The south elevation fronts Fourth Avenue. The north elevation overlooks a recently built parking garage. Next to the west elevation is a three-story concrete building constructed in 1969 by an owner of the McKinley Tower Apartments. Upper stories of the apartment building provide views of Mt. McKinley to the north, the Chugach Mountains to the east and south, downtown Anchorage to the west, and Cook Inlet and Knik Arm to the north and west.

The building measures 130 by 52 feet, and rises 122 feet in height. Its foundation, walls and floors are reinforced concrete. It has a concrete basement. The exterior walls are 8 inches thick between the roof and the eighth floor, 10 inches thick between the eighth and the second floor, and 12 inches thick below the second floor. The walls between windows were designed as columns, as were the 12-inch walls around the two stairwells and elevator core. The central core of the building has elevator shafts, stairwells, and a chimney.

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Designed in the International Style, the building has 13 stories with a smooth concrete façade rising from a rusticated-concrete finished first story. The façade is painted its historic colors, off-white and green. The building has glass-to-glass corner window openings. The fenestration of the north and south elevations is solely the corner window openings. Paired window openings in the center of these elevations were filled as part of the 2005-2006 rehabilitation to stiffen the structure. Reveals were retained, making it visually obvious windows once were in the openings. The painted facades to either side of the window openings emphasize the verticality of the building. East and west elevation fenestration is symmetric; corner window openings are featured at both ends and groupings of five windows are featured in the center of the elevation. To either side of the paired groups are paired windows flanked by column-like vertical elements of painted concrete façade, thereby mimicking the north and south elevations and emphasizing the building's verticality. The building's horizontal aspects are emphasized by its first-story base of rusticated concrete. The primary, or east, elevation has a central entrance with paired doors.

The building has a rooftop penthouse that replaced the original one as part of the recent rehabilitation. The new penthouse is larger than the original to accommodate the new elevator machine room, headroom, and the air handling equipment required by current code. The penthouse has a smooth plaster and paint finish resembling the look of the original.

McKinley Tower Apartments has 100 residential units and 58 assisting-living units. The building's central core has two elevators, two stairwells, and a chimney. A third elevator, installed in 2005-2006, is at the south end of the interior. The first floor has a lobby, building office, and communal space. It has a mezzanine along the east side of the core, accessible by a short stair and ADA-ramp. Interior finishes in the lobby and first floor living units include quarry tile flooring, carpeting, and vinyl tile. The ceilings are gypsum board or sheetrock. The basement has a common space for residents. The upper floors have a central core with east side access from stairwells and elevators; units are located off a north-south corridor. Residential units have carpet and vinyl composition tile in the kitchen and baths. Upper floor corridors are carpeted. Soffits are located 7' above the floor in apartment units, and as high as possible in the corridors.

The 1964 earthquake. On March 27, 1964, a magnitude 9.2 earthquake occurred in southcentral Alaska, dramatically impacting Anchorage. More than 150 commercial buildings in town were destroyed or made unstable. McKinley Tower Apartments was severely damaged. On the exterior, the building's spandrels suffered from overstress in shear and were badly cracked and fractured, including those at the corners. The exterior east wall had large diagonal cracks over the entrance and smaller cracks above.

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The east vertical pier on the north wall failed up to the third story, and similar failures were noticed on the south wall. The walls around the building's core had cracks at construction joints, being most severe on the third through sixth floors. Luckily, there was no loss of life in the building.

After the earthquake, the original owners allowed the Federal Housing Administration to take ownership. At auction, Neil MacKay, a local attorney, purchased the building. A private engineering firm repaired the earthquake damage. Repair included removing loose material and patching exterior cracks with Gunitite. Ornamental spandrels were repaired without the grooved lines. Bent and broken reinforcing was removed and new reinforcing welded into place. Small exterior cracks were grouted and sealed with mastic. The east pier of the north elevation was repaired. Spalled areas in the stairwell and elevator core were repaired with Gunitite and smaller cracks repaired with an epoxy compound.

1965-2000. Although the ground floor of the building had always been office and commercial space, MacKay remodeled all of the lower floors into office space and changed the building's name to the MacKay Building. The office space had lowered acoustical-tile ceilings, soffits, and some interior partitions of metal and glass in larger spaces. MacKay retained the top-story penthouse as apartments. He also built an adjacent 45,000 square-foot three story building referred to as the Annex in 1969. During the 1970s, the Annex and MacKay buildings housed various state agencies. In the early 1980s, however, MacKay and the buildings came upon difficult times. MacKay and the Municipality of Anchorage had a dispute over fire-safety violations. As a result, by 1983 the MacKay building had few tenants. In 1984 MacKay sold it to William Juliano, a developer. Juliano planned to remodel the building into a hotel and as a first step gutted the building. The Anchorage real estate market crash of the 1980s canceled the plan and Great Western Bank acquired the building in foreclosure in 1986. At that time, all non-bearing walls and interior partitions, lowered ceilings, and interior finishes were removed to allow for seismic reinforcement of bearing walls. After the removals, the building sat vacant for years. Windows were gone by 1992, and with elevator shafts open and the lower floors boarded, pigeons took roost. In 1992 the building was sold to Henson and Associates. The building remained dormant and became an eyesore. The building changed hands again, and the current owner acquired it from York Steel in 1998.

The exterior pink paint dating from MacKay's remodel was removed in 2000, and the interior prepared for structural reinforcement to bring it up to seismic code. This included removal and replacement of footings and construction of new structural walls.

2005-2006 rehabilitation. The owner did a major rehabilitation in 2005-2006 to make the building an apartment complex as it was originally. The

owner applied *The Secretary of the Interior Standards for Rehabilitation of Historic Buildings*. Exterior work included repair of window openings and installation of new single-hung windows. To achieve the appearance of the original windows, matching molding strips were attached to the upper sash of the windows so the width of the glazing is the same in the upper and lower sashes. The corner posts at the corner windows have been painted black to minimize the visual impact. Trim pieces between the window frames and masonry of upper floor windows are wood and have been painted the color of adjacent masonry (with the exception of the trim at the corner posts). The main entry was rehabilitated to its historic appearance. New storefront systems were installed at the corner ends of the south elevation replacing infill. The other storefronts on the elevation remain filled to provide the required strength for the building to resist seismic load. A storefront between the main entrance and the south end was rehabilitated as a paired window. A non-historic loading ramp and dock facility between McKinley Towers and the Annex was replaced with a one story plus basement concrete and steel facility, with its basement used as mechanical/boiler room for the tower. The roof received new built-up roofing and elevator penthouse.

Despite the earthquake, past alterations and neglect, the McKinley Tower Apartments has remained intact and retains its historic integrity. Location and setting, including its relationship to geographic majesties of mountains and ocean, major street arteries and Anchorage's downtown remain. The original construction material and design motifs are intact. The workmanship and feeling of an International Style building of the 1950s is identifiable. The McKinley Tower Apartments is still a noticeable part of the Anchorage downtown skyline and continues to convey its significance as an icon to Anchorage's post-World War II population and development boom.

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.) N/A

- A owned by a religious institution or used for religious purposes./
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Community planning and development

Period of Significance 1952

Significant Dates 1952

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Mayer, Francis B., Manley and Mayer, Architects

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Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

The McKinley Tower Apartments, one of the first high-rise buildings in Anchorage, is significant for its association with the city's post-World War II development boom and skyrocketing population growth. To help alleviate the extreme housing shortage, the McKinley Tower Apartments was built at the eastern end of the city's downtown, along Fourth Avenue, its main street. It is an example of the modern, sleek International Style architecture popular at the time and one of the first of this style in Anchorage. The period of significance is the year the apartments opened in 1952.

Historic background

In 1929 the population of Anchorage was 3,945. Ten years later, military construction to defend the United States brought thousands of people to the city. Elmendorf Field and Fort Richardson were built. Centrally located in the territory, the City of Anchorage served as the staging area for the many military construction projects in the western, southwestern, and southcentral parts of the vast territory during World War II. By 1944, Anchorage's population had more than tripled to 12,000. The year after the war ended, construction projects around Alaska as part of the Cold War defense programs started. In 1947, when the Air Force was made a separate entity from the Army, the Air Force assumed control of the existing Fort Richardson and renamed it Elmendorf Air Force Base. That year, the Alaskan Command (ALCOM) and Alaskan Air Command were formed, these being the units responsible for all military operations in Alaska. Elmendorf became ALCOM's headquarters. By 1948, Anchorage's population was 19,000. The next year the Army announced it would be doubling its forces in Alaska. A new Fort Richardson, seven miles north of its initial location, was operating in 1950. The census for that year reported Anchorage had a population of 31,000. Anchorage was the fastest growing city in the Territory and some claimed "the new boom outdoes the gold rush era" (*New York Times*, June 25, 1950). Anchorage was described as a perfect example of a young city "sped into adulthood as the direct result of national defense and geography."

The military started another build-up of its air defense systems in Alaska as a result of Soviet atomic bomb testing in 1949. An Aircraft Control & Warning (AC&W) station was constructed in Anchorage and others in the surrounding area soon followed. The Distant Early Warning (DEW-Line) system was constructed with components in Anchorage by 1957, and the White Alice Communication System (WACS) followed.

The military build-up was just one of many activities creating Anchorage's boom town condition. Railroad expansion was another. The government's Alaska Railroad started a \$75 million rehabilitation program in 1947. A number of government bureaus opened offices in Anchorage, including the

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McKinley Tower Apartments

Anchorage, Alaska

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Alaska Native Service, Bureau of Reclamation, Civil Aeronautics Administration, and the Alaska Road Commission. Still others constructing facilities in the Anchorage area included the Department of Aviation, the National Guard, the Alaska Housing Authority, Chugach Electrical Association, and numerous private enterprises. Greater Anchorage was the "construction capital of Alaska, employing almost 45 percent of all construction workers [in Alaska] in 1951" (Alaska Development Board, Juneau, 1953).

Milestones of the immediate post-war era for Anchorage include annexation of its first subdivision in 1945, the establishment of passenger air service between Anchorage and Minnesota in 1947, traffic light installation on Fourth Avenue in 1949, completion of a highway between Anchorage and Seward in 1951, completion of Anchorage International Airport in 1951, and establishment of the position of a full-time planning director for the City of Anchorage on January 1, 1952. *This is Alaska Today*, a promotional book, described Anchorage in 1954 as "the largest, most dynamic and most prosperous city. Here boundless opportunities are presented . . . living is enjoyed to the utmost . . . and past accomplishments are overshadowed overnight by still greater projects which were yesterday's dream."

Anchorage had a severe housing shortage as a result of its large, rapid population growth. In 1945 the Bureau of Labor Statistics reported 26% of the occupied dwellings in Anchorage had more than one and one half persons per room (the standard deemed as overcrowding), and only about one-third of the dwellings in the area were not overcrowded. Although it reported Anchorage had a 4.9% vacancy rate in 1944-1945 (high for U.S. cities at the time), only 0.8% of the units were considered habitable. The *Los Angeles Times* had an article, "War Boom Outstrips Facilities in Anchorage" on October 25, 1946, and the *New York Times* had one, "Forces in Alaska are Badly Housed" on February 15, 1949.

Territorial officials were aware of the problem. Governor Ernest Gruening was quoted in *The Washington Post*, November 14, 1946, exclaiming "There are no surplus houses in Alaska." The Alaska Housing Authority reported in 1947 "Alaska has a housing shortage which is more acute and productive of more distressing circumstances than any other area . . . Reports are being constantly received of families who are unable to find any kind of living place at any price. Hundreds of families . . . are being forced into shacks and hovels under abominable conditions. Many of our best potential citizens are exhausting their financial resources, becoming discouraged, and being forced to leave." At the local level, Anchorage city manager Robert E. Sharp said "The lack of adequate housing [in Anchorage] is one of the principal factors retarding stabilization of the people in this area, causing a constant turnover of personnel in all agencies of government and commercial enterprise."

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Besides the large population increase, the cost of building materials in Alaska was high and lending institutions in Alaska with capital available to private developers were few. Housing construction was not cost-effective to the developer in Alaska. President Harry Truman acknowledged in 1948, "It is in the Nation's interest, therefore, for the Government to assist the balanced development of Alaskan resources and to help open economic opportunities on a sound long-term basis."

Congress passed legislation in 1948 to ease the post-World War II housing crisis that gripped the nation. Amending Section 608 of Title VI of the National Housing Act of 1934, Congress encouraged the construction of private (low to moderate) rental housing and offered developers incentives. In addition, Congress passed the Alaska Housing Act of 1949. McKinley Tower Apartments is a result of these pieces of legislation. Al Swalling, original developer and owner of the McKinley Tower Apartments, wrote that he and his business partners pioneered in use of the Section 608 program in Alaska when they constructed the Turnagain Arms Apartments at 6th and L streets in Anchorage in 1949-1950.

While constructing the Turnagain Arms Apartments, Swalling partnered with Ted Brady, Brady Construction Company, to build three elementary schools in Anchorage. With the profits, Brady suggested the partnership use the Section 608 program to construct two residential complexes. They hired Francis Mayer, Manley and Mayer Architects, to design the buildings (he had designed the Turnagain Arms Apartments). Mayer (1914-1985) moved to Anchorage about 1936. He went into business with William A. Manley in 1948. The firm designed numerous buildings in Anchorage, among them West Anchorage, Service, and Dimond high schools, and the Anchorage International Airport. Mayer left Anchorage in 1972. His philosophy is remembered, "All architects must be artists, and every artist leaves something of himself in everything that he builds." He was known to emphasize the modernist beliefs that form should follow function and that efficiency was key.

The Federal Housing Administration standards included ensuring durability of materials with low, long-term maintenance costs. Architectural design standards required simple, direct designs with limited use of unusual design effects or startling use of materials. The sleek, modern design of the McKinley Tower Apartments followed the guidelines.

The partnership started construction of Inlet Tower Apartments at 1200 L Street and the McKinley Tower Apartments at 4th and Denali streets in 1950. A *New York Times* article, "New Alaska Boom" (June 25, 1950), noted that "two 132-unit houses [are] being put up by the Brady-Swalling Construction Company at a cost of \$3,000,000." Artist George Ahqupuk showed the two buildings in drawings in the territory's 1951 *Alaska Housing Authority Annual Report*. Before completion of the two projects, the Brady-Swalling

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partnership dissolved. As a result, Brady retained ownership of Inlet Tower Apartments, and Swalling of McKinley Tower Apartments.

Situated on one of Anchorage's two paved streets in the early 1950s, McKinley Tower Apartments is prominent in photographs of Anchorage. In 1952 the city had 55 new streets, 40 fire phones, its first city parking lot, a new wing at Providence Hospital and a new Alaska Railroad building. McKinley Tower Apartments clearly was part of Anchorage's post World War II development. It survived the 1964 earthquake. After repairs, it was an office building until the 1980s. After standing empty for almost twenty years, it was rehabilitated. Today it still exhibits its original architectural style and is again an apartment complex.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Alaska Geographic Society. *Anchorage*. Vol. 23, no. 1. Anchorage: The Alaska Geographic Society, 1996.

Alaska Housing Authority. *1951 Annual Report*. Anchorage: Alaska Housing Authority, 1952.

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Anchorage Daily News. "Sale May Stop MacKay Tower Wrecking Ball," May 1, 1992; "New Law Could be MacKay's Waterloo," November 26, 1994; "Beneath the Behemoth," May 3, 1998.

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Bagoy, John P. *Legends and Legacies, Anchorage, 1910-1935: Remembering Our Buried Past*. Anchorage: Publications Consultants, 2001.

Browne, Ralph. *Alaska's Largest City: Anchorage*. Juneau: Alaska Development Board, 1953.

Federal Housing Administration. *Planning Rental Housing Projects*. Washington, D.C.: 1947.

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

Laird, Paul. "Albert C. Swalling," *Alaska Business Monthly*, Vol. 3, No. 4 (March 1987):42-43.

New York Times. "New Alaska Boom Echoes Era of '98," June 25, 1950.

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Paro, Pauline B. *Income and living costs in Alaska in 1943-1945, including a report of housing characteristics of privately-financed dwellings in Juneau, Fairbanks, and Anchorage.* Washington, D.C.: U.S. Bureau of Labor Statistics.

Production Surveys. *This Is Alaska Today: unveiling a rich empire, its vast potentials, its golden future.* Portland, Oregon: Production Surveys, 1954.

Swalling, Al. *Oh, to be Twenty Again--and Twins!* Anchorage: A & M Publishing, 1999.

Tower, Elizabeth. *Anchorage: from its humble origins as a railroad construction camp.* City History Series. Fairbanks, Alaska: Epicenter Press, Inc., 1999.

U.S. Congress. *Alaskan Housing Act.* Washington, D.C.: U.S. Government Printing Office, 1949.

Washington Post. "Veterans' Plight 'Horrible,' Governor of Alaska Says," November 14, 1945.

Previous documentation on file (NPS) N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

10. Geographical Data

Acreage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	06	345335	6790240	3	_____	_____
2	_____	_____	_____	4	_____	_____

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

McKinley Tower Apartments is located at 337 East Fourth Avenue in Anchorage, Alaska, Lot B, MacKay Subdivision.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

11. Form Prepared By

=====
name/title Jennifer F. Hembree, Senior Associate
William G. MacRostie, Principal

organization MacRostie Historic Advisors LLC

date January 10, 2008

street & number 1400 16th St., NW, Suite 420 telephone 202.483.2020

city or town Washington state DC zip code 20036
=====

Additional Documentation

=====
Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)
=====

Property Owners

=====
(Complete this item at the request of the SHPO or FPO.)

name Marc Marlow, c/o EGAE LLC and Marlow Manor Downtown LLC

street & number 229 Whitney Road

telephone 907.258.9662

city or town Anchorage state Alaska zip code 99501

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Anchorage, Alaska

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Photographs

Property name: McKinley Tower Apartments
Location: Anchorage, Alaska
Photographer: MacRostie Historic Advisors LLC
Date: April 2007
Location of digital images and negatives:
MacRostie Historic Advisors LLC
1400 16th St. NW, Suite 420
Washington, D.C. 20036

1. East elevation, facing north
2. South and east elevations, facing northwest
3. South elevation
4. West and south elevations, facing northeast
5. North elevation
6. East elevation, main entry detail
7. First floor, main lobby area at east entry
8. Ninth floor corridor (typical), elevator at right, facing south
9. Typical unit, view of kitchen/living room
10. Typical unit, view from southeast corner



Aerial View of Downtown Anchorage, ca. 1950s
McKinley Tower Apartments is in center of photograph
(Credit- Anchorage Museum Archives, 'Anchorage, AK 1950-1959' Photo collection)



McKinley Tower Apartments, 1963
View of east elevation, facing northwest from across 4th Avenue
(Credit: Anchorage Museum Archives, 'Ektacolor negative, McKinley Apts.')

Property of Mgt. Norm



The Mt. McKinley Apartment Building stands empty and forelorn. Insert (Huntsman Photo) shows a portion of the outer facing torn away and the twisted reinforcing steel.

McKinley Tower Apartments, 1964

Details of damage to exterior after 1964 earthquake

(from: Alaskan Publishing Company, Great Alaska Earthquake: A Pictorial Review. Alaskan Publishing Company, Anchorage, Alaska, n.d.)

THE
14
STORY
MT.
MCKINLEY



APARTMENT BUILDING



CLOSE
UP
VIEW

McKinley Tower Apartments, 1964

Details of damage to exterior after 1964 earthquake including main entry

(from: J & H Sales, A Full Color Pictorial Presentation of the Alaskan Quake of Good Friday – March 27, 1964, 5:36P.M. J & H Sales: Spenard, Alaska, n.d.)



McKinley Tower Apartments

Anchorage County, Alaska

MacRostie Historic Advisors, LLC

April 2007

East elevation, facing north

Photo #1

EPSON

EPSON
Professional Paper

EPSON



McKinley Tower Apartments
Anchorage County, Alaska
MacRostie Historic Advisors, LLC

April 2007

South and east elevation, facing northwest

Photo # 2



— 214 211 —
Marlow Manor
Assisted Living
www.marlowmanor.com
214-211

1141

McKinley Tower Apartments
Anchorage County, Alaska

MacRostie Historic Advisors, LLC

April 2007

South elevation

Photo #3





Mckinley Tower Apartments

Anchorage County, Alaska

MacRostic Historic Advisors, LLC

April 2007

North elevation

Photo # 5

EPSON

Professional Paper

Professional Paper



McKinley Tower Apartments
Anchorage County, Alaska
MacRae Historic Advisors, LLC

April 2007

East elevation, main entry detail
Photo #6



McKinley Tower Apartments
Anchorage County, Alaska
MacRostie Historic Advisors, LLC

April 2007

First floor, main lobby area at east entry

Photo #7

Epson
Professional Paper

EPSON

EPSON



Stretcher for
Elevator is
Located in the
Fire Command
Room in the
Main Lobby

McKinley Tower Apartments
Anchorage County, Alaska
MacRostie Historic Advisors, LLC

April 2007

Ninth floor, corridor (typical); elevator at right, facing south
Photo #8



McKinley Tower Apartments

Anchorage County, Alaska

MacRosie Historic Advisors LLC

April 2007

Typical unit, view of kitchen/living area

Photo #9

EPSON
Professional Paper

EPSON

EPSON
Professional Paper

EP



McKinley Tower Apartments
Anchorage County, Alaska
MacRostie Historic Advisors, LLC

April 2007

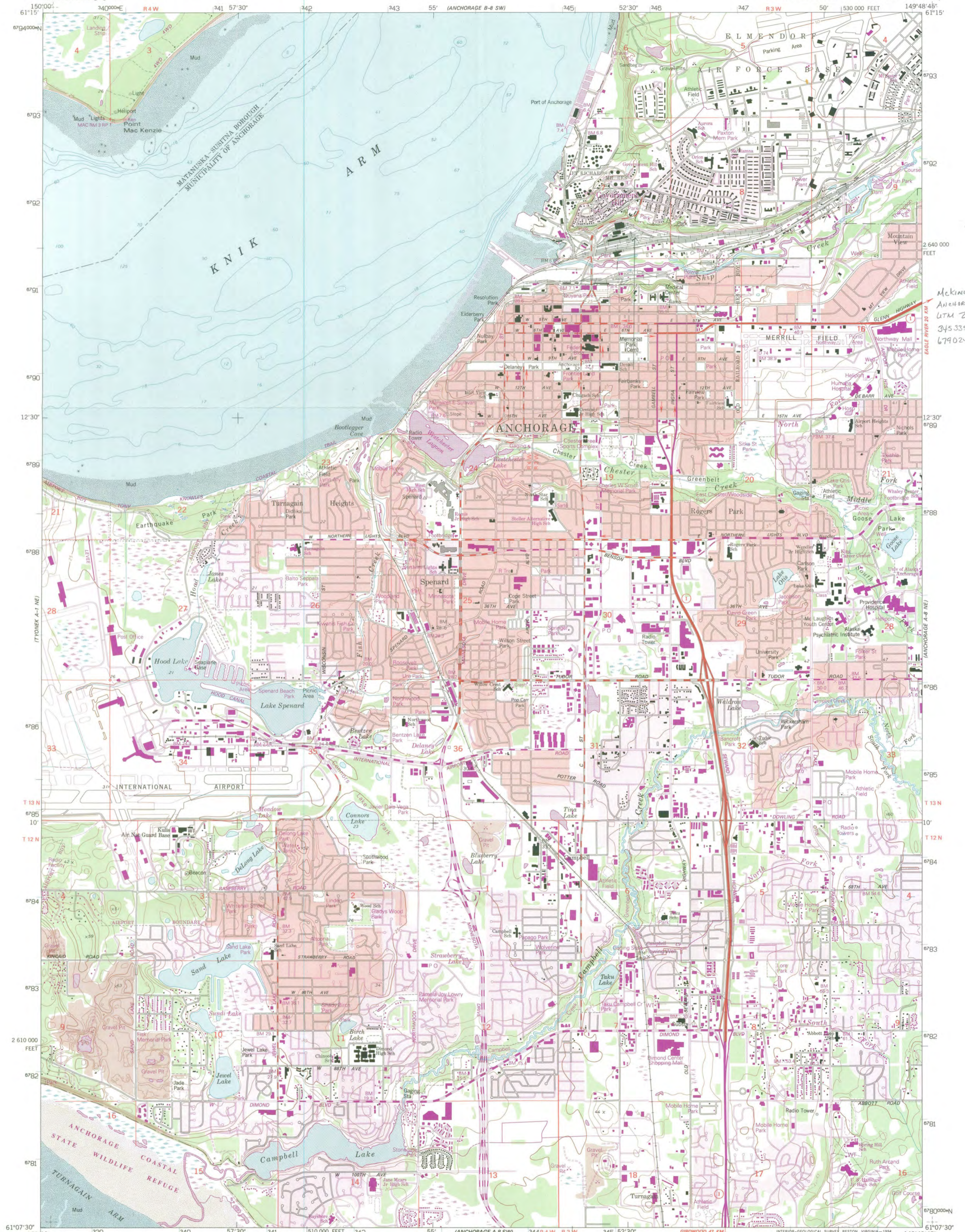
Typical unit, view out southeast corner window(s)

Photo #10



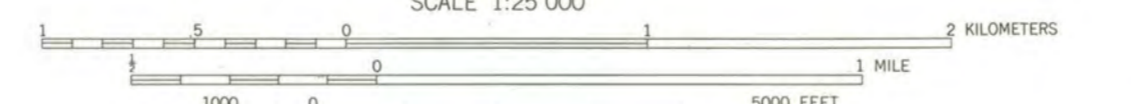
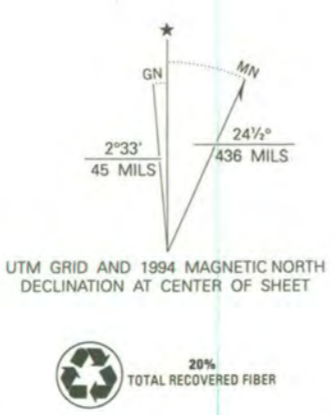
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

ANCHORAGE (A-8) NW QUADRANGLE
ALASKA
1:25 000-SCALE SERIES (TOPOGRAPHIC)
NW/4 ANCHORAGE (A-8) 1:63 360-SCALE QUADRANGLE



MCKINLEY TOWER APARTMENTS
ANCHORAGE, ALASKA
UTM ZONE 06
345 335 E
6790240 N

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1972. Revisions shown in purple and woodland compiled from aerial photographs taken 1988 and 1990 and other sources and have been field checked
Map edited 1994. Conflicts may exist between some updated features and previously mapped contours
1927 North American Datum (NAD 27). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 6 10000-foot ticks: Alaska Coordinate System, zone 4
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown
Swamps, as portrayed, indicate only wetter areas, usually of low relief, as interpreted from aerial photographs



SCALE 1:25 000
CONTOUR INTERVAL 5 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 7.9 METERS
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST METER
To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
State Route



ANCHORAGE (A-8) NW, ALASKA
NW/4 ANCHORAGE (A-8) 1:63 360-SCALE QUADRANGLE
61149-B7-TM-025
1979
REVISED 1994

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



National Register of Historic Places

Note to the record

Additional Documentation: 2019

AD 08 000882

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

McKinley Tower Apartments
Name of Property
Anchorage, Alaska
County and State
08000882
NR Reference Number

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **XX** additional documentation ___ move ___ removal
___ name change (additional documentation) ___ other

meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Jean M. Antonson, Deputy SHPO, Alaska

17 May 2019

Signature of Certifying Official/Title:

Date of Action



National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- additional documentation accepted
- ___ other (explain:) _____

[Handwritten Signature]
Signature of the Keeper

7/8/2019
Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

McKinley Tower Apartments
Name of Property
Anchorage, Alaska
County and State
08000882
NR Reference Number

Name of Property: McKinley Tower Apartments

Address: 337 East Fourth Avenue, Anchorage, Alaska 99501

City: Anchorage

County: Municipality of Anchorage

Reason for request: To correct the name of the building's architect.

Date of request: May 17, 2019

Comments:

The National Register of Historic Places nomination prepared in 2008 has Francis B. Mayer, Manley and Mayer of Anchorage, as the building's architect. The building's architect was Earl W. Morrison of Seattle. Mayer was the supervising architect during the building's construction.

References:

Hoagland, Alison K. *Buildings of Alaska*. New York: Oxford University Press, 1993, p. 94 The text notes Earl W. Morrison in association with Donald MacDonald was the architect. The source given for this information was the original building permit.

Ramirez, Amy, Jeanne Lambin, Robert L. Meinhardt, and Casey Woster, *Mid-twentieth Century Architecture in Alaska History Context (1945-1968)*. Anchorage, Alaska: National Park Service, July 2016. The entry for Earl Wilson Morrison (pp. 209-210) states he was the architect for the Mount McKinley Apartments (Mount, however, was not part of the building's name, and this source repeats this error on pages 205 and 207). The entry notes Anchorage architect Francis Mayer oversaw construction. The entries for both William Arnold Manley (p. 205) and Francis B. Mayer (p. 207) incorrectly list "Inlet Towers and the Mt. McKinley Building" as part of each architect's portfolio..

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: McKinley Tower Apartments

MULTIPLE NAME:

STATE & COUNTY: ALASKA, Anchorage

DATE RECEIVED: 7/30/08 DATE OF PENDING LIST: 8/14/08
DATE OF 16TH DAY: 8/29/08 DATE OF 45TH DAY: 9/12/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000882

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

The McKinley Tower Apartments are locally significant under National Register Criterion A in the area of Community Planning and Development. "Sped into adulthood as the direct result of national defense and geography," the City of Anchorage witnessed substantial economic development, population growth, and building construction during the immediate post-World War II era. The McKinley Towers represented a major undertaking to meet the burgeoning housing demands of the growing community, resulting in one of the city's first modern skyscrapers. The construction of the McKinley Towers made use of critical economic incentives specifically developed during the period to assist local housing crises (Section 608, National Housing Act; Alaska Housing Act of 1949). Program standards (low maintenance costs, durability, and conservative design) were largely responsible for the resulting architectural forms seen in the building's modest International Style-influenced design. Although the recent rehabilitation and earlier stabilization efforts have impacted the integrity of original materials and details (interiors, commercial storefronts, and window details), the building's substantial scale and overall design remain sufficiently intact to convey the iconic status of the historic, high-rise tower within the context of downtown Anchorage.

RECOM./CRITERIA Accept Criterion A

REVIEWER PAUL R. LUSIGNEAU DISCIPLINE HISTORIC

TELEPHONE _____ DATE 9/12/2008

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: AK County Name Anchorage Resource Name McKinley Tower Apts.

Reference No. 882 Multiple Name _____

Solution:

CD Provided by SPRO

See SLR!

MML 9/12/05

BS

Problem: - Separate the narrative parts i.e. Sec 8 starts after Sec 7 narrative

- Need CD w/ images

→ Should we enforce Bulletin 16 requirement? We have not in the past. Especially with the advent of word processing.

Resolution:

SLR: Yes No

Database Change: _____

ALASKA HISTORICAL COMMISSION
VOTING RECORD FOR NATIONAL REGISTER OF HISTORIC PLACES
INDIVIDUAL PROPERTY AND DISTRICT NOMINATIONS

Date: March 19, 2008

It is moved that the **McKinley Tower Apartments** does/does not qualify for the National Register of Historic Places under criterion/criteria **A**; exception/ exceptions **n/a**; level of significance **local**. The property is associated with Alaska Comprehensive Historic Preservation Plan theme/themes **commerce and economic development, and exploration and settlement**.

Moved by: **David Moore (architect)** Seconded by: **Patricia Roppel (historian)**

Vote on motion:

IN FAVOR	OPPOSED	ABSTAIN	RESULT
Parnell		Bittner	Passed 7-0-1
Derr			
Diters			Rejected
Martz			
Moore			Tabled
Roppel			
Waugaman			

If tabled or rejected, reasons or instructions on how to proceed:

Other comments: Not nominated under criterion C; owner has applied for tax credits



Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Phone: (907) 343-4365 • Fax: (907) 343-4318 • E-mail: www.muni.org

Office of Economic and Community Development

Mayor Mark Begich

July 22, 2008

RECEIVED

JUL 24 2008

Re: 3330-1-1 McKinley Tower Apartments

OHA

Joan M. Antonson
Deputy State Historic Preservation Officer
550 W. 7th Avenue, Suite 1310
Anchorage, AK 99501-3565

Dear Ms. Antonson,

May 21, 2008, by a vote of 6-1, the Anchorage Historic Preservation Commission endorsed the nomination of McKinley Tower Apartments for listing on the National Register of Historic Places.

The majority of commission members concur with the summary statements of physical characteristics and archaeological/historical significance, and believe the property should be listed on the national register.

If you have any questions, please do not hesitate to contact me at HessDW@muni.org.

Best Regards,

Darrel W. Hess
Historic Preservation Officer
Municipality of Anchorage

cc: Anchorage Historic Preservation Commission

Community, Security, Prosperity

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS AND OUTDOOR RECREATION

OFFICE OF HISTORY AND ARCHAEOLOGY

SARAH PALIN, GOVERNOR

550 W. 7TH AVENUE, SUITE 1310
ANCHORAGE, ALASKA 99501-3565
PHONE: (907) 269-8721
FAX: (907) 269-8908

July 25, 2008

Re: 3330-2 McKinley Tower Apartments



National Register of Historic Places
Attn: Paul Lusignan
National Park Service 2280
1201 I Street NW
Washington, D.C. 20005

Dear Paul:

Enclosed is a nomination to the National Register of Historic Places for the McKinley Tower Apartments located in Anchorage, Alaska. The owner hired a consultant to prepare the National Register of Historic Places documentation and Investment Tax Credits applications. The building has been approved for the former.

The property is within the boundaries of a Certified Local Government. The Anchorage Historic Preservation Commission reviewed the documentation and voted on May 21, 2008, that the property qualifies for listing in the National Register. A letter from the Municipality of Anchorage with this information is enclosed.

The Alaska Historical Commission, the state review board, met at Juneau, March 19, 2008. Commission members reviewed the nomination package and determined the McKinley Tower Apartments is eligible for listing in the National Register of Historic Places. Their voting record is enclosed. Before the commission meeting, the mayor of the Municipality of Anchorage received a letter about the National Register of Historic Places program with information on the results of listing and a copy of the nomination package to review. The Office of History and Archaeology, Alaska Department of Natural Resources, issued a statewide press release with specific mention of National Register nomination review before the meeting. No one expressed objection to the nomination in writing or attended the Alaska Historical Commission meeting to speak about the nomination.

Alaska Historical Commission members determined the McKinley Tower Apartments is eligible for listing in the National Register of Historic Places under criterion A for its association with the

Paul Lusignan
Page 2
July 25, 2008

development of Anchorage after World War II. They determined no criteria considerations apply. Commission members said the park fits under the Alaska historic preservation planning themes of commerce and economic development and community development. The period of significance for the property is the year the building opened, 1952. Commission members said the building is of local significance.

If you have any questions regarding this nomination please contact Joan (Jo) Antonson, State Historian, at e-mail jo.antonson@alaska.gov or phone 907-269-8714.

Sincerely,



Judith E. Bittner
State Historic Preservation Officer

enclosures: registration form, USGS 1:25,000 map, 10 black & white photographs, 3 historic photographs printed on archival paper, Municipality of Anchorage letter, AHC voting record

cc: Darrell W. Hess, Municipality of Anchorage, Office of Economic & Community Development, P.O. Box 196650, Anchorage, AK 99519-6650

Marc Marlow, c/o EGAE LLC and Marlow Manor Downtown LLC, 229 Whitney Rd., Anchorage, AK 99501

Jennifer F. Hembree, MacRostie Historic Advisors LLC, 1400 16th St., NW, Suite 420, Washington, DC 20036



THE STATE
of **ALASKA**

GOVERNOR MICHAEL J. DUNLEAVY

Department of Natural Resources

DIVISION OF PARKS & OUTDOOR RECREATION
Office of History & Archaeology

550 West 7th Avenue, Suite 1310
Anchorage, AK 99501-3565
907.269.8721
<http://dnr.alaska.gov/parks/oha>

May 17, 2019

Re: 3330-3 McKinley Tower Apartments
08000882

National Register of Historic Places
Attn: Paul Lusignan, Alaska Reviewer
Mail Stop 7228
1849 C Street NW
Washington, D.C. 20240



Dear Paul:

This letter is to request that the McKinley Tower Apartments National Register of Historic Places information be amended to correct the name of the building's architect. Earl W. Morrison of Seattle was the architect who designed the McKinley Tower Apartments in Anchorage, not Francis B. Mayer as indicated in the nomination. Mayer was the supervising architect for the project. Attached are continuation sheets with additional information and my certification. Thank you for forwarding the March 22, 2019 email from Mikhail Siskoff who noticed the error.

As always, I can be contacted by telephone at 907.269.8714 or email jantonson@alaska.gov if you have any questions about this request. Thank you!

Sincerely,

A handwritten signature in blue ink that reads "Joan M. Antonson".

Joan M. Antonson
Deputy State Historic Preservation Officer

Enclosure

