



70

Rudy-Kodzoff House  
Name of Property  
United States Department of the Interior  
National Park Service

Juneau, Alaska  
County and State

# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

### 1. Name of Property

Historic name: Rudy-Kodzoff House  
Other names/site number: Fagerson "Thermos Bottle" House /AHRs Site No. JUN-117;  
City and Borough of Juneau No. G-4  
Name of related multiple property listing:  
N/A  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 2865 Mendenhall Loop Road, C-0  
City or town: Juneau State: Alaska (AK) County: Juneau 110  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

<u>Jean M. Antonson, Deputy SHPO</u>	<u>26 January 2015</u>
Signature of certifying official/Title:	Date
<u>Alaska</u>	
State or Federal agency/bureau or Tribal Government	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. 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  
 other (explain:)

*Jon Edson H. Beall* \_\_\_\_\_ *3-17-15*  
Signature of the 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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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>          </u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling  
Commerce/Trade - Business

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements - Bungalow/Craftsman

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

- Foundation: Concrete block
- Walls: Concrete block, stucco
- Roof: Wood shingles and corrugated steel
- Porch: Poured-in-place reinforced concrete and concrete block on concrete piers

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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### **Summary Paragraphs**

The Rudy-Kodzoff House is a 1½ story, rectangular, Craftsman style bungalow. It has a concrete foundation with a full basement, a front-gabled roof with triangular knee braces and a shed-roofed dormer. The house is constructed of concrete and finished with stucco. The roof is wood frame and standing seam metal roofing. The dormer walls are finished with wood shingles. A concrete covered porch supported by concrete piers topped with Doric columns wraps around the front and south side of the house. The interior reflects the Arts and Crafts movement with high ceilings, original panel doors, wide dark wood trims, and built-in cabinetry. It has a finished attic and raised basement.

The house stands in Kodzoff Acres I Mobile Home Park, an undivided, approximately 25-acre tract of land that fronts on Mendenhall Loop Road, approximately 12 miles northwest of downtown Juneau. The house is located on lot C-0. The front of the house faces “C” Street near the intersection of “C” and “D” streets. It has been continuously occupied as a residence and used as the Kodzoff Acres Mobile Home Park office. Except for replacement of the original concrete porch railing with a wood railing and some upgrading of the plumbing and electrical, the house is unaltered.

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### **Narrative Description**

The 1½ story Craftsman style house faces east and features a steeply pitched, front-gabled roof with triangular knee braces and exposed rafters. The house measures 28’ by 32’. There is a 36’ 9” by 16’ 7” covered front porch that is 8’ 10” deep. The porch wraps around the front and a portion of the south façade. The foundation is concrete with a full raised basement accessed by inside stairs and a shed-roofed scuttle on the rear (west elevation) of the house. The walls are concrete covered with stucco. The wood frame front gable roof has a shed-roofed dormer on the south elevation. The roof is clad with standing seam metal over the original cedar wood shingles. It has wide eaves and exposed rafter tails. A cement block chimney is located approximately in the center of the roof.

The wrap-around porch features a unique poured in place, steel reinforced concrete deck supported four feet above grade on seven concrete piers. Five porch piers support concrete Doric columns that in turn support the porch ceiling and roof. Two pilasters on the primary and north elevations of the house are supported by two porch piers. Two four foot tall piers flank the wide concrete front entry steps. The area below the porch deck and grade is filled with concrete

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and local field stone walls. A poured concrete balustrade railing originally surrounding the porch deck was later replaced by a wood railing.

Historical photographs illustrate two Concrete Products Manufacturing Co. products serving as finials on the two entry piers: two square concrete planters and two basket ball-sized circular concrete globes. The porch ceiling is painted wood shiplap. The porch is covered with a low hipped roof that transects the front gable.

The front entry is offset toward the south façade and flanked by a single double-hung wood window to the south and a pair of double-hung windows to the north. A pair of double-hung windows is centered in the front gable. The wood panel front door has an upper light with diamond mutins. All of the 30" x 64" double-hung wood frame windows in the house are identical with blank lower sash and geometric patterned upper sash.

The south elevation has a second entry door opening into the kitchen. There are three evenly spaced double-hung windows. A pair of double-hung windows is centered in the shed-roofed dormer. The north elevation has four single double-hung windows, three symmetrically set into the living room wall and one in the back bedroom. The rear elevation of the house has a pair of double-hung windows in the back bedroom, a single double-hung window in the bathroom, and a pair of double-hung windows centered in the rear gable. A shed roofed scuttle located toward the east end of the rear elevation provides access to the basement from outside of the house.

The interior of the house features original Craftsman style trims including wide baseboards, window and door trim, crown molding, and paneled wood doors. The ten-foot ceilings are covered with lath and plaster as are the walls, with the exception of the bathroom walls which were replaced when the plumbing fixtures were updated.

The ground floor is divided into four rooms. On the north side of the ground floor plan is the living room and a bedroom separated by a set of pocket doors. The south side of the ground floor plan includes the entry, kitchen, bathroom and stairways to both the basement and upstairs. The hallway connecting the kitchen and bath currently houses a washer and dryer, but originally was likely the location of the kitchen sink. An abandoned well shaft in the basement and hole above in the basement ceiling suggests a hand-pump might have originally supplied water to the sink.

The upstairs ½ story has two bedrooms with closets, one on the east side and one on west side. The ceilings and walls are narrow wood shiplap similar to the porch ceiling. The floor is wood plank.

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### 8. Statement of Significance

#### 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.)

A. Owned by a religious institution or used for religious purposes

B. Removed from its original location

C. A birthplace or grave

D. A cemetery

E. A reconstructed building, object, or structure

F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Exploration and Settlement

**Period of Significance**

1915-1930

**Significant Dates**

1915

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

N/A

**Architect/Builder**

Gustav Fagerson  
Charles Rudy

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Rudy-Kodzoff House is historically significant for its unique construction of concrete, and as one of the first Mendenhall Valley homesteads with a house built by individuals who defined the frontier era and extraordinary entrepreneurial spirit of Alaskans during the early twentieth century. The homestead house was located on Charles Rudy's Ranch, a fur farm. Constructed of concrete by Gustav Fagerson, Concrete Products Manufacturing Co., the house served as a unique model home for his locally manufactured products. It embodies the distinctive characteristic of the Craftsman Bungalow style and is almost unaltered since its original construction. The period of significance starts in 1915, when the house is believed to have been built, and ends in 1930 when the original owner sold it.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Charles E. Rudy, a Princeton University graduate, frontier entrepreneur, and local character, came to Juneau in the early twentieth century to work in the mining industry. At the time, open entry land was available to homestead in the Mendenhall Valley, an undeveloped wilderness 12 miles northwest of the city of Juneau. Rudy, along with a dozen or so other pioneer Juneau families, filed homestead claims in the valley for dairy farms, poultry operations, and fox and

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mink fur farms. In 1922, Rudy received patent to his fur farm, locally known as Rudy's Ranch. He enjoyed some success with his fur business known as "Alaska Premier Fur Farms." Recorded oral history discusses the ranch and the opportunity it provided local kids to harvest salmon and sell to Rudy to feed the mink and fox. Rudy was a colorful local character known for stunts such as keeping a pair of pet bears which he walked about on chains. He later engaged in truck farming and raised chickens. It also is reported he ran a speakeasy in the house, and a 1925 lawsuit filed against him alleged alcohol he sold to a man resulted in a fatal car accident. The local newspaper announcement of Rudy's death February 13, 1947, said "Rudy was a deep reader and could converse intelligently on any subject of moment, and was hearty and always active."

During the early twentieth century, Juneau's large-scale gold mining industry introduced modern, cutting edge engineering, including many examples of "firsts" in reinforced concrete construction. The Alaska-Gastineau Mining Company, for example, built the world's first concrete continuous-angle arch variable radius dam in 1914 to meet its energy needs. Today, many reinforced concrete ruins left from the major mines dot the local landscape. In downtown Juneau, concrete was a common building material for commercial structures, many still standing. By 1914, the poured, reinforced concrete Behrends Bank (AHR JUN-071), Goldstein building (AHR JUN-180), and Messerschmidt building (AHR JUN-142) stood in downtown.

There were a number of concrete companies operating in Juneau in the 1920s. Among them was the Concrete Products Manufacturing, Co., owned and operated beginning c. 1915 by Gustav Fagerson. The company letterhead proudly announced its motto: "Concrete for Permanence and Beauty." The company's plant was in the waterfront area of Willoughby Avenue near the commercial and industrial portion of Juneau. Fagerson quarried his raw material out of "Fagerson's Pond" located on or adjacent to Rudy's homestead. The company produced vases, plant boxes, posts, sewer pipe, building block, roofing curb stones, mantels, tombstones, burial caskets, and more.

At the same time in the Lower 48, the Craftsman architectural movement was popular. The style emphasized simplicity of form, local natural materials, and the visibility of handcraft. A Craftsman Bungalow house was an attractive, modest home for ordinary folks. Catalogue merchants, such as Sears, Roebuck & Co., offered Craftsman style windows, doors, trims, and even complete homes with interior décor that could be shipped to your property.

Believed to be in 1915, Rudy and Fagerson joined forces to build a modern, reasonably priced, energy efficient model home at Rudy's Ranch. Today it is the only intact example of a Mendenhall Valley homestead house from the 1910s and 1920s. While outside Alaska a modest concrete block Craftsman style bungalow might be of only passing interest, in Juneau such a house was extraordinary.



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With a full basement and walls constructed of locally produced concrete block, Rudy and Fagerson promoted this modern home as the “Thermos Bottle” house, “warm in winter and cool in summer.” The house is a significant example of their attempt to promote modern building materials and energy efficiency. It was a model home to showcase Fagerson’s locally manufactured, specialty concrete products, including the basic building blocks as well as the functional yet decorative shaped concrete blocks stacked to form the porch pillars--square, round and half round--and other concrete decorative elements.

The porch deck is a cast-in-place 10” thick reinforced concrete slab that spans the front of the home and a portion of the south side. A poured-in-place deck of this size and scale likely would not have been attempted if it were not for the skills of local tradesmen made possible by the mining industry integral to Juneau’s history. It is constructed well above grade, open underneath, and supported only on the perimeter by the concrete block porch piers, a unique construction detail for residential use. Even the original porch deck rails and balusters were constructed of Fagerson’s formed concrete products, something you might otherwise see in use as a cemetery fence. Local small river bottom granite rocks, about 3 to 6 inch in diameter, common in the glacial moraine of the Mendenhall Valley and abundant on the Rudy homestead, were stacked and mortared in place about a foot thick to form the vertical wall areas between the porch piers below the concrete deck to grade. The porch steps, front and rear, are poured and formed reinforced concrete.

Considering its robust construction, the house has survived essentially unaltered to the present day. The house looks the same in historical and contemporary photographs. It is the oldest existing house in the Mendenhall Valley and is from the homestead era. The Rudy-Kodzoff House is locally referenced as the “Kodzoff House.” George Kodzoff and Anita Garnick Kodzoff acquired the property in the early 1930s, and in the 1960s developed the mobile home park that operates today. The Rudy-Kodzoff House has been continuously used as a residence and office.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Alaska State Historical Library, Alaska Photographs and Postcards, ca. 1930s (ASL PCA 525-17), Katherine Shaw Photograph Collection (ASL P109-26), and Collection (ASL P344-258), Juneau, Alaska.

Charles Rudy Homestead Patent, Juneau 01680 and 02482; Patent Number 775393.

City and Borough of Juneau, *Inventory of Historic Sites and Structures*, Juneau, Alaska, 1986.

*The Daily Alaska Empire*, Juneau, Alaska, March 24, 1933; February 13, 1947.

Isto, Sarah Crawford, *The Fur Farms of Alaska: Two Centuries of History and a Forgotten Stampede*. Fairbanks: University of Alaska Press, 2012.

Pioneer Book Committee, *Gastineau Channel Memories 1880-1959*, 2001, n.p.

R.L. Polk & Co., *1915-16 Alaska-Yukon Gazetteer and Business Directory*.

Spartz, Mary Lou. Personal communication to Kathryn Cohen, August 15, 2014.

*General:*

Concrete Products Association, Chicago, Illinois, October 1920.

Chanson, Hubert and D. Patrick James, "Historical Development of Arch Dams. From Cut-Stone Arches to Modern Concrete Designs." n.d.

McAlester, Virginia and Lee, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2009.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** AHRS Site No. JUN-117

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**10. Geographical Data**

**Acreege of Property:** less than one

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates:**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1. Latitude: 58.374830 N                      Longitude: -134.581919 W

**Verbal Boundary Description** (Describe the boundaries of the property)

The Rudy-Kodzoff House is on lot C-0, approximately 75 feet by 75 feet, fronting on "C" Street, an unpaved road located in Kodzoff Acres I Mobile Home Park.

**Boundary Justification** (Explain why the boundaries were selected)

The boundary of the nominated property includes Rudy homestead house and its surrounding yard. Today the homestead is a mobile home park, but the house is in a defined area within the park. The house continues to be used as a residence, and since the 1940s as an office.

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### 11. Form Prepared By

name/title: Charles and Kathryn Cohen, Managing Members  
organization: Kodzoff Acres LLC  
street & number: P.O. Box 33200  
city: Juneau state: Alaska zip code: 99803  
e-mail: kodzoff@alaskan.com  
telephone: 907.789.5154  
date: August 18, 2014

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log: Rudy-Kodzoff House, Juneau, Alaska

Name of Property:	Rudy-Kodzoff House
City or Vicinity:	Juneau
County:	Juneau
State:	Alaska
Name of Photographer:	Kathryn Cohen
Date of Photographs:	August 12, 2014

Photo #1 (AK\_Juneau\_Rudy-Kodzoff House\_0001)  
South façade (left) and east elevation (right), camera facing northwest (color)

Photo #2 (AK\_Juneau\_Rudy-Kodzoff House\_0002)  
Front – east façade and elevation, camera facing west.

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Photo #3 (AK\_Juneau\_Rudy-Kodzoff House\_0003)  
Rear – west façade and elevation, camera facing east

Photo #4 (AK\_Juneau\_Rudy-Kodzoff House\_0004)  
North façade and elevation, camera facing south

Photo #5 (AK\_Juneau\_Rudy-Kodzoff House\_0005)  
West façade (left) and south façade (right), camera facing northeast

Photo #6 (AK\_Juneau\_Rudy-Kodzoff House\_0006)  
Main floor Bedroom looking through double pocket doors to living room (left) and bathroom (right), camera facing southeast

Photo #7 (AK\_Juneau\_Rudy-Kodzoff House\_0007)  
Upper front bedroom, camera facing east-northeast

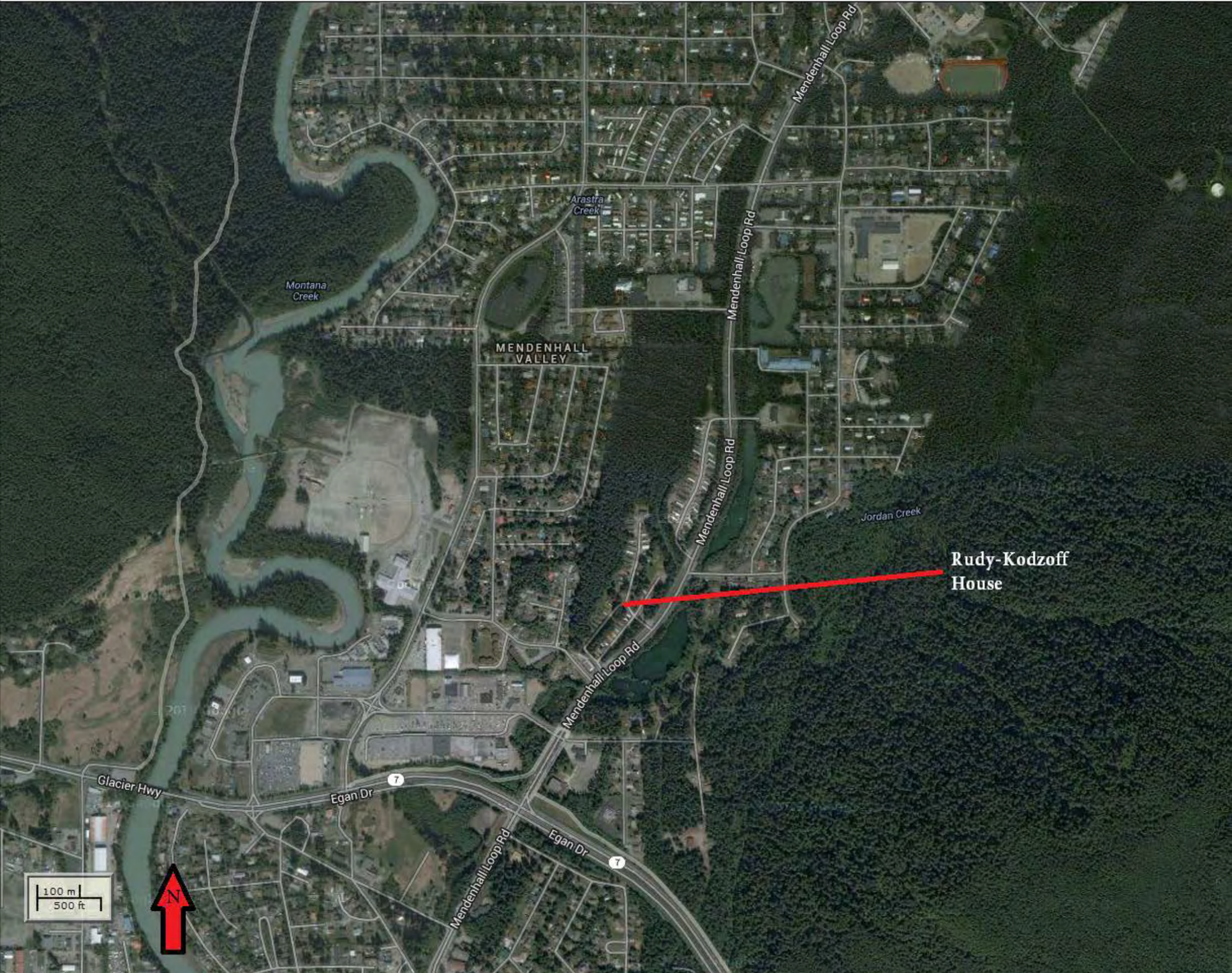
Name of Property: Rudy-Kodzoff House  
City or Vicinity: Juneau  
County: Juneau  
State: Alaska  
Name of Photographer: Unknown  
Date of Photographs: ca. 1915 - 1920

Photo #8 (AK\_Juneau\_Rudy-Kodzoff House\_0008)  
(Reproduction of postcard photograph obtained courtesy of Marie Darlin from Jim Wilcox private collection), south façade (left) and east elevation (right), camera facing northwest (B&W)

Name of Property: Rudy-Kodzoff House  
City or Vicinity: Juneau, Alaska  
County: Juneau  
State: AK  
Name of Photographer: Winter & Pond  
Date of Photographs: c. 1915 - 1940

Photo #9 (AK\_Juneau\_Rudy-Kodzoff House\_0009)  
Reproduction from Alaska State Library Photograph Collection (ASL\_P344\_258.tif), Charles E. Rudy (right), location unknown, camera angle unknown





Montana  
Creek

Arastra  
Creek

MENDONHALL  
VALLEY

Jordan  
Creek

Rudy-Kodzoff  
House

201

Glacier Hwy

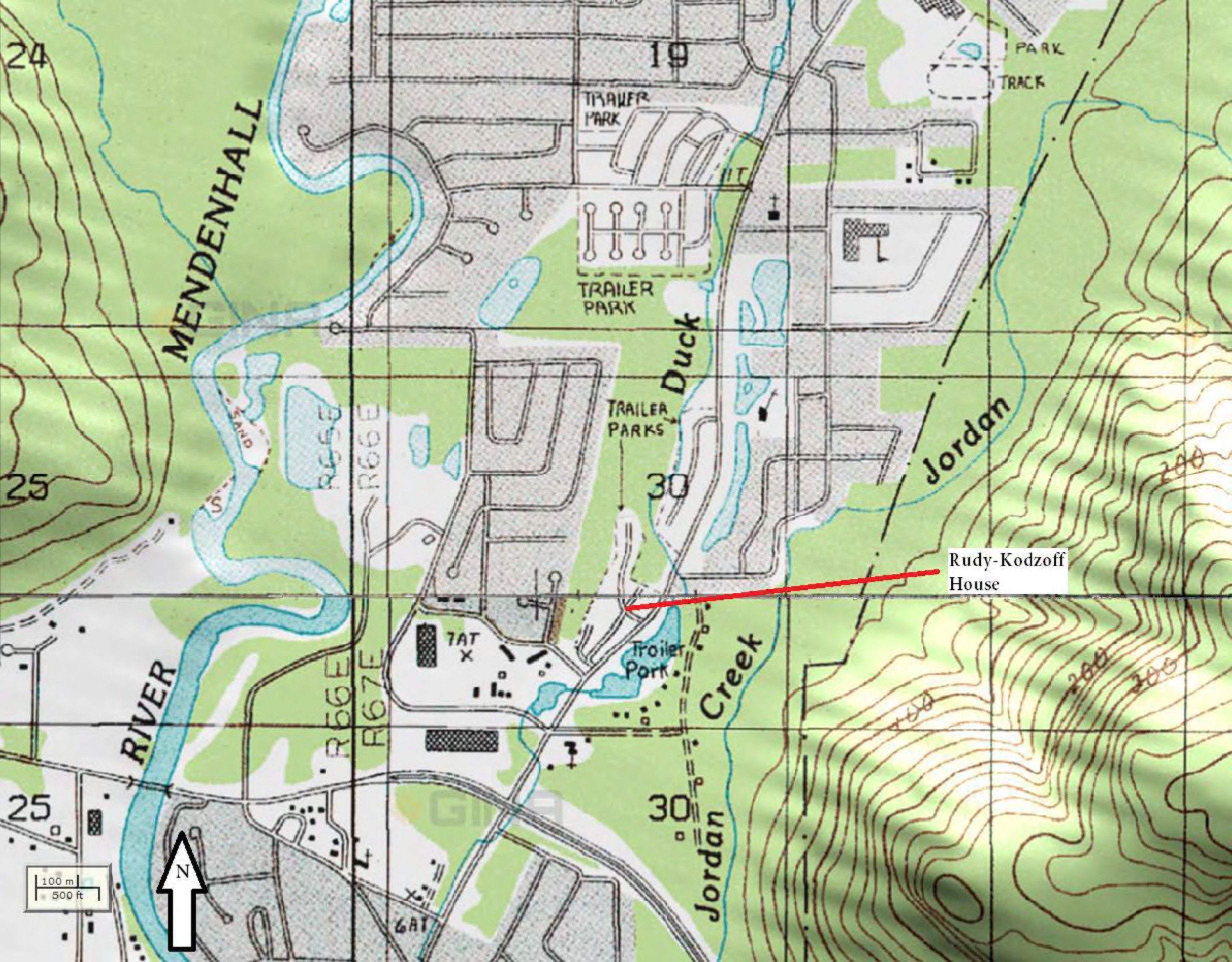
Egan Dr

Egan Dr

100 m  
500 ft







MENDONHALL

PARK TRACK

TRAILER PARK

TRAILER PARK

Duck

TRAILER PARKS

Jordan

Rudy-Kodzoff House

Troiler Park

RIVER

Creek

Jordan

100 m  
500 ft





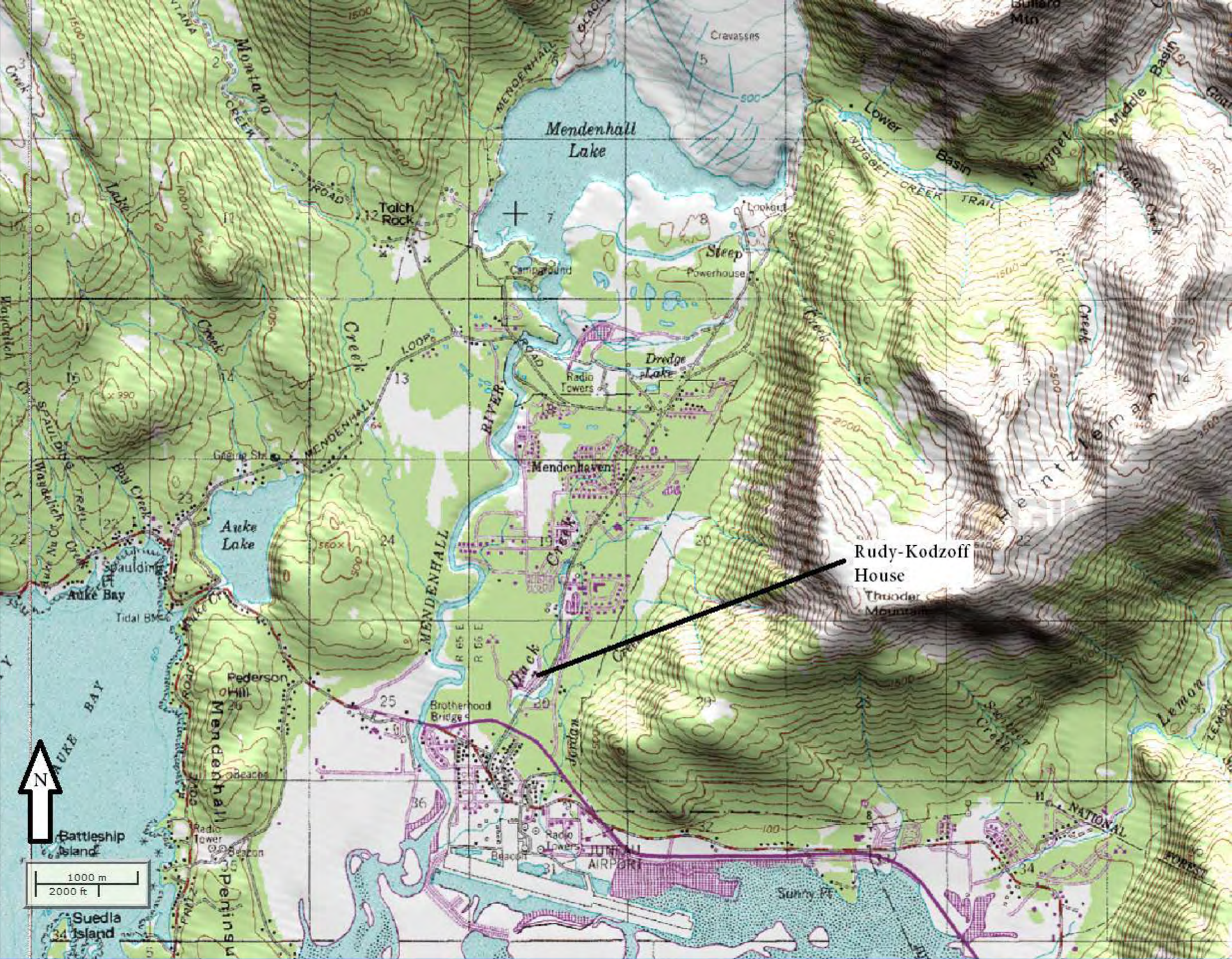


Rudy-Kodzoff House

1000 m  
5000 ft







Mendenhall Lake

Tolch Rock

Steep Powerhouse

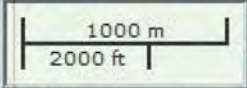
Mendenhall

Rudy-Kodzoff House

Auke Lake

Battleship Island

Suedla Island





























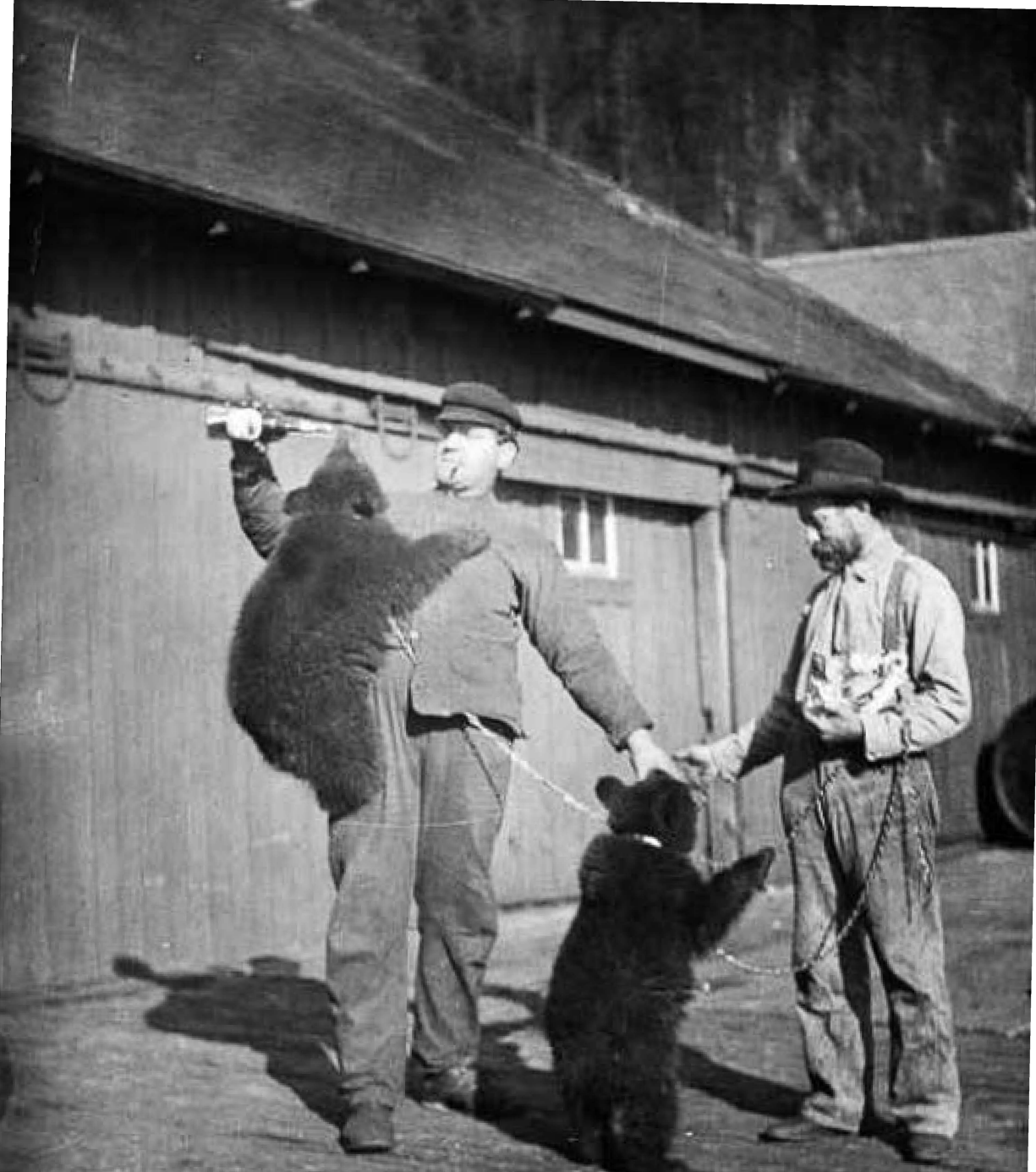




*Res. of Chas. Rudy  
on "Glacier Highway"*

*Warm in Winter,  
Cool in Summer.*

*"Build Like a Thermos Bottle"  
By Concrete Products Mfg. Co.  
Juneau - Alaska.*



Pet Bears, Juneau, Alaska

By *John G. ...*

© W.P.O. Juneau.

ED BY WINTER & POWO. '24.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Rudy--Kodzoff House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: ALASKA, Juneau

DATE RECEIVED: 1/30/15                      DATE OF PENDING LIST: 3/05/15  
DATE OF 16TH DAY: 3/20/15                      DATE OF 45TH DAY: 3/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000070

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      3.19.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Stamp: Considered for  
the National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.



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

Date: November 13-14, 2014

It is moved that the **Rudy-Kodzoff House** **qualifies** for the National Register of Historic Places under criterion/criteria **A, C**; exception/ exceptions **n/a**; level of significance **local**. The property is associated with Alaska Comprehensive Historic Preservation Plan theme/themes **exploration and settlement, and intellectual and social institutions.**

Moved by: **Douglas Veltre**    Seconded by: **Wayne Jensen**

Vote on motion:

IN FAVOR	OPPOSED	ABSTAIN	RESULT
Treadwell		Bittner	Passed 6-0-1
Cole			
Hawfield			Rejected
Jensen			
Ross			Tabled
Veltre			

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

Other comments:

Wayne Jensen, architect on the Alaska Historical Commission, said the documentation establishes the property's eligibility for listing under criterion C.

The City and Borough of Juneau's Historic Resources Advisory Committee determined the property eligible for listing (letter and record of voting attached).

Meeting Agenda of the  
City and Borough of Juneau  
**Historic Resources Advisory Committee**

**Wednesday, January 7, 2015**  
**City Hall Room 224**  
**5:00 p.m. to 6:30 p.m.**

**Members:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Gary Gillette (Chair) | <input type="checkbox"/> Don Harris (Vice-Chair) | <input type="checkbox"/> Shauna McMahon (Recorder) |
| <input type="checkbox"/> Marie Darlin          | <input type="checkbox"/> Gerald Gotschall        | <input type="checkbox"/> Sorrel Goodwin            |
| <input type="checkbox"/> Myra Gilliam          | <input type="checkbox"/> Zane Jones              | <input type="checkbox"/> Michael Tripp             |

**Staff:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Jane Lindsey (City Museum) | <input type="checkbox"/> Jonathan Lange (CDD) | <input type="checkbox"/> Allison Eddins (CDD) |
|---|---|---|

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes: December 3, 2014
- IV. Public Testimony on Non-agenda Items
- V. New Business
  1. Section 106 Review of two proposed cell towers
  2. National Register Nomination for Kodzoff House
  3. Annual Retreat Discussion and Planning
- VI. Old Business
  1. Grant Updates
- VII. Committee Member Comments
- VIII. Next Regular Meeting – February 4, 2015, 5:00 p.m., City Hall Room 224
- IX. Adjournment



January 16, 2015

Judith Bittner  
State Historic Preservation Officer  
Office of History and Archaeology  
Alaska Division of Parks and Outdoor Recreation  
550 West 7th Avenue, Suite 1310  
Anchorage, Alaska 99501-3565

Dear Ms. Bittner,

The City and Borough of Juneau's Historic Resources Advisory Committee (HRAC) support the nomination for the National Register of Historic Places listing of the Rudy Kodzoff House, located in Juneau, Alaska.

After review and discussion at its January 7, 2015, regular meeting, the HRAC unanimously supported the nomination. Enclosed is a copy of the HRAC's regular January agenda showing inclusion of this nomination. Draft minutes from this meeting are not yet available, but can be forwarded to you when they are.

If you have any questions or need further information, feel free to contact me directly by phone at (907) 586-0753 or e-mail at [laura.boyce@juneau.org](mailto:laura.boyce@juneau.org).

Sincerely Yours,

A handwritten signature in black ink that reads 'Laura A. Boyce'.

Laura A. Boyce, AICP, Senior Planner  
Community Development Department

Enclosures



THE STATE  
*of* **ALASKA**  
GOVERNOR SEAN PARNELL

Department of Natural  
Resources

DIVISION OF PARKS  
Office of History & Archaeology

550 West 7<sup>th</sup> Ave., Suite 1310  
Anchorage, Alaska 99501-3565

January 26, 2015

Re: 3330-2 Rudy-Kodzoff House

J. Paul Loether, Deputy Keeper  
National Register of Historic Places  
National Park Service 2280, 8<sup>th</sup> Floor  
1201 I (Eye) Street NW  
Washington, D.C. 20005

Attn: Paul Lusignan

Dear Paul:

Enclosed is National Register of Historic Places documentation for the Rudy-Kodzoff House in Juneau, Alaska.

The Alaska Historical Commission, the state review board, found the Rudy-Kodzoff House eligible for listing on November 14, 2014. Their voting record is attached. The property is in the boundaries of the City and Borough of Juneau, one of Alaska's Certified Local Governments. Its Historic Resources Advisory Committee reviewed the nomination, found the house eligible, and the voting record is enclosed.

The owners wrote the nomination. Prior to the Alaska Historical Commission meeting a statewide press releases went out with specific mention of National Register documentation review, and the City and Borough of Juneau was notified and provided information about the program, results of listing, and how to comment or object to the listing. I concur with the eligibility of the Rudy-Kodzoff House and have signed the nomination.

Alaska Historical Commission members determined the Rudy-Kodzoff House is eligible for listing in the National Register of Historic Places under criteria A and C. They found no criteria considerations apply. Commission members said the property is associated with the Alaska historic preservation plan themes of exploration and settlement and intellectual and social





J. Paul Loether  
January 26, 2015  
Page 2

institutions. The areas of significance for the property are architecture (Craftsman Bungalow style) and exploration and settlement (Mendenhall Valley homesteading). The period of significance for the property is 1915 to 1930, starting when the house was built and ending when the original owner sold it.

If you have any questions regarding the documentation please contact me at [jo.antonson@alaska.gov](mailto:jo.antonson@alaska.gov) or 907.269.8714. Thank you!

Sincerely,



Joan M. Antonson  
State Historian/Deputy State Historic Preservation Officer

Enclosure: Rudy-Kodzoff House nomination package

Cc: Charles and Kathryn Cohen, P.O. Box 33200, Juneau, AK 99803-3200