

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0667323

FOR NPS USE ONLY
RECEIVED APR 19 1978
DATE ENTERED OCT 25 1978

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Alaskan Hotel (AHRS JUN-125)

AND/OR COMMON Northlander Hotel (renamed Alaskan)

2 LOCATION

STREET & NUMBER 167 South Franklin Street-Phone (907) 586-1000 NOT FOR PUBLICATION

CITY, TOWN Juneau VICINITY OF Alaska, at Large CONGRESSIONAL DISTRICT

STATE Alaska CODE 02 COUNTY Juneau Division CODE 110

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mike and Betty Adams (789-0336) ✓

STREET & NUMBER RR 5, Box 5836

CITY, TOWN Juneau VICINITY OF Alaska 99802 STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. District Recorder

STREET & NUMBER Room 450, New Court Building

CITY, TOWN Juneau STATE Alaska 99811

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Alaska Heritage Resources Survey (AHRS)

DATE May 10, 1977 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Alaska Division of Parks, 619 Warehouse Dr., Suite 210

CITY, TOWN Anchorage STATE Alaska 99501

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building is open to the public, operating as a hotel. It is free standing frame, three story structure with a part concrete basement. On the front, it has a coating of stucco; the sides and back are covered with wood planking and some sheet metal. The dimensions are:

Floor	Width	Length	Area
Main	48	70	3360
2nd	48	90	4320
3rd	48	90	4320
Basement	45	48	2160
Bay Window			320
Total Area			14,192

The structure is rectangular, its dominant feature, two massive bay windows extending from the roof eaves to the overhang of the two main front entrances. This grouping of 16 front windows encompasses much of the second and third floors. The total structure, resting on a sturdy cement foundation, consists of three upper floors and an attic, with internal staircases connecting the basement and the first second and third floors. Access to the attic is through an opening with a pull down stairway on the upper floor ceiling.

The roof is flat with a slight pitch for drainage; and sealed with a heavy coating of hot tar. Through the roof, a 10 x 12 foot air vent is cut in the middle of the front half of the building. The bay windows have their own roof line which is extended across the face of the building. This mini-roof is supported by ornate victorian braces.

The front of the building presently has a strip of sheet metal covering the original line of plate glass windows (just below the bay windows) and on each corner of the building. The building presently also has a wooden awning in the front below this sheet metal covering.

The front entry was integral to the design. The fully enclosed space provides an insulating air lock. The main floor has office space on either side of the lobby and a large space in back of the lobby that could support a restaurant. From the entry room, there is a stairway to the basement, used as a cabaret and bar during the Northlander era, but nonfunctioning at present.

A graceful stairway leads from the lobby to the second and third floors as access to a total of 40 rooms and one apartment. At the back of the second floor, another smaller stairway leads to the third floor fire exit.

The building which originally had steam heat now has central hot water heat from a furnace located in the basement. The original heat system was converted. The occupants have always had running water, telephones and electricity from local public utility sources.

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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1912/13

BUILDER/ARCHITECT McCloskey Bros. & Jules B. Caro

STATEMENT OF SIGNIFICANCE

The Alaskan Hotel is the oldest operating hotel in the Capital City of Juneau, and is among the oldest in continuous operation in Alaska. It is associated with events that have made significant contributions to local and State history; and is an excellent architectural example of the transitional change between 19th and early 20th century.

Although Juneau came into being as a placer gold boom camp, in 1880, unlike many subsequent "boom and bust" camps, it became apparent that a city of some consequence would develop here. Placers, expectedly, were soon mined out; but the presence of vast deposits of quartz lode was established. This developed into two large world-famous hard-rock mining and milling properties--the Treadwell Mines on adjacent Douglas Island, and the Alaska-Juneau Gold Mining Co.--whose extensive surface works were within view of the Alaskan Hotel when it was built.

Juneau also diversified. It had 5 of the 27 newspapers in Alaska in 1907. It became a regional shipping and distribution point, with extensive docks and warehouses; fisheries, hydro-electric power, banking and lumbering adding to the economic affluence. In 1900 the Territorial capital was moved from Sitka; Juneau also became one of the three District Court division headquarters; and in 1909, one of four. The City incorporated at that time. The capital move from Sitka was slow, and occupied almost the first decade. Indeed the present capital building, although partially funded in 1911, was not completed until 1931. A governor's mansion was planned, and several other executive buildings were built or leased, during the first decade, as government became an important part of Juneau's cosmopolitan life style. By 1905 the population of Juneau and Douglas had exceeded 6,000 and was growing. The first Territorial Legislature convened in 1913.

As a frontier mining camp, Juneau had developed a coterie of miner's boarding and rooming houses; but few hotels. In the earliest years, the few transient hostleries--Franklin House, Caine, Circle City and Central Hotels were more in the pattern of sourdough roadhouses. Franklin House, and Caine were upgraded and the Occidental and Gastineau added. There was an obvious need for more modern and quality hostleries. It was known that Marie Bergmann, associated with two of the older hotels since 1896, was seeking outside financing for a 64 room structure.

Into this breach, in 1912, stepped an interesting triuvirate: Jules B. Caro, promoter-entrepreneur, and the McCloskey brothers, James and John. Veteran miners of the Canadian Cariboo, the McCloskey's had finally struck a rich pay-streak in the \$25,000,000 diggings at Atlin, across the mountains northeast of Juneau in British Columbia. They acquired a prime location, next door to the declining

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bear, Kinky file, Juneau Historical Library.
 Bradner. Phyllice and Croft, Toni, "Touring Juneau" copy, 1973.
Alaska Dispatch 1899-1922; Alaska Daily Empire, 1912-68.
 Interview: Trevor Davis, photographer and old time Juneauite, by Linda Buckley
 (grand opening of hotel 1913).
 Interview: Tiger Olson, pioneer of Juneau (first registered guest) by Linda Buckley.

10 GEOGRAPHICAL DATA

-1

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	0, 8	5, 4, 1, 3, 1, 3	6, 4, 6, 1, 9, 3, 8	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION Northerly one-half (1/2) of Lot 1, and the southerly twenty-seven and one-half feet (27 1/2') of Lot 2, in Block "I" of the City of Juneau, Alaska, according to the official map and plat thereof.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Betty Adams (manager/owner) and Linda Buckley Juneau, AK (907) 586-1000

ORGANIZATION

Assisted by Michael Kennedy, State Division of Parks December 23, 1977

STREET & NUMBER

619 Warehouse Dr., Suite 210 (907) 274-4676

CITY OR TOWN

Anchorage Alaska 99501

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____

STATE

LOCAL _____

LEBOVICH 10/24/78 - conversation with Reger

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Douglas L. Reger

TITLE *Deputy State Historic Preservation Officer*

DATE *4-11-78*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR OF ARCHITECTURE AND HISTORIC PRESERVATION ATTEST: <i>William Lebovich</i> KEEPER OF THE NATIONAL REGISTER	DATE <i>10/28/78</i> KEEPER OF THE NATIONAL REGISTER DATE <i>10/24/78</i>
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CONTINUATION SHEET

ITEM NUMBER

7

PAGE

1 of 1

The hotel structurally and in appearance, remains essentially as built in 1912; and opened in 1913. Because of the steep upgrade it is actually built into the mountain looming behind, overhanging the basement at rear.

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1 of 1

Central, in close proximity to the steamship docks and central to the business district. Ground was broken in late 1912; and the well-furnished, attractive modern hotel opened with a champagne gala on September 1, 1913. Its place in the community was noted in an editorial under the masthead of the Daily Alaska Dispatch:

THE NEW HOTEL

The owners and lessees of the Alaskan Hotel are to be congratulated at giving Juneau a modern hostelry. Juneau has needed more hotels. Our old time favorite, the Occidental, has worked faithfully to accommodate an overflowing town during the past twelve months. With the new Caine hotel there should be ample hotel accommodations for the traveling public until next spring.

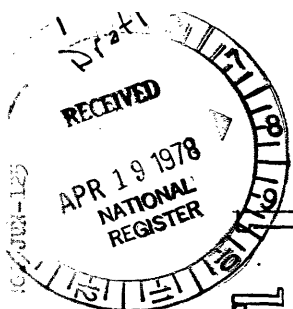
There is room in Juneau for all the new hotels. All will do their share and the traveling public will not be forced to seek shelter here and there, much to their discomfort.

A pioneer resident--then a teen-ager--Trevor Davis, recalls his plate-glass observation of the exciting Grand Opening: the McCloskey brothers milling among a well-dressed crowd, shaking magnums of champagne, the corks aimed at the newly-installed chandeliers and the gleaming ceiling of the lobby.

Thereafter the McCloskey's maintained an extremely low and silent profile. The Hotel opened under a management arrangement with P.L. Gemmett as "President and Manager" and F.H. McCoy, "Secretary-Treasurer". In 1915 they were replaced by M.P. Goodman and E.E. Burlock, and in 1918 by a single manager, A.T. Spatz. James McCloskey then assumed his first and only active management, for three years; until a long-term lease arrangement with local businessmen Charles Miller and Mike Pusich was announced. After 18 months this was cancelled and Dave Housel assumed management until eventual sale by the McCloskey's. Management, thereafter, stabilized.

The Bergmann, which opened within four months after the Alaskan, quickly found its roll as an apartment-residential hotel. Later generations saw the building of the substantial Baranof, further up Franklin Street, and most recently The Prospector and Hilton. By this time the Alaskan had become the Northlander.

Now under new management and its original name, a restored Alaskan Hotel looks forward to perpetuating its landmark status into the second century of Juneau's history.

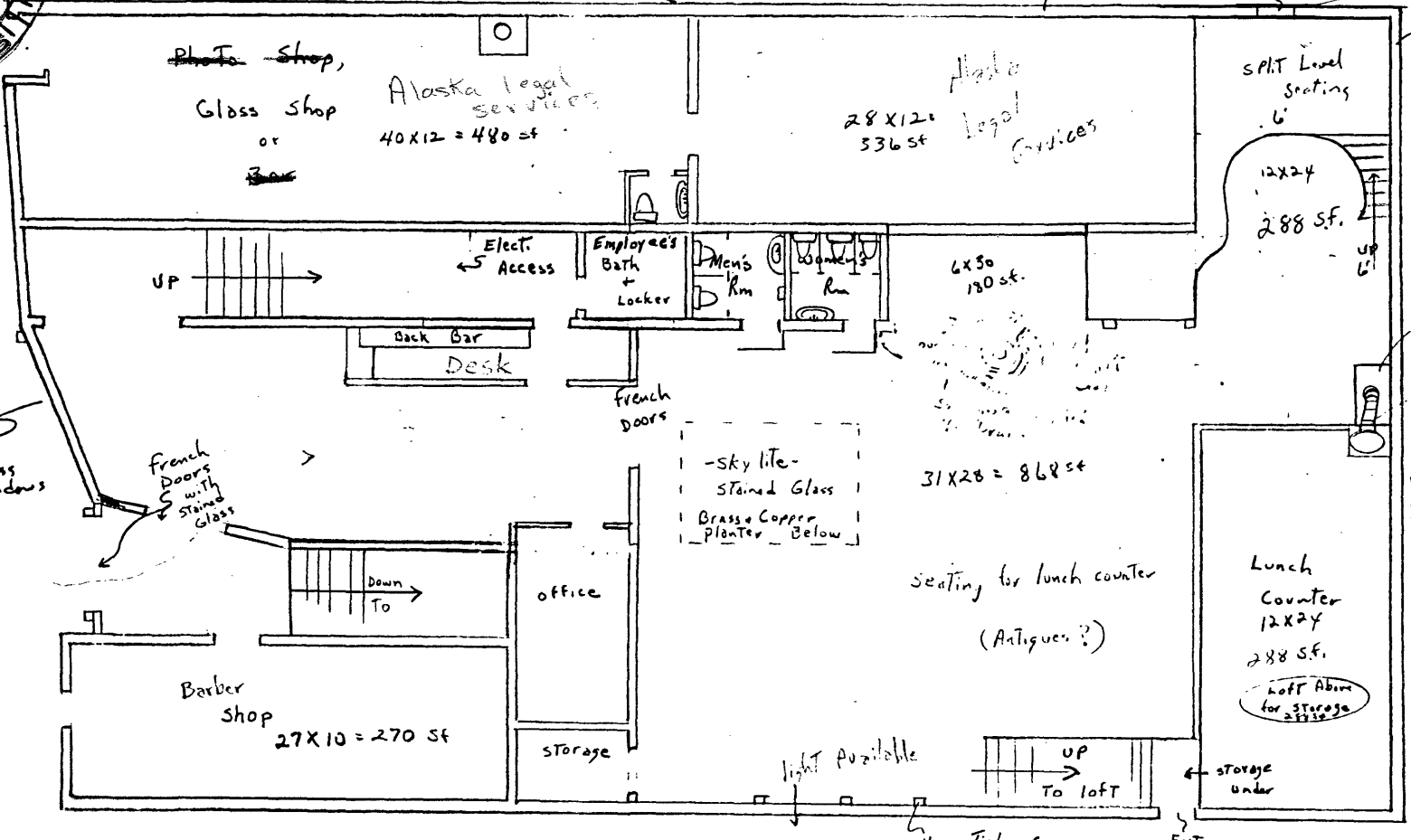


Main floor Proposed changes

Phase Two
walk way
from parking
Garage

Insulate + Vapor Barrier
5/8" Sheat Rock
3/4 Cedar Board + Bottom
Both Side walls

Franklin St.



Frame wall inside
Concrete Retaining wall
insulation + Vapor Barrier
3/8" Dry wall
3/4" wood

Heatolator unit
Rock faced

fire place played
into chimney

Total of Approx
2710 sf.
of Rentable Space

Much Leaded
Stained Glass
in front windows
and doors.

French
Doors
with
Stained
Glass

-sky lite-
Stained Glass
Brass + Copper
planter Below

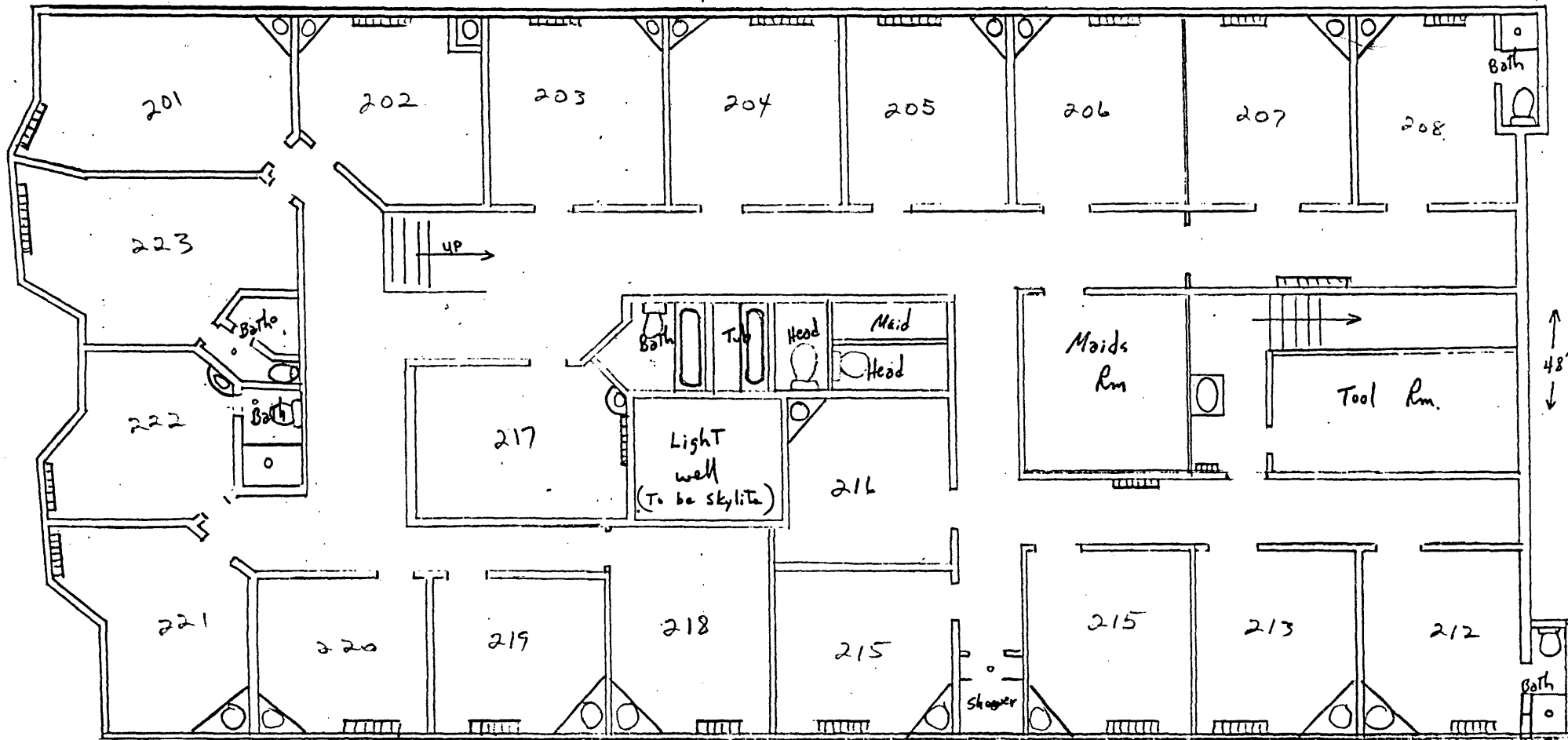
seating for lunch counter
(Antiques?)

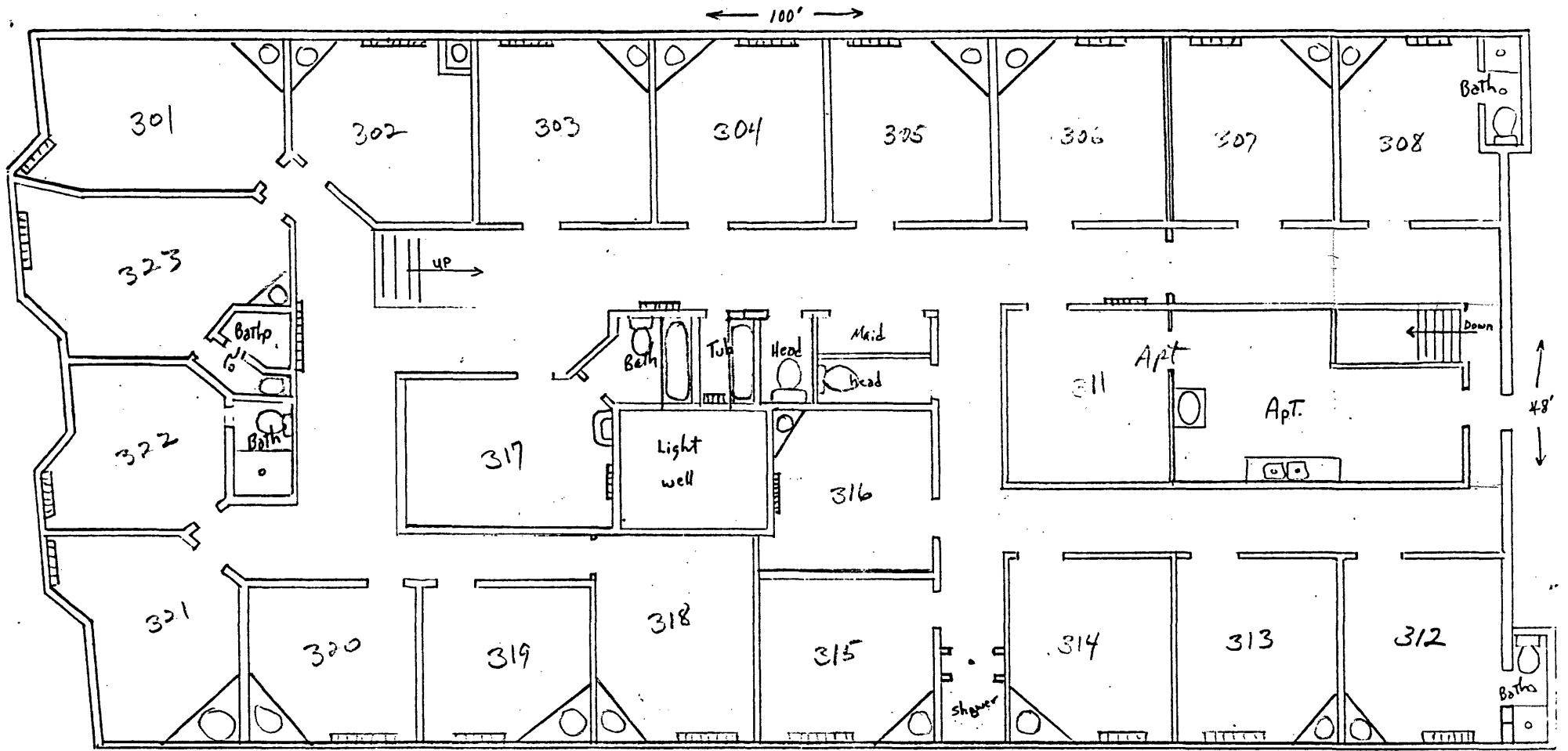
Loft Area
for storage
28x30

Heavy Timber Cast
if Necessary To Carry
panthouse Apts

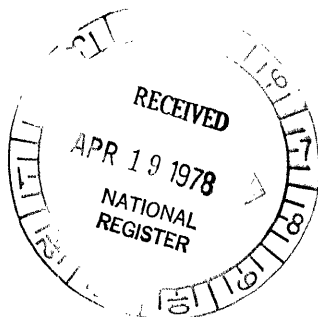
2nd FLOOR

← 100' →

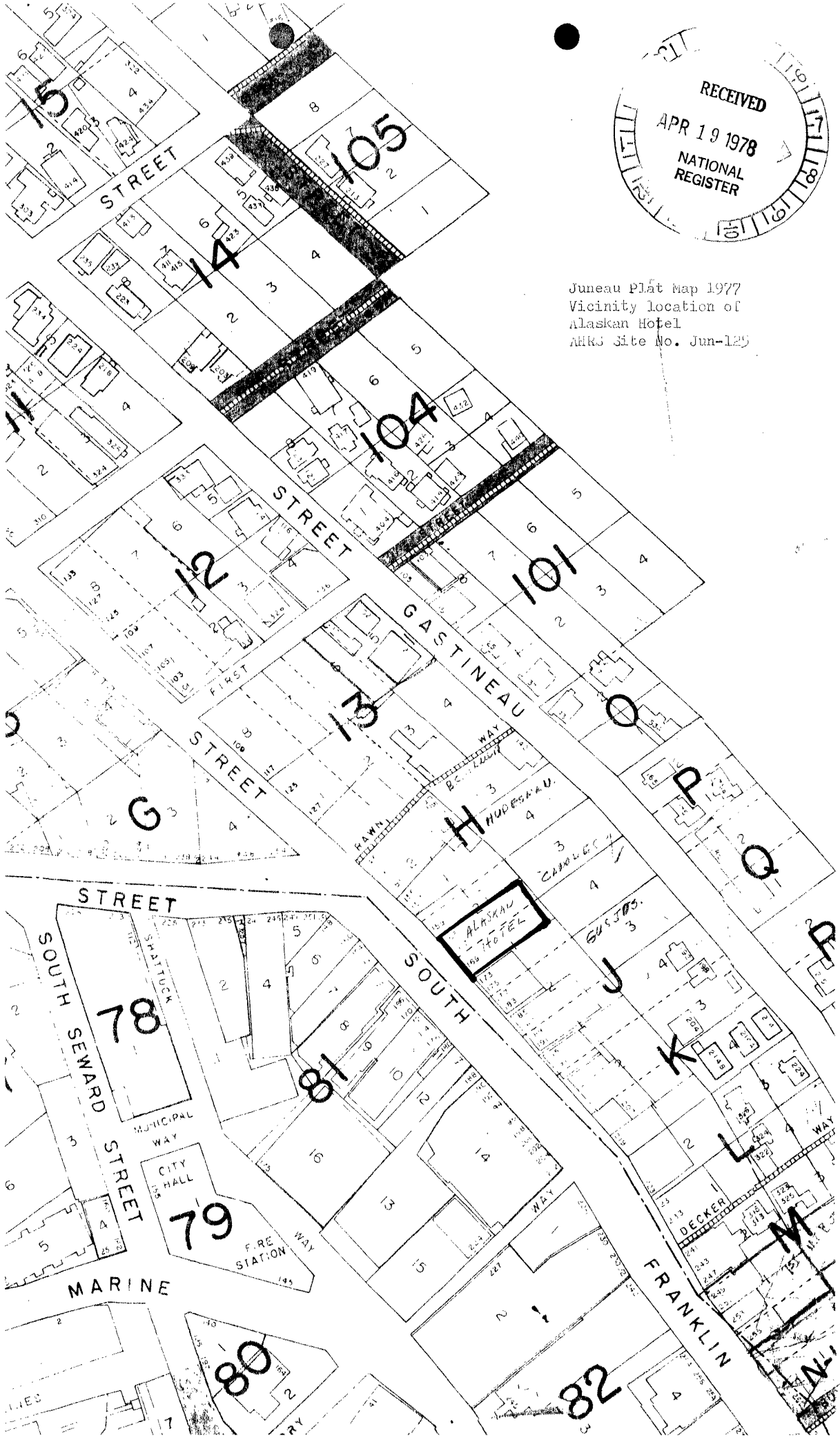




3rd FLOOR



Juneau Plat Map 1977
Vicinity location of
Alaskan Hotel
AHKJ Site No. Jun-125



ALASKAN HOTEL

78

81

79

80

82

STREET

STREET

GASTINEAU

STREET

STREET

SOUTH

FRANKLIN

SOUTH SEWARD STREET

MUNICIPAL WAY
CITY HALL

FIRE STATION

MARINE

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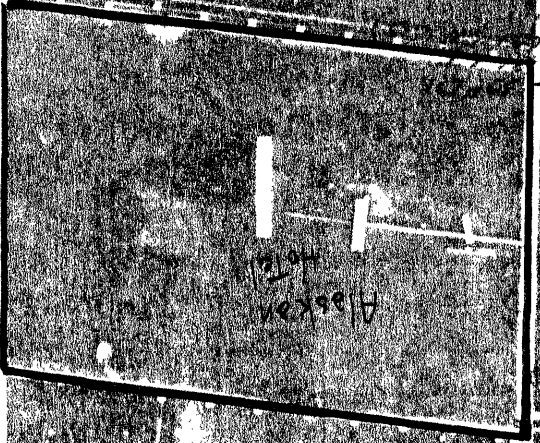
89

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87

86

FIELD PHOTO LOCATION
SEE SKIN TONING
GIVE UNDER



Alaska

ABANDON
EXIST. SEWER

FRANKLIN

NOTE: STREET
SURFACE 12" ±
THICK

170.7 HOSE SEWER STA. F. 4.71

3.5 RT. 25.891-

M.H. B-9
STA. F. 4.79

0.7'

6" SLEEVE

195.2
145' 12" SEWER

STR

Alaska
P10
already
looked
at

8" C.I.

EXISTING