

1415

AUG 15 1989

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Gilmore Building
other names/site number Gilmore Hotel AHRS Site No. KET-146

2. Location

street & number 326 Front Street not for publication
city, town Ketchikan vicinity
state Alaska code AK county Ketchikan Gateway code 130 zip code 99901

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
Quentin S. Bittner Aug. 8, 1989
Signature of certifying official Date
Alaska
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Patrick Andrus 9/27/89
 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:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: hotel

Commerce/Trade: restaurant

Commerce/Trade: specialty store

Current Functions (enter categories from instructions)

Domestic: hotel

Commerce/Trade: restaurant

Commerce/Trade: specialty store

7. Description

Architectural Classification

(enter categories from instructions)

Other

Materials (enter categories from instructions)

foundation Concrete

walls Concrete

roof Asphalt, tile

other

Describe present and historic physical appearance.

Each of its forty-three splendidly appointed rooms--fourteen of which have private baths--is equipped with individual telephone, maid and valet service. All are outside rooms, and steamheated, of course.

A spacious lobby, with comfortable lounging settees, and several cozy-nooks on stair landings, are but some of the incidental offerings.

Other conveniences, including a cafe in connection which offers immediate room service and catering to special dinner parties; modern beauty parlor within the building, and all-night telephone service, are offered you at Alaska's newest and finest hotel--the Gilmore. All the services are at a reasonable price.

Being modern, the Gilmore is absolutely fireproof. (Undated brochure for the Gilmore Hotel).

Built in 1926-1927, the Gilmore Building is a three-story reinforced concrete structure built on a reversed "L" plan. The base of the "L" faces Front Street in Ketchikan's downtown commercial district. The building faces southwest; it is adjacent to the Ketchikan City Hall and across from one of the major cruise ship docks. It has a simple facade. The ground floor contains three commercial storefronts that are sheltered by an overhanging canopy, with transom windows above each store. The second and third floors each contain three sets of four double hung windows. The hotel has a bracketed metal cornice across its width, covered by several rows of Spanish roofing tile. A parapet roof with terra cotta tile caps the hotel. The central third of the parapet is stepped with the words "Gilmore Building" prominently displayed on the wall.

The Gilmore Building was financed by P.J. Gilmore, designed by C. Frank Mahon of Seattle, and constructed by the Hoard Engineering Company also of Seattle. Unlike many other downtown buildings in Ketchikan, the Gilmore is built on solid rock instead of on pilings set into tidelands. The building is 71'-0" wide and 91'-4" deep. The ground floor was designed to contain, from left to right, a tailor shop, 11'-11" wide; the hotel lobby, reception area, central stairs, storage area, and vault, 11'-4" wide; a store, 23'-6" wide; and restaurant, 22'-1" wide. The store and restaurant were each 89'-2" deep; the lobby and tailor shop were 31'-11" deep. Reflecting the builder's concern over the danger of fire, the halls, laundry, storage areas, and closets are sprinkled.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)
Commerce

Period of Significance
1926-1927

Significant Dates
1927

Cultural Affiliation
N/A

Significant Person

Architect/Builder
Mahon, C. Frank; Hoard Engineering Co.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

P.J. Gilmore, Sr. built the Gilmore Building in 1926-1927. The upper two floors were hotel rooms and the ground floor had space for a cafe and several shops. Gilmore built the hotel on Front Street in the commercial center of downtown Ketchikan, directly across from the waterfront and the steamship docks. A fire in February 1926 destroyed the old Pioneer Hotel and nine other businesses in Ketchikan. The town was growing rapidly and there was a demand for hotel rooms and commercial space. Today, the majority of structures in Ketchikan's downtown area are 1930s-1950s structures. The Gilmore Building is one of the few commercial structures in Ketchikan built during the 1920s that still stands.

At the time it was built, the hotel was "modern in every way." Fourteen of the 43 rooms had private baths. Each room had a telephone. "All are outside rooms, and steamheated, of course." The lighting fixtures were provided by the Citizens' Light, Power and Water Company. The furniture, bedding, carpets and draperies were furnished by the J.R. Heckman Company. The cafe on the first floor advertised that it would remain open all night. The grand opening of the hotel was held February 20, 1927.

The 1920s was a period of prosperity for Ketchikan. Fisheries, canneries, and salteries, along with mines, lumber camps, and fox farms were active in southern southeast Alaska, and all looked to Ketchikan for supplies and services. Thirteen canneries lined the Ketchikan waterfront. The town was home for hundreds of fishermen and homeport for their boats. Over 3,500 people lived in the community in 1920. The town had been in existence for over 30 years, and was taking on a look of permanence. More substantial commercial buildings were being constructed. McKay Marine Ways (listed in the National Register) boat repair facility opened almost across the street from the new hotel. The Ayson Hotel (listed in the National Register) on nearby Stedman Street had recently been built.

The Gilmore Building was one of several hotels operating in Ketchikan during the late 1920s. It was not a grand hotel with facilities for conventions or banquets. Two predecessors, the Pioneer and Revilla Hotels, burned during the early 1920s. Other

See continuation sheet

9. Major Bibliographical References

Alaska Geographic Society. South/Southeast Alaska, Vol. 14, No. 2 (1987).

Matheson, Janet, Ketchikan: A City Historic Properties Survey. Ketchikan, Alaska: Ketchikan Gateway Borough Planning Department, 1980.

Roppel, Patricia. Southeast Alaska, A Pictorial History. Norfolk, Virginia: The Donning Company, 1983.

Sanborn Map Company, "Ketchikan," 1927, in files of Office of History and Archaeology, Alaska Division of Parks, Anchorage.

See continuation sheet

Previous documentation on file (NPS):

- 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 # _____

N/A

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A

0	1	3	3	2	2	0	0	6	1	3	5	9	2	0
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Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The boundary includes Lots 9 and 11, Block 14, U.S. Survey 437, Ketchikan, encompassing an area approximately 75 feet by 95 feet.

See continuation sheet

Boundary Justification

The boundary includes the lots that have historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Kay Sims, Owner

organization Gilmore Building date April 18, 1988

street & number 326 Front Street telephone (907) 225-9423

city or town Ketchikan state Alaska zip code 99901

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Hotel rooms on the second and third floors were arranged around a central corridor. Every room had one outside window, the front rooms had two. The windows on the base end of the reversed "L" (on the left side) received light from a six foot wide alley. Windows on both sides of the spine of the "L" looked into a light court. The two corner rooms on the second floor in the right side of the Gilmore were arranged so they could be combined into a suite; there was a folding wall bed in the living/bedroom. Ten of the twelve front rooms and two rooms overlooking the alley had complete baths. Eight rooms had half baths; the rest were equipped with only a wash basin. Two community bathrooms were located in the center of the building next to the stairs. The toilets and wash basins were in separate rooms from the tubs. Contrary to the advertisement, there were 42 rooms in the Gilmore, not 43, indicating that the ability to create a second floor suite was counted as another room.

The Gilmore Building has benefited from excellent maintenance and its condition is sound. The building's mass, lines, character, materials, design, workmanship, feeling, and association are hardly changed since it was built. The double-hung front windows are presently 1/1 instead of 6/1 and the storefronts have been modified. The acanthus leaf trim on the canopy has been removed, but the transom windows and ornate supporting rods with turnbuckles and wall plates are intact.

The greatest modification has been to the storefronts, although the changes have not resulted in loss of integrity. Little has been done to the left storefront except to install new 1" square tile on wall surfaces, and the entry has been closed although the exact outline of the door and its large glass panel remains. The 1" tile continues across the hotel entry. The recessed entry with its pair of columns and multi-pane wide lights have been replaced by a simple glass with metal frame recessed entry. Vertical wood siding takes the place of the 1" tile on the middle storefront. The central double entry with flanking plate glass windows on bulkheads has been replaced by a modern design and materials. The 1" tile is again used on the right hand storefront walls. A restaurant entry (identical to the hotel entrance) formerly occupied the left half of the storefront with a plate glass window set to its right. The entry has been changed into a bulkhead and large display window; to the right there is a simple wood door with transom and side display window in place of the original plate glass window.

The building was designed to read, at ground level, in an A-B-A rhythm, the display windows and recessed entries alternating with the storefront and its central doorway. Sufficient materials and lines remain in the left third of the first floor to recall the original design. While the middle and right storefronts have been changed, the changes are superficial rather than structural and consist of infill walls and new surfaces. Some modifications date from the 1950s. The wood window frames and door on the right storefront show signs of being much older. Sufficient photographic and architectural documentation exists to re-create the storefronts.

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There have been some interior changes over the years. The tailor shop has been taken over by the hotel and serves a restaurant, lounge, and kitchen. The high ceilings, smooth wall surfaces, wood framed windows and trim have all been maintained. The furnishings are new but appropriate to the building. The lobby retains its original layout and ornate pulled plaster cornice. The staircase still displays wrought iron balusters, wood handrails, and metal newel posts. The rooms, with the exception of paint, new furniture, carpeting and curtains, have maintained their general outline, trim, radiators and other fittings. The only change of note has been to add toilets to the few rooms that did not previously have them. This was done by shifting the bath area into large closets and creating new, smaller closets in the wash basin area.

In sum, it is still possible to admire the interior and exterior of the Gilmore Building as a fine example of Ketchikan's construction history. The Gilmore Building evokes a period when the expense of reinforced concrete construction exemplified a commitment to permanence, safety, and quality in the growing pioneer city. Except for the two storefronts, the Gilmore Building exists today essentially as it did when built.

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Section number 8 Page 2 Gilmore Building (AHRS Site No. KET-146)

hotels in town at the time the Gilmore opened included the Stedman, Ingersoll, Ayson, and New York hotels. Boom days in Ketchikan made it possible for all of the hotels to thrive.

Patrick J. Gilmore, the original owner of the building, was a long-time Ketchikan resident. The Gilmores emigrated to America from Ireland. Pat Gilmore traveled to Alaska as a salesman for a San Francisco clothing store. In 1905 he opened Gilmore's men's clothing store on Dock Street in Ketchikan, that he relocated to Front Street in 1910 and to the Gilmore Building upon its completion. He sold his clothing business in 1932. From 1933-1935 Gilmore served as mayor of Ketchikan, and during the 1940s he was the U.S. Commissioner in Ketchikan.

The Gilmore family owned the hotel until 1975. It has passed through several owners since, continuing to operate as a centrally located hostelry in downtown Ketchikan. The Ketchikan historic properties survey, conducted in 1980, recommended that the building be nominated to the National Register of Historic Places.

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Photograph Identification

1. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Photographer unknown
circa 1927
Tongass Historical Society, 629 Dock Street, Ketchikan, Alaska 99901
Looking northeast at front of hotel.
2. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast, contextual view of Gilmore Building and neighboring buildings; the
Gilmore Building is in the center of the photograph.
3. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast at front of Gilmore Building.
4. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast, detail of rods and ornamental plate used to support canopy.
5. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast at left corner of hotel.

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Photograph Identification (continued)

6. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking east at central storefront and left side.
7. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast at right hand corner of hotel.
8. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking southwest down alley to side of hotel. Gilmore Hotel is on the left.
9. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking southwest at the Gilmore Garden Restaurant and lounge located in the left
corner of the building.
10. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northwest at the restaurant.

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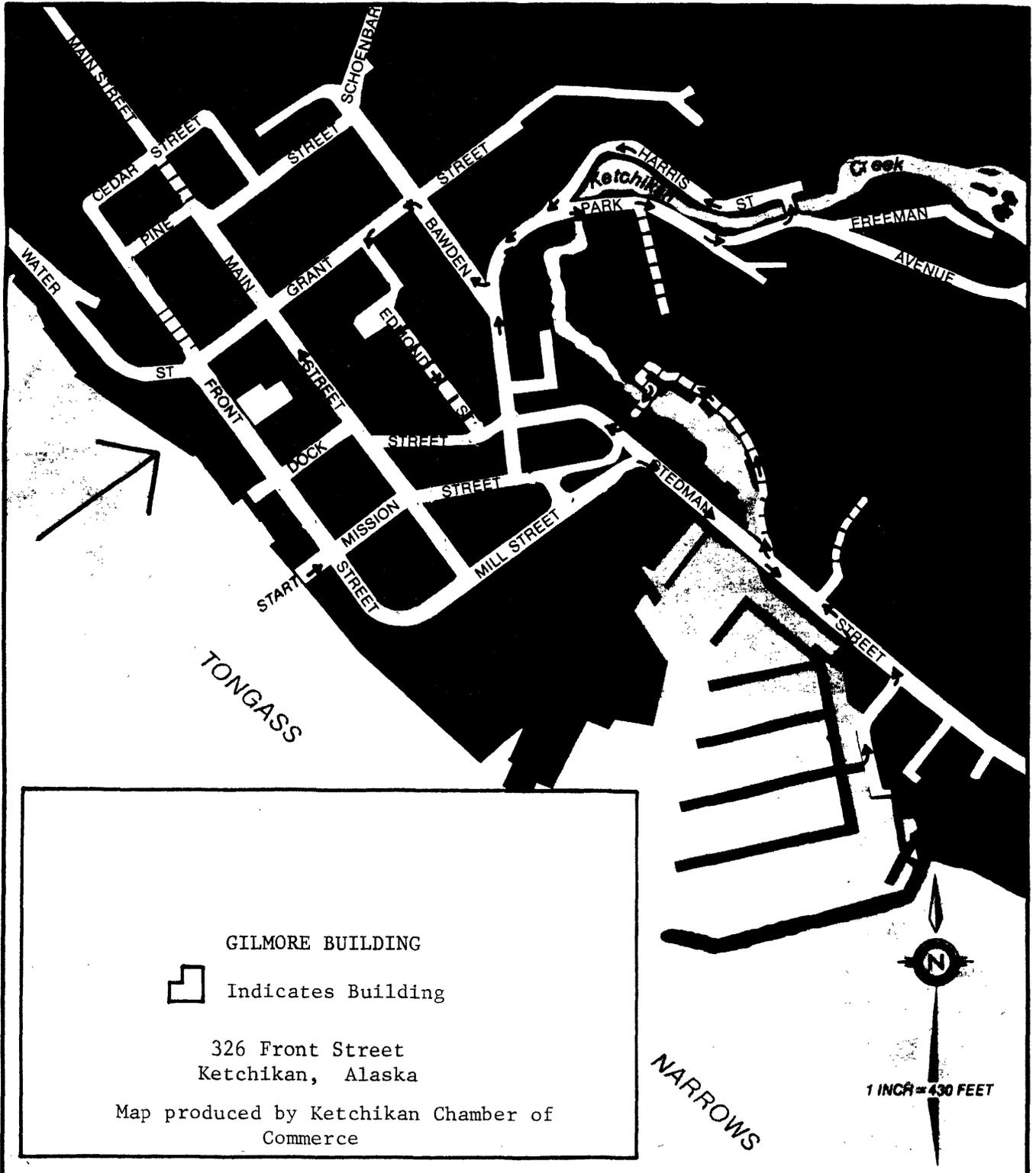
Photograph Identification (continued)

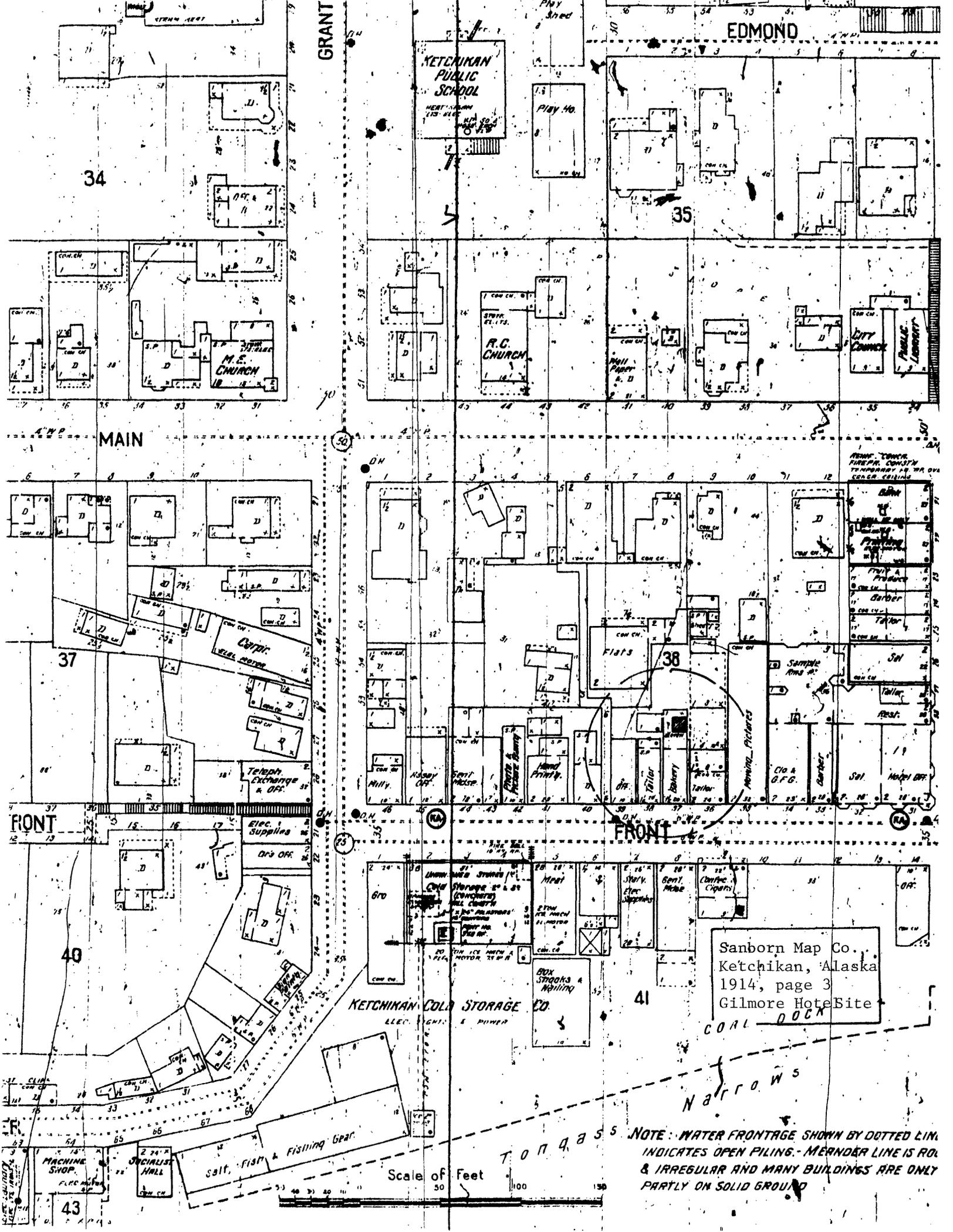
11. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking southwest at lobby and reception area from staircase.
12. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northeast up the staircase to sitting area at landing between first and second
floors.
13. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1988
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking northwest at stair balustrade between first and second floors.
14. Gilmore Building (AHRS Site No. KET-146)
Ketchikan, Alaska
Judith E. Bittner
April 1983
Office of History & Archaeology, Alaska Division of Parks, P.O. Box 107001, Anchorage,
Alaska 99510
Looking southwest at the interior of a typical room with front exposure in the hotel.

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EDMOND

GRANT

MAIN

FRONT

FRONT

KETCHIKAN COLD STORAGE CO.
ELEC. ENGR. & POWER

Sanborn Map Co.
Ketchikan, Alaska
1914, page 3
Gilmore Hotel Site
COAL DOCK

Narrow's

Scale of Feet

NOTE: WATER FRONTAGE SHOWN BY DOTTED LINE INDICATES OPEN PILING. MERIDIAN LINE IS REG. & IRREGULAR AND MANY BUILDINGS ARE ONLY PARTLY ON SOLID GROUND

34

35

37

38

40

41

43

Soil, Fish & Fishing Gear

MACHINE SHOP

SPECIALIST HALL

KETCHIKAN PUBLIC SCHOOL

R.C. CHURCH

M.E. CHURCH

Carriage

Telephone Exchange & OFF.

Elec. Supplies

DRY OFF.

PLAY HO.

CITY COUNCIL

PUBLIC LIBRARY

Flats

Tailor

Barber

Shoemaker

Photographer

Printer

Druggist

Hotel

Garage

Blacksmith

Bar

Billiard

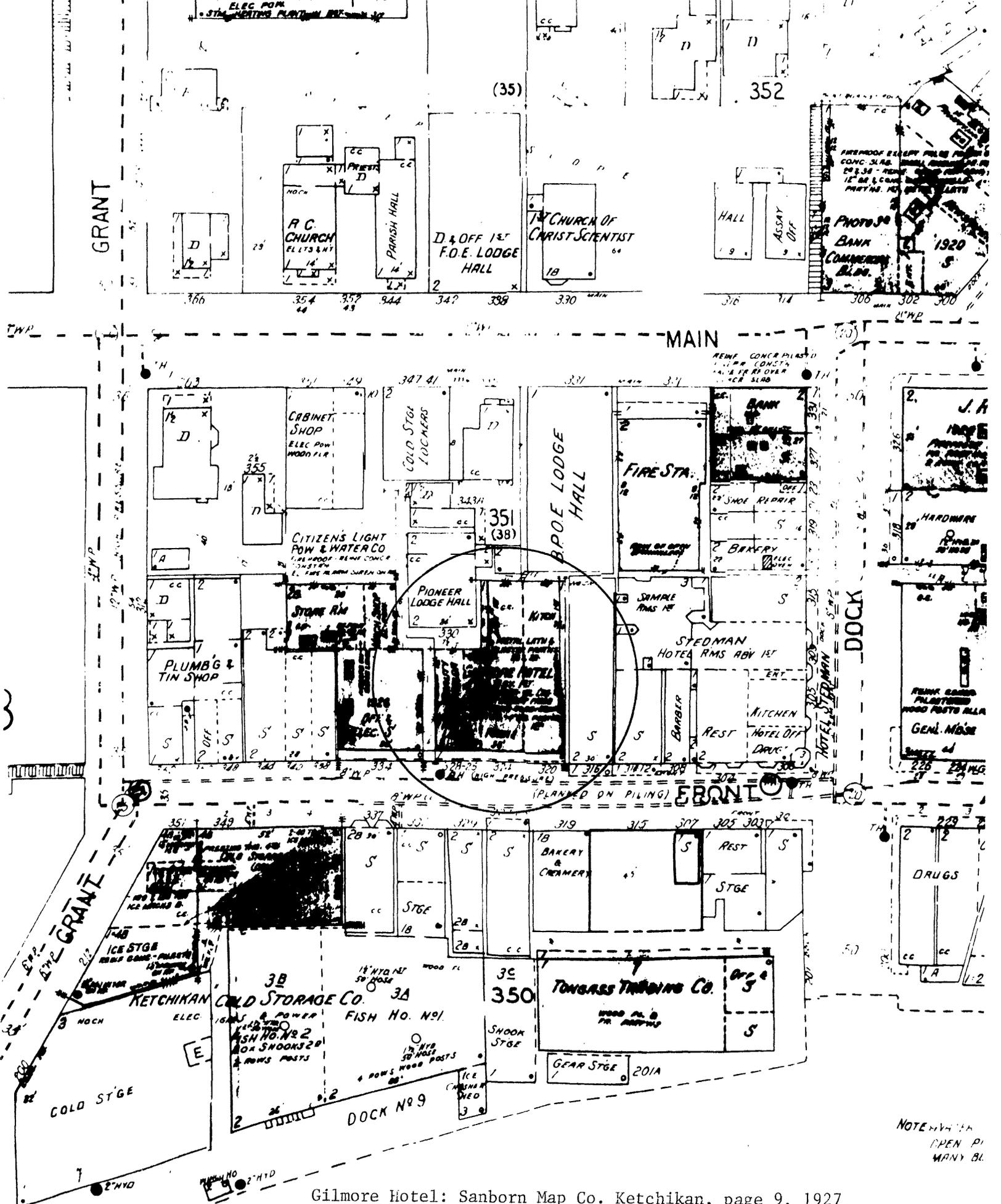
Amusement

Ice House

Stable

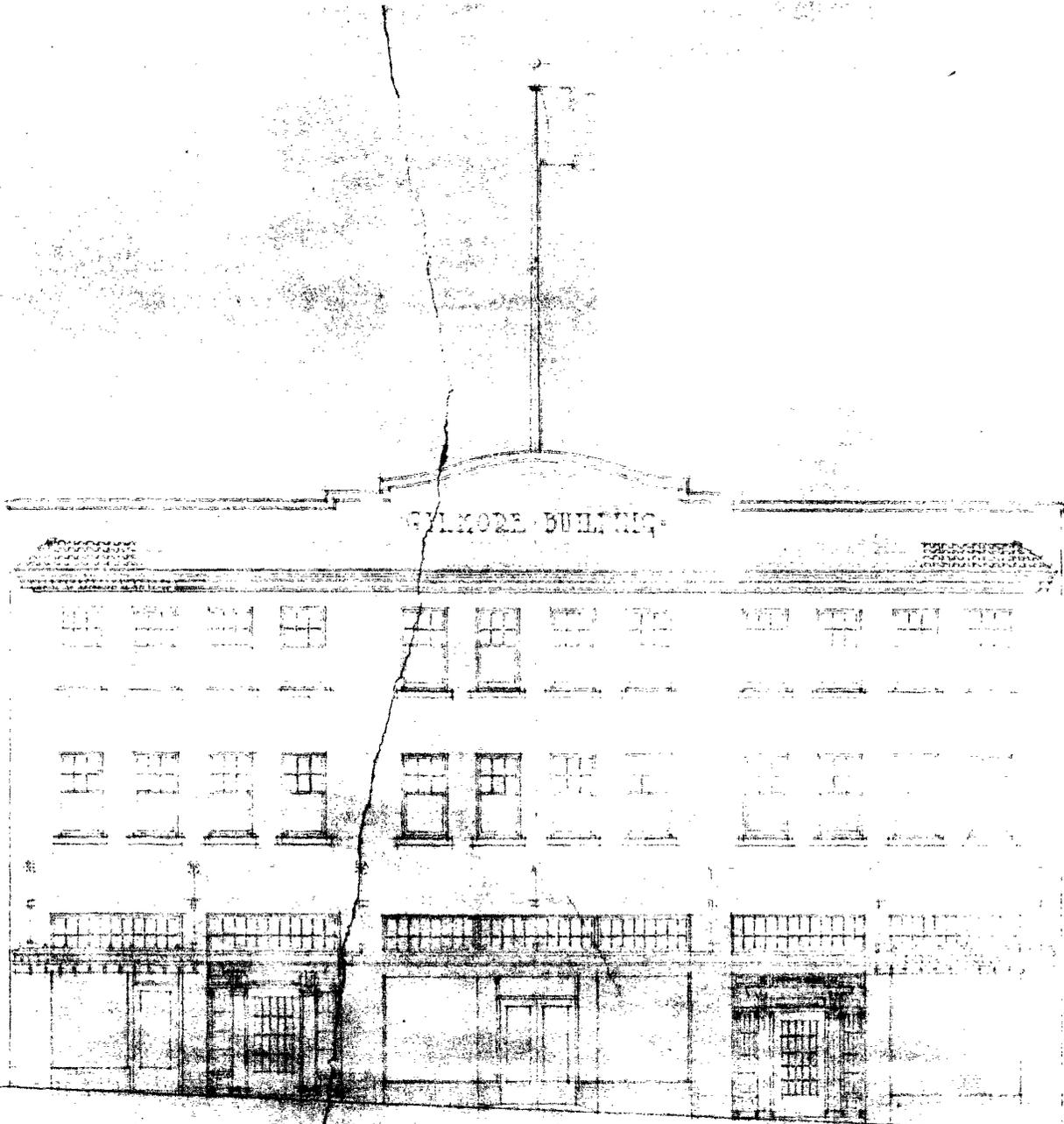
Wagon

Blacksmith



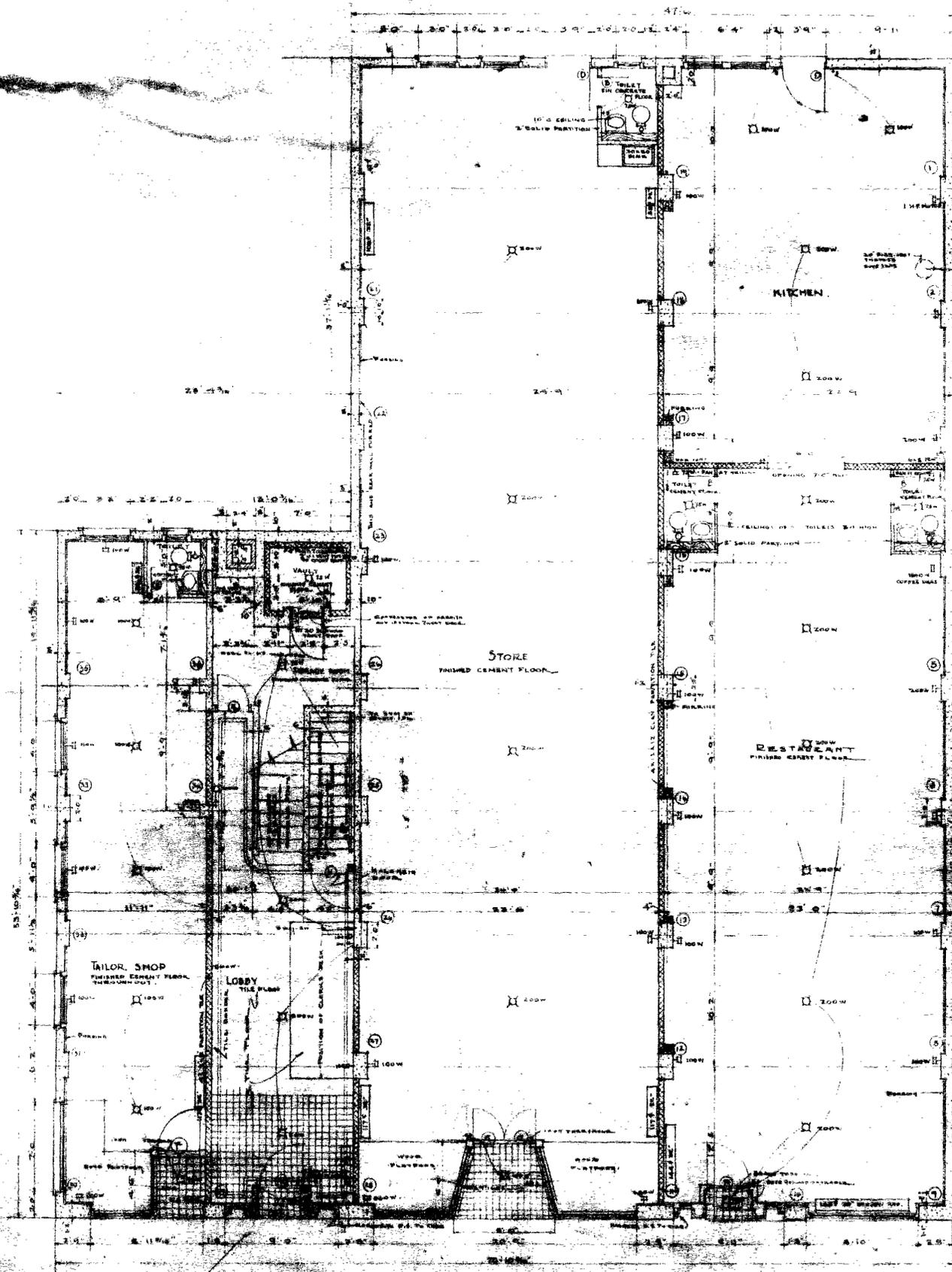
Gilmore Hotel: Sanborn Map Co. Ketchikan, page 9, 1927 corrected to 1949.

NOTE: WITH
OPEN PL
MANY BL.



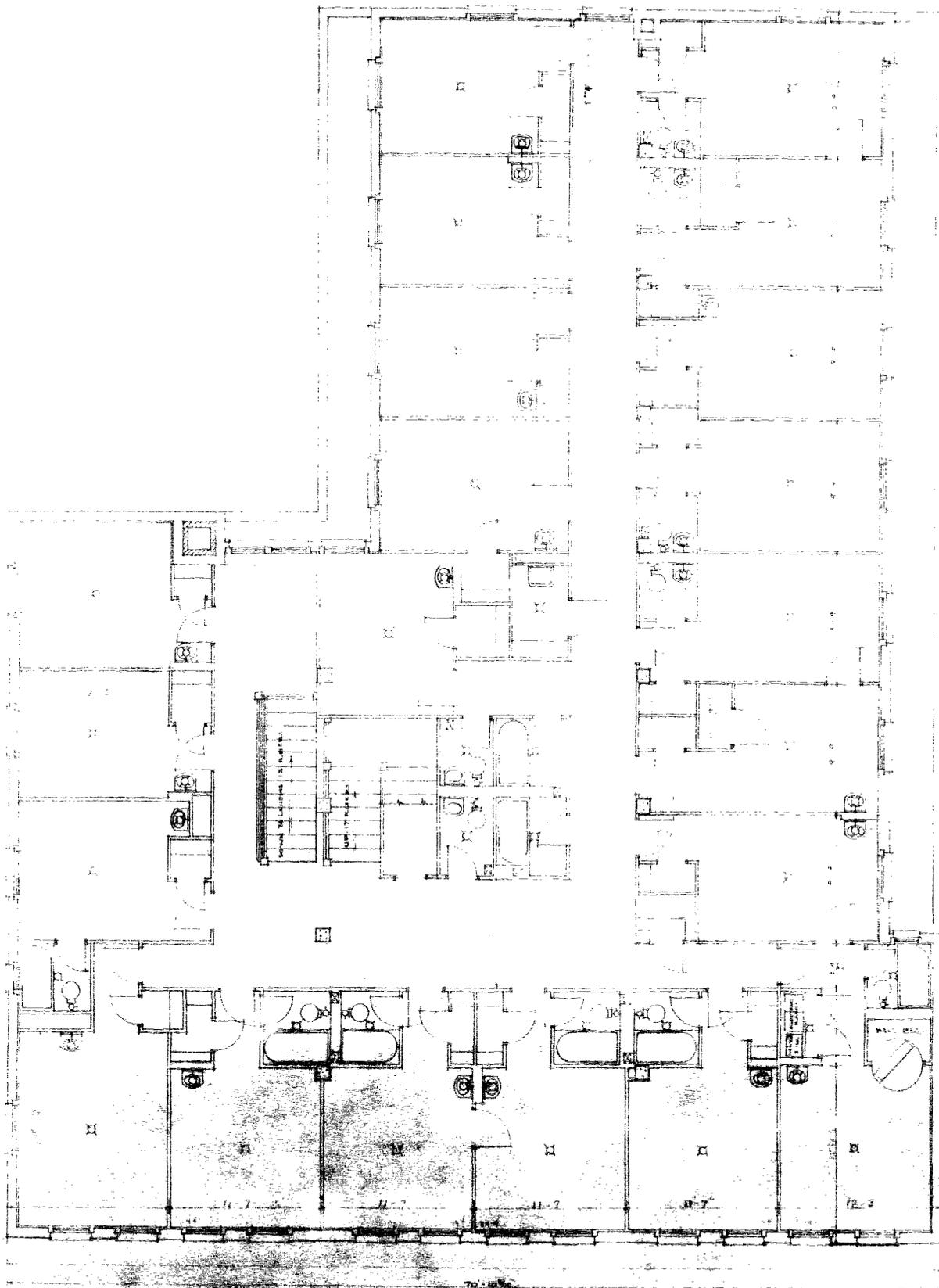
FRONT STREET ELEVATION

GILMORE BUILDING



FIRST FLOOR PLAN

FIRST FLOOR PLAN		SCALE
GILMORE BUILDING		1/4" = 1'-0"
125 WEST 10TH AVENUE, SIOUX FALLS, S. D.		
DRAWN BY: MR. D. J. GILMORE		
CHECKED BY: C. FRANK MARSH, ARCHITECT		
207 1/2 WEST 10TH AVENUE, SIOUX FALLS, S. D.		
DATE: 1917		2



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN		SCALE
DRAWN BY C. F. M. CHECKED BY A. P. H. DATE SLDG. NO. 34	GILMORE BUILDING TO BE ERECTED ON LOTS 4 & 511, BLOCK 14 KETCHIKAN, ALASKA FOR MR. P. J. GILMORE FRANK MANION ARCHITECT - LICENSED 1104 BLDG. SEATTLE, WASH.	SHEET NO. 11

