

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

JUN 25 1986

date entered

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

1. Name

historic Kimball's Store AHRS SITE NO. ANC-269

and/or common Kimball Building; Kimball Dry Goods; Gold Pan; Kobuk Coffee Company

2. Location

street & number 500 and 504 West 5th Avenue not for publication

city, town Anchorage vicinity of

state Alaska code 02 county Anchorage Division code 020

3. Classification

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

4. Owner of Property

name Mrs. Decema Kimball Andresen Slawson (907) 272-5333

street & number 500 West 5th Avenue

city, town Anchorage vicinity of state Alaska 99501

5. Location of Legal Description

courthouse, registry of deeds, etc. District Recorder (907) 264-0491

street & number 303 K Street, State Court Building

city, town Anchorage state Alaska 99501

6. Representation in Existing Surveys

title Alaska Heritage Resources Survey (AHRSA) has this property been determined eligible? yes no

date June 10, 1976 federal state county local

depository for survey records Office of History & Archaeology, State Division of Parks & Outdoor Recreation, P.O. Box 7001 (907) 762-4108

city, town Anchorage state Alaska 99510

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

Kimball's Store is a two story, commercial building located on its original townsite lot in downtown Anchorage. The structure is a wood frame building, with a false front that disguises the sloped roof above the commercial store fronts on the north wall. Kimball's Store is 60 feet long and 40 feet wide. The building is two stories high on the east side, and the roof slants down to one story on the west side. The "Kimball Building," as the structure is known locally, is surrounded by a variety of buildings of various ages and styles in the downtown area of Anchorage. Kimball's Store is one of the few authentic reminders of the early commercial stores that played a significant role in Anchorage's early history.

The front (north side) of the building is six bays wide, and contains two store fronts. Each store front has a central entrance, flanked by display windows on either side of each door. Each of the display windows is divided in half by a central mullion. The transom windows extend the full width of the two store fronts. Wooden signs cover the original transom windows on the outside, and wallboard covers them on the interior. On the outside, the store fronts are separated from the false front by a narrow skirt roof that runs the width of the building. The plain false front is covered with horizontal siding and is capped by a simple frieze and a plain boxed soffit, completing the cornice.

The bevelled tongue and groove siding of the false front is carried over into the walls of the east side of the building, as is the cornice and the narrow skirt roof. A seventh store front bay window wraps around the east side of the building. Three high, small square windows and a tall, vertical window are located on the ground floor, and three small, square windows are set in the second story of the east side. The one story, plain, unadorned west side of Kimball's Store has a gabled arctic entry projecting from the center of the wall. Two small square windows and a tall, vertical window are located to the south of the arctic entrance.

The south or back side of the building has a small, square window on the second story, and a tall, vertical window directly below on the ground floor. Permanent living quarters were built into the back twenty feet of the length of Kimball's Store at the time the building was originally constructed. The upstairs area over the east store front has always been used for storage. A portion of this space in the back of the building was used during the 1930s and 1940s for a children's sleeping loft when the owner's family was large. Three small, one story additions were added to the building in later years. The largest, a 16 foot, square addition with a brick chimney, was added in 1948 to expand the owner's living space. At-

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 type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> X commerce | <input checked="" type="checkbox"/> X exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> X 1900- 1921 | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1915-1921

Builder/Architect Irving L. Kimball

Statement of Significance (in one paragraph)

Kimball's Store is significant for its association with the early commercial development of Anchorage. The building is also notable for its association with Irving Kimball, an early trader in the Arctic and south-central Alaska during the period from the 1890s to 1921. The store is also significant because it is the only remaining commercial building in situ from the original Anchorage townsite of 1915.

Irving L. Kimball worked in Alaska as a trader and merchant for many years before starting his business in Anchorage. He was born in Pennsylvania and moved to Oregon as a young man. In 1897, he signed on as ship's storekeeper on an arctic trading vessel. After successful trading voyages to Nome and the Bering Sea, Kimball's vessel was caught in the Arctic ice and ship wrecked. After being stranded in Barrow for two years, Kimball made his way to Nome and back to Portland. Following his marriage to Della Carpenter, Kimball returned to Alaska in 1902 and set up a trading post at Resurrection Bay, the coastal terminus of the proposed Alaska Central Railroad. Kimball's trading post was one of the first stores in the community that became known as Seward. The railroad project went bankrupt four years later, so Kimball and his wife moved to Latouche Island in Prince William Sound and operated a general store from 1907-1915. When the copper mining industry went into decline on Latouche Island, the Kimbells moved to Ship Creek, the newly designated construction headquarters for the Alaska Railroad, to start another store. At the time they arrived in the community which was to become known as Anchorage, Ship Creek was a tent city. A townsite was laid out and Irving Kimball acquired a parcel of land known as Lot 1, Block 51 in the first townsite auction for \$500. In July of 1915 he began construction on one of the first commercial buildings of the new Anchorage townsite.

While the store was being constructed during the summer of 1915, the Kimball family lived in a tent on the back of their lot. The building was completed in September 1915, and the family moved into the living quarters located at the rear of the store. Kimball's Store was unusual in Anchorage at the time of its construction because it was one of the few buildings of more than one story in early Anchorage. The store was one of the few retail outlets on Fifth Avenue, as most early commercial buildings in the new townsite were constructed on Fourth Avenue. The store opened in November of 1915 and the Kimbells sold general merchandise. Mr. Kimball operated the store until his death in 1921. The family continued operating the business, selling general merchandise. In 1935 groceries were discontinued and the business focused on the sale of hardware and dry goods. As Anchorage grew to become the largest city in Alaska after World War II,

9. Major Bibliographical References

Carberry, Michael E., Patterns of the Past, Municipality of Anchorage, Historic Landmarks Preservation Commission, Anchorage, Alaska, January, 1979.
Janson, Lone E., The Copper Spike, Alaska Northwest Pub. Co., Anchorage, Alaska, 1975.
Johannsen, Neil & Elizabeth, Exploring Alaska's Prince William Sound, Alaska Travel Publications, Inc., Anchorage, Alaska, 1975.

10. Geographical Data

Acree of nominated property -1

Quadrangle name Anchorage, Alaska (A-8)

Quadrangle scale 1: 63 360

UTM References

A

| | | | | | | | | | | | | | | |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 0 | 6 | 3 | 4 | 5 | 0 | 5 | 0 | 6 | 7 | 9 | 0 | 5 | 7 | 5 |
| Zone | | Easting | | | | Northing | | | | | | | | |

B

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

C

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

D

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

E

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

F

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

G

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

H

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

Verbal boundary description and justification

Original Anchorage Townsite Survey, Lot 1, Block 51

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 Rolfe Buzzell, Ph.D. Historian

Division of Parks & Outdoor Recreation

organization Office of History & Archaeology date June 1986

street & number P.O. Box 7001 telephone (907) 762-4108

city or town Anchorage state Alaska 99510

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Judith S. Butner

title State Historic Preservation Officer date June 18, 1986

For NPS use only

I hereby certify that this property is included in the National Register

for William B. Bushong date 7/24/86
Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

(AHR Site No. ANC-269)

Continuation sheet Kimball's Store

Item number 7

Page 2 of 3

For NPS use only

received

date entered

tached to the east side of the largest addition is an arctic entryway. Directly to the east is the third and smallest addition, which was originally used to store wood and coal for the building's woodstove. The arctic entry and coal shed were added shortly after the building was constructed. All three additions have shed roofs, covered with shingles. The materials, color and massing of the three additions are similar to those employed in the original construction. The three additions are located on a secondary facade and present no challenge to the building's integrity.

A 16' X 20' wood frame garage with a gabled, shingle roof is located at the southwest corner of the lot. It is separated from the additions by a lawn, trees and a garden. The detached garage is covered with horizontal siding. It was constructed about 1940. In recent years has served as a storage building. An attached carport with a metal roof was added about 1960.

Alterations:

The principal modification of the exterior appearance of the front of the building is the covering of the transom windows with large wooden signs. The transom windows were first covered during World War II to conform to wartime blackout requirements. After the war, the transom windows were uncovered. In 1958, when the building was divided into two store fronts, the transom windows were covered again, and the exterior covering has been used for signage. The original transom windows and frames are still in place under these signs, making full restoration of the front exterior appearance easily possible.

The structure has always had two entrances on the north side. Exterior doors were added to the recessed front doors in the late 1930s or 1940s. The principal alteration on the south side of the building has been the three additions which were made to increase the owner's living space. The arctic entry on the west side of the building was added in 1958 at the time that the commercial space was divided into two store fronts. Use of this large door and the accompanying arctic entry was discontinued about 1965 at the request of the present tenant, the Kobuk Coffee Company. The outside door is sealed and the space within the arctic entryway is used for storage. The only changes to the exterior of the east side of the building have been the covering of the transom windows above the single bay and placement of signs on the second story.

Kimball's Store was originally a large, one room commercial establishment with separate living quarters in the back. In 1958, a central interior

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

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

(AHR Site No. ANC-269)

Continuation sheet Kimball's Store

Item number 7

Page 3 of 3

For NPS use only

received

date entered

wall running the length of the commercial portion of the building was inserted, thereby creating two separate store fronts. This change does not affect the exterior integrity of the building. The inside of the transom windows on the north and east sides of the building have been covered with wallboard panels, but the original window frames and moldings have not been altered. The recessed interior door on the north side of the west store front was removed in 1958 at the request of the tenant, Preservative Paints. The recessed entryway for the east store front has not been altered.

The original shelves are still in place along the inside of the east wall of the dry goods store. Wallboard covering has been added on the ceiling of the commercial space. The original hardwood floors have been covered by linoleum tiles in the east store front and linoleum sheets in the west store front. Mr. Kimball built an interior office in the southwest portion of the commercial space prior to his death in 1921. The trim around the doorways to this office is identical to the trim and moldings in the rest of the commercial space. A portion of the interior office has been converted to living quarters. This alteration is not apparent from the exterior of the building. With the exception of the 16 foot addition on the back of the building, only minor decorative changes have been made over the years to the interior of the living quarters.

Both the interior and exterior of Kimball's Store retain the character of an early twentieth century frontier commercial building. The overall exterior horizontal character of the store has been maintained in spite of the installation of the interior wall which divided the building into two separate commercial spaces. The exterior wooden signs do not protrude from the structure and are in keeping with period commercial signage. The small 1930s style neon sign, which was added in the 1930s or 1940s, does not take away from the character of the building. This building retains integrity of location, design, workmanship, materials, feeling, and association. It is one of the few remaining buildings from the first generation of Anchorage's commercial structures to survive intact. Ownership of the structure remains in the Kimball family, and the owners have consciously sought to preserve the building's historic character.

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

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

(AHRIS Site No. ANC-269)

For NPS use only
received
date entered

Continuation sheet Kimball's Store

Item number 8

Page 2 of 2

Kimball's Store was centrally located in the growing downtown business district. After Mrs. Kimball passed away in 1958, the store was divided into two commercial outlets. The dry goods business continued in the east half while the west half of the store was rented to Preservative Paints. In 1963, the west store front was rented to the Kobuk Coffee Company.

Kimball's Store is the only surviving, original commercial establishment in situ from the original 1915 townsite in Anchorage. It is the best preserved early commercial building of its kind in the community and has had relatively few alterations to the exterior.