

LEG. FINANCE - BILLS 1983 - 1984 1840

HB 151 cont.

1840

Summation of preliminary cost estimates for stabilization and restoration:
(in the order of appearance in text)

Historic Structure Report and Preservation Plans	\$ 15,000
Fire separations under stairs	3,000
Electrical Work	19,000
Fire and Intrusion Alarms	14,000
Electronic "Tagging" alarm system	30,000
Piping repairs	1,000
Piping insulation and combustion air louver	1,000
Fire suppression system	45,000
Soils analysis	5,000
Foundation and floor design	3,000
Foundation and framing repair	22,000
Wall insulation, removals and reinstallations, and interior finishes, including electrical and mechanical deductions	137,000
Doors, windows, and roof insulation	19,000
Commercial Carpeting and oriental carpet restoration	25,000
Roofing, flashing and downspouts	10,000
Chimney	2,000
Exterior Steps, Sidewalks and Handicapped access	8,000
<u>Fencing</u>	<u>5,000</u>
Total	\$ 364,000

Operations costs

Information supplied by current owner indicate by year operating expenses incurred, relating to operation of the building for public visitation:

	Insurance	Repairs	Utilities	Phone	Advertising	Rental Income ¹	Gross Receipts ²	Cost of Goods Sold ³
1976	\$ 1831	\$ 1914 ⁴	\$ 3077	\$ 644	\$ 2502	\$ 4558	\$ 21,479	\$ 2,984
1977	\$ 2454	\$ 3464 ⁵	\$ 2560	\$ 732	\$ 2854	\$ 5000	\$ 16,348	\$ 3,677
1978	\$ 2473	\$ 739	\$ 3559	\$ 706	\$ 2595	\$ 5610	\$ 24,234	\$ 3,536
1979	\$ 2172	\$ 987	\$ 4020	\$ 764	\$ 2302	-8	\$ 21,206	\$ 2,225
1980	-8	\$ 5495 ⁷	\$ 5262 ⁶	\$ 536	-8	\$ 5592	\$ 35,777	\$ 2,658

Notes:

1. From 2nd floor and 3rd floor apartments.
2. Presumed to be entrance fees, books sold, etc. (Does not include rental, income).
3. Presumed to be printing costs, costs of food materials served to visitors etc.
4. Includes \$1010 for hot water heater and \$313 for roof repair.
5. Not identified, but presumed to include kitchen remodel costs.
6. Includes approximately \$3800 fuel oil cost.
7. Includes exterior painting; number of coats and preparation unknown.
8. Not reported.

Comments

Division of Parks as operator, being self-insured under the state, would presumably not incur insurance costs as a specific expense.

Extent of advertising expenses, if any, to be incurred, would be an operations policy decision, as would the decision to continue or discontinue visitation with fees, sale of publications, serving of foods to visitors, etc. Phone costs would probably increase somewhat. Continuation of rentals is also a policy decision which relates little to operating costs but much to tradeoff between security and liability.

It is assumed that, once major restoration/rehabilitation work on the structure is complete, annual costs or repairs and adequate preventive maintenance would be a bit greater than those shown here. Anticipate repainting of exterior in about 1986 at cost of \$13,000. Utilities costs would decrease somewhat in the short term due to initial fuel savings, but in the long run will increase with rise in fuel prices. As of January 1982, Average annual fuel consumption is about 3,600 gallons @ \$1.17 per gallon.

Brief Historical Summary

This brief is based on materials extracted from the National Register nomination and miscellaneous material gained from brief interviews, etc. It is not intended to be exhaustive in scope or definitive in accuracy in all areas. A thorough historical research and analysis is strongly urged, if the state acquires the property, in order to develop more clearly the history of the structure prior to its purchase by Wickersham.

The structure was originally built in 1898 at the instigation of its first owner, Frank Hammond, who owned the Sheep Creek Mining Company. Identity of designer and builder are unknown, but they may have been local considering the sophistication of Juneau at that time. When his mining company went bankrupt within a few years thereafter, Hammond first leased out the house, then sold it to John F. Malony. On July 20, 1912, Malony sold it to the Alaska Gastineau Mining Company. In 1912 Bartlett L. Thane, an official of the AGM Company, commissioned Juneau architect J.C. Stanley, whose office was located in the Valentine Building, to design revisions to the house; while most of these modifications were not executed, Stanley's extant drawings now serve as a record of the configuration as existing at that time. Bart Thane, Emil Gastonguay and other officials of the company occupied the house at various times until the property was sold to James Wickersham on July 16, 1928. With exception of a short period in the early 1930s when he was recalled to Washington D.C. as Territorial Delegate to Congress, Wickersham occupied the house until his death in 1939. It continued to

be occupied by his family thereafter. Ruth Allman, an orphaned niece of Wickersham's second wife, Grace, was raised in the Wickersham household until she left Alaska to attend college. Ruth returned in 1958 to attend the widowed and invalid Mrs. Wickersham until her death. In 1974 the property was conveyed via deed of trust, naming Ruth Allman as beneficiary, to Robert and Lorraine Giersdorf, who have by mutual agreement maintained it as a historical property open to the public, with Ruth Allman as historical interpreter.

The house contains, on the first floor, a wealth of Wickersham manuscripts, furnishings, and other artifacts and memorabilia which serve to illustrate the judge's career, his occupancy of the house and, in the case of some furniture, possibly the earlier occupancy of others.

The Wickersham House was entered on the National Register of Historic Places on November 21, 1976.

Summary of Building Modifications

Drawings of the house as originally constructed in 1899 have not been located and, indeed, it is not known whether construction drawings were prepared.

J.C. Stanley's remodel drawings of 1912, although those extant do not provide complete coverage, do provide a fairly accurate basis for conjecture as to the original configuration. While none of that remodel design was executed, the drawings indicate the prior arrangement, and provide a point of departure for detecting many subsequent changes that have taken place.

Although no specific evidence has yet been uncovered to determine which entrance was most used, it is apparent from the 1912 drawings that the most formal entrance was the entrance to what is now room 111, from the southwest porch which was open at that time. The long walkway west to Seward Street from the porch, and the hitching ring in the sidewalk on Seward Street, support this assumption. The type and character of spaces and apparent lack of articulation or refinement of the early north end porch at 7th Street, as shown in 1912 drawings, seem to point to a service entrance function there. Changes over the years seem to have somewhat changed this entrance focus with the north entrance now most formal, the south entrance secondary, and the service entrance now at the northeast corner.

Changes in the basement cannot be identified due to lack of early documentation and limitations of present research. It is assumed that the original furnace was fired with either wood or coal.

First floor changes at the north end have been fairly extensive. The fenestration pattern of the entire present north wall varies from the original. A porch to the north of that wall was removed, and the concrete entrance stair #1 was added. Window pairs #109/110 and 127/128 were originally single windows. While stair #5 to the basement appears to be in original location, stair #6 to the second floor is added. The overall configuration of rooms #101, 102, 104, 105 and 106 is an almost complete departure from the original, as is the gable at second floor level of stair #6. It is presumed that these changes, which took place ca. 1928, have acquired their own historical value. The kitchen, room #107, underwent some remodeling ca. 1977.

At the south end of the first floor, the only significant interior changes are the partition which created room #110 from part of the room #111 space, and closure of the doorway between room #103 and room #110. Exterior door #114 was relocated to align with stair #4, probably concurrently with the partition which created room #110. These interior changes and the enclosure of porch #112 have occurred since 1912, possibly ca. 1935. Porch space room #113 is a ca. 1968 addition:

On the second floor, stair #6 and its enclosure are additions presumed concurrent with the modifications which took place immediately below on the first floor. Windows #202 & 216 were changed concurrently with the

Stair #2 enclosure. The partition separating bathroom #204 and hallway #202 appeared since 1912, as did doorway #205 separating hallway #202 from #201. The doorway, hall partition and landing at bottom of stair #7 are departures from the 1912 condition, and appear to have been in place for quite a while.

Other second floor changes from the 1912 configuration are the creation of rooms #206 & 207 by separation from #208; removal of a partition from the center of room #208 and closure of a door connecting the east half of room #208 with hallway #201; reorientation of closet #209 from the west wall, and addition of window #210. These changes took place probably in the 1940s.

Changes on the third floor since 1912 appear to be limited to removal of a partition in room #302 north of the chimney, and installation of the partition now separating rooms #302 and 303. These changes may likely have occurred in the mid 1930s.

While this description is fairly complete in terms of changes accomplished, the actual chronology is very nonspecific due to present research limitations.

If the state does in fact acquire the property, one of the obligations included therewith, as a responsibility to the public, is an indepth historical, archival and architectural investigation which will reveal the history of the structure in much greater detail. This will necessarily include close on-site observation by qualified historic preser-

vation personnel during any stabilization/rehabilitation/restoration work. In accordance with proper historic resources management procedures, a thoroughly detailed historic structure documentation report and complete preservation plans are prerequisite to any further interventions in the fabric of this structure, although some of the study will necessarily be concurrent with work taking place within the building.

Estimated Cost for this study is \$ 15,000.

Summary of Recent Occupancies

For a number of years, Ruth Allman has opened the Wickersham house to the touring public in groups of up to 25-30 people and, in addition to her interpretive guided tour, serves a "flaming sourdough meal" to groups of that size in the dining room and parlor on the first floor.

The second floor serves as her living quarters and includes other living space as well. The second floor is served by a wide stair (stair #4) exiting to the south porch, and a narrow stair (stair #6) exiting to the kitchen entry, room #106.

The third floor serves as a separate rental apartment accessible only via a single stairway (stair #7) from the second floor hallway, room #102.

From the aspects of handicapped access, means of egress, and other interfaces of occupant and construction characteristics, it appears at this writing most desirable to continue utilization of the upper floors as living spaces, whether for interpretive/staff/other personnel or renters, and limit public access to the first floor. The desirability of upper floor quarters for interpretive and curatorial staff or other provisions for lodging on upper floors is also seen by the writer as positive security strategy particularly during the season of lower visitation level.

It is the observation and opinion of the writer that the focal point of

historicity of this house and its contents as relating specifically to Wickersham lies in the spaces, furnishings and memorabilia located on the first floor. This may presumably be the case also in regard to historical significance of occupancies prior to Wickersham, but cannot be stated firmly without detailed historical research.

Area/Volume Schedule

Subgrade Level

Total Gross Area	1,550 sq ft
Total Net Area	1,345 sq ft
Total Net Finished Basement	575 sq ft
<u>Total Net Crawl Space Unexcavated</u>	<u>770 sq ft</u>

Rm. #001 Laundry/Storage	290 sq ft
#002 Storage	45 "
#003 Furnace Room	170 "
#004 Storage	30 "
<u># 6 Stair</u>	<u>40 "</u>

Total Net Area 575 sq ft

Net volume finished space = 575 sq ft x 7.5 = 4,315 cu ft.

Net volume crawl space = 770 x ± 2.5 = 1,925 cu ft.

Total net subgrade volume = 6,240 cu ft.

First Floor Level

Porch Gross Area	200 sq ft.
Total Gross Area (interior)	1,600 sq ft.
<u>Total Net Area (interior)</u>	<u>1,410 sq ft.</u>

Rm. #101 Entrance Vestibule	25 sq ft.
#102 Recep. Hall	85 "
#103 Dining Rm .	320 "
#104 Hallway	15 "
#105 Bath	40 "
#106 Hall-stairs 5 & 6	85 "
#107 Kitchen	180 "
#108 Parlor	225 "
#109 Study	285 "
#110 Storage	50 "
<u>#111 Entr. Hall-Stair #4</u>	<u>100 "</u>

Total Net Area 1,410 sq ft.

Net volume = 1410 x 10.0 = 14,100 cu ft.

Second Floor Level

Total Gross Area . 1,470 sq ft.

Total Net Area 1,275 sq ft.

Rm. #201	Hall & Stair #4	145 sq ft.
#202	Hall	105 "
#203	Bedroom	110 "
#204	Bath	40 "
#205	Bath	50 "
#206	Closet	10 "
#207	Pantry	30 "
#208	Bedroom	310 "
#209	Closet	10 "
#210	Closet	15 "
#211	Bedroom	155 "
#212	Closet	10 "
#213	Closet	10 "
#214	Bedroom	135 "
# 6	Stair	105 "
# 7	Stair	35 "

Total Net Area 1,275 sq ft.

Net Volume = 1,275 x 9.2 = 11,730 cu ft.

Third Floor Level

Total Gross Area 1,355 sq ft.
Total Net Area 1,200 sq ft.
Total Net Usable 740 sq ft.

Rm. #301 Hall-Stair #7 110 sq ft.
#302 Kitchen 130 "
#303 Bath 65 "
#305 Living Rm 240 "
#307 Closet 30 "
#308 Bedroom 165 "

Total Net Usable 740 sq ft.

Undereave Storage 304/306/309 = 370 sq ft.

Net Volume = 740 x 7.5 = 5550 cu ft.

Total Net Volume Usable Space = 35,700 cu ft.

Total Net Usable Area = 4,000 sq ft.

STAIR SCHEDULE - EXISTING

<u>Stair No.</u>	<u>Stair width</u>	<u>Riser ht.</u>	<u>Tread Run & nosing</u>	<u>No. Risers</u>	<u>Total Rise</u>
1. Exterior Concrete - Solid 7th Street Entrance	7'-6" /A	±7 3/4" /C	11 1/2" /A	5	3'-2 3/4"
2. Exterior Wood slat - open Seward St. Entrance	3'-2" /B	±8" /C	11 1/2" /A	6	4'-0"
3. Exterior Wood slat - open 7th St. Service Entrance	2'-8" /C	±7 3/4" /C	10 1/2" /A	5	3'-2 3/4"
4. Interior Wood Main stair to 2nd floor	4'-0" /A	±7 1/8" /A	10 1/2"+1 1/2" /A	15+4	11'-2 1/2"
5. Interior Wood Basement Stair	3'-1" /B	±7 5/8" /A	8"+1 1/2" /D	13	8'-3"
6. Interior Wood - open N. Stair to 2nd Floor	2'-3" /D	±7 7/8" /C	9"+1 1/2" /C	13+4	11'-2 1/2"
7. Interior Wood - Stair to 3rd Floor	2'-3" /D	±8" /D	8 1/2"+1 1/2" /D	2+13	±10'-0 1/2"

/A Meets general exit stair requirement for occupant loads more than 50.

/B Meets exit requirements for occupant load of 50 or less.

/C Meets exit requirement for private occupant load less than 10.

/D Does not meet any exit category requirement.

Uniform Building Code Requirements for
Fire Separations, Egress and
Allowable Occupant Loads

Wickersham House is located in an area equivalent to that formerly designated as fire zone #3 under the 1976 Edition of UBC. The characteristics of the structure are type 5-N, non-fire-resistive.

Requirements for fire separation, protection of openings, egress and allowable occupant loads relate specifically to occupancy group designations.

The most likely uses for various parts of this building include exhibit space, office space and dwelling space. Occupancy group designations are defined to include types of use as follows:

- Dwellings = R-3 occupancy
- Office Space = B-2 occupancy
- Small Exhibit Space = B-2 occupancy if occupant load is kept to less than 50 people. (Juneau Fire Inspector's interpretation, 1/12/82 telecon)

Exterior separations on north, west and south sides are achieved by front yard and street, extensive side yard, and rear yard with steep downslope to adjacent rear property. Separation on the east side

consists of approximately ten feet two inches from stair #3 enclosure to the east property line, and approximately 8 feet from the lot line to the adjacent house. U.B.C. fire zone 3 requirements, of one hour separation and protected exterior openings for distances less than ten feet for B-2 occupancies, and of one hour separation and protected exterior openings for distances less than three feet for R-3 occupancies, do not apply here due to available distance.

Stairways serving an occupant load less than ten need be only 30 inches wide; serving occupant load of 10 to 49, required width is 44 inches; each reduceable by 3½ inch handrail projection. Stair step maximum rise/minimum run are 7½ and 10 inches respectively, except for private stairs serving less than ten permitting 8 and 9 inches respectively. Required exit doors must be 36 inch minimum width. All occupancies above first floor with occupant load of more than 10 must have 2 exits. Doors in path of required egress must swing in direction of egress if serving occupant load of 50 or more. The following space/exit requirements by occupancy also govern:

Exhibit space (B-2 occupancy): occupant load established by allocation of 15 sq ft per occupant, and second exit required for occupant load greater than 50, (i.e. if exhibit space greater than $15 \times 50 = 750$ sq ft.).

Office space (B-2 occupancy): occupant load by allocation of 100 sq ft. per occupant and second exit required for occupant load greater than 30 (i.e. office space greater than $100 \times 30 = 3000$ sq ft.).

Dwelling space (R-3 occupancy): occupant load by allocation of 300 sq.ft. per occupant, and second exit required for occupant load greater than 10 (i.e. dwelling space greater than $300 \times 10 = 3000$ sq ft.).

Thus, examining the potential uses and existing configurations of the house from the top down:

Third Floor

As dwelling space: $640 \text{ net sq ft} / 300 = 2.47$. Allowable occupant load = 2; second stair not required. Stair minimum width required is 30 inches, rise/run = 8 inches/9 inches. Existing stair #7 is 27 inches wide, less than minimum width; rise of 8 inches ok; tread run of $8\frac{1}{4}$ " is less than required minimum. There is insufficient space to modify this stair to meet minimums, without severely impacting other aspects of the space. Recommend requesting waiver of requirement, with proviso of installing automatic fire suppression system.

Second Floor

As dwelling space: $1,275 \text{ net sq ft} / 300 = 4.25$. Allowable occupant load = 4; second stair not required. Stair #4 is primary exit. Width, rise and run ok, actually adequate for occupant loads greater than 50. (Stair #6 available, but does not meet requirements for second exit.)

As office space: $1,275 \text{ net sq ft} / 100 = 12.75$. Allowable occupant load = 12; second stair required. Stair #4 ok, but stair #6, as noted above, does not meet requirements for exit.

As exhibit space: $1,275 \text{ net sq ft} / 15 = 85$. Occupant load equal 85; second stair required, but not available. Would require all exit door swings be changed to swing in direction of egress. Use of entire second floor as exhibit space would be an unnecessary and inadvisable use and occupancy load.

If desired to have portion of second floor open to public, it would be wise to limit second floor occupant load to a small group of people. Further, opening any portion of second floor to public creates handicapped access problems which cannot be overcome without extensive and undesirable impact on the historic fabric of the building.

In effect, since the third floor exits via second floor, and assuming third floor dwelling occupancy = 2, a second floor occupancy of more than 8 regardless of occupancy group would develop requirement for second exit from second floor.

Since modifications to door #201 and stair #6 would need to be extensive to achieve conformity, recommendation is to limit second floor occupancy to not more than 8 persons, and third floor to not more than 2 persons. These loads will not affect first floor at all, since egress is direct to porch via door #114.

First Floor

As exhibit space (assuming entire first floor): $1,410 \text{ net sq ft} / 15 = 95$ occupants allowed. Second egress required, which can be met, but door swings at primary exit are in wrong direction. Basic size of tour groups admitted at any one time, in recent practice, has been

limited to maximum of about 25-30 people. Recommend establishing 30 as maximum total occupant load for first floor at any time.

Occupancy load limits for each floor of the building should be established by division directive and posted on the premises.

Throughout

Rated fire separations between mixed occupancies: none required between B-2 & R-3. Though not required, it would be nevertheless advisable to provide 1-hour separation on walls and underside of stair soffits to isolate stairs #4, 5, 6 & 7.

Preliminary cost estimate for stairway fire separations: \$3,000

Summary - Electrical & Mechanical Conditions and Requirements

Electrical

Power is supplied by Alaska Electric Light and Power Company, to a weatherhead on the west wall, from a pole located on the east side of Seward Street near the southwest corner of the property. Supply appears to be adequate for contemplated demands.

Power consumption is measured through four meters located in northwest corner of room #001; meter bases and fuse boxes served are as follows:

AEL & P #

04107 - 2 x 30 amp
 1 x 20 amp
2535 - 6 x 15 amp
3099 - 2 x 25 amp
10067 - 30 amp 3 phase breakers

Also in this area is an unprotected knife-switch 2 pole disconnect serving fuse box for:

- washing machine - 1 x 15 amp
- clothes dryer - 30 amp 3 pole
- dishwasher - 1 x 10 amp

In addition, a porcelain fuse base with 3 x 20 amp. and 1 x 25 amp. is located in storage space #306.

The wiring, overcurrent devices and other basic wiring devices in the building are largely 2-wire knob-and-tube circuitry, with screw-in

fuses, and unprotected knife switches; there appears to be no provision for grounding in the system. The entire electrical service and distribution in the building should be replaced.

While locations and quantities of convenience outlets, switches and lighting fixture types and outputs do not meet present requirements of National Electrical Code or Illuminating Engineers' Society standards, it should be recognized that these latter are not requirements for safety as much as for rising expectations of users.

Therefore, other than the circuitry requirements per se, which must conform to codes, the locations and quantities of outlets, switches and lighting fixtures should insofar as possible represent the structure as it was historically equipped, and most definitely so on the first floor. Effort should be made to locate types of lighting fixtures, switches and convenience outlets which are U/L certified but designed to match appearance of earlier types of devices. With outlets, of course, this cannot be strictly accommodated due to the safety requirement for three-prong grounding-type receptacles.

The chandeliers in the principal first floor rooms, rather than being replaced, should be rebuilt as required to conform to U/L standards. Lighting fixtures and devices in upstairs spaces can be selected to meet present-day needs for the most part, although in those few spaces retaining some degree of historical integrity, such as rooms 201, 203, 211 & 214, lighting and wall devices might be selected to represent the historical condition.

Electrical devices for basement spaces should be selected to meet present-day requirements.

Preliminary estimate of electrical work costs: \$19,000
(If wall finishes are removed, deduct \$3,000).

Communication Systems

Telephone service exists to the house from drops on both 7th street and Seward street. Rewiring to accommodate other or additional phone locations will require coordination with the local phone utility.

Alarm systems should be provided to detect intrusion and to detect fires and actuate fire suppression systems.

An electronic "tagging" alarm system would be desirable, to provide security against visitor pilfering of artifacts and memorabilia.

Preliminary estimate of alarm system costs:

Fire and intrusion alarms	\$ 14,000
Electronic "Tagging" alarm system	\$ 30,000

Plumbing & Heating

The site is served by six-inch sewer and six-inch water mains located under 7th Street at unknown depth. Service for the building appears adequate. Waste piping within the structure appears adequate. Supply piping for hot and cold water supply is a combination of original wrought

iron threaded pipe and some later galvanized iron pipe, with recent replacements in copper which do not appear to be separated from the steel/iron by dielectric unions. Supply piping system should be thoroughly flushed, weak sections removed and replaced, and dielectric unions installed where required.

Preliminary cost estimate for piping repairs: \$1,000.

Domestic hot water heater is an oil-fired 30 gal AO Smith, firing at .6 gal. fuel per hour for 84 MBTU output, with a 100° rise rate of 72 gal. per hour; flue size is 4 inch.

The building is heated by cast-iron hot water radiators in a two-zone, one-pipe system, heated by oil-fired furnace, U.S. Radiator Corp., firing at 1.65 gal of fuel per hour with output of 128-MBTUH; flue size is 6". Piping to the radiators and the radiators themselves appear to be in good working order, and there appears to be no justification for replacement of the system. Piping in crawl space is insulated, but insulation should be replaced.

Present annual fuel oil consumption, at a rate of about 1 gallon/2.5 degree days, with Juneau recording an annual average on the order of 9000 degree days, is about 3600 gallons per year. Actual measured consumption for 1980 was 3654 gallons, and for 1981 was 3329 gallons. At current prices of about \$1.20/gal. annual fuel cost is approximately \$4300.

The domestic hot water heater and the furnace are both approximately

five years old, and appear to be working well, with no problems reported either in output or system leaks. It appears that, with exception of the minor piping changes mentioned earlier, there is no need to modify the wet systems in the building. There does, however, appear to be a possible problem of inadequate combustion air for the two oil-burning appliances; provision will need to be made for providing a combustion air louver to the furnace room if studies confirm the requirement.

Preliminary cost estimate:

Piping insulation and combustion air louver \$ 1,000.

Fire Suppression:

There is no fire suppression system in the building. A fire hydrant is located at the southwest corner of the Seventh and Seward Streets intersection, about 90 feet from the building. Selection of type of fire suppression system should be established by desired function rather than by cost. In either case, piping should be concealed, and sprinkler heads should be a recessed, drop-down type for minimum visual intrusion.

A water system is less expensive in long term operation, but initial installation costs are high, and concealment is sometimes difficult. Halon systems allow more flexibility, permitting easier concealment of distribution lines. The Halon fire-suppression agent is expensive, and costs of system recharge, in event of inadvertant actuation and system dump, can be costly. In addition, it is critical that spaces be limitable, in order to build up Halon concentrations to required levels when the

system is actuated. Its value in fighting fires within a structural assembly, e.g. inside a wall, is virtually nil due to instantaneous nature of the Halon fire suppression process. However, if the electrical system is upgraded, this type of eventuality will be minimized.

On the other hand, Halon is not injurious to occupants nor to the building fabric or its contents. Certain types of historic building fabric and historic contents are as susceptible to damage by water as by fire.

The basis for choice of suppression agents should be the consideration of potential damage to either the structure or its historical contents. The decision therefore revolves on preservation strategies to be applied to the historic building fabric and on evaluation and custodial decisions made as to the types of historical material to remain in the house and how they are to be displayed.

Preliminary cost estimate for fire suppression system: up to \$45,000
(If wall and ceiling finishes are removed, deduction of up to \$24,000
may occur depending on system used.)

Foundations:

Foundations generally consist of concrete and stone masonry wall up to a level about 5½ feet above basement floor, carrying a 2 ft. high pony wall of 2 x 6 studs, 1 x sheathing and finished on the exterior with stucco. Porch foundations appear to be separate systems, inadequately tied to the main foundation wall.

Depth of bottom of the wall in the crawl space area has not been determined due to soil cover. As shown on basement plan, first floor framing in the crawl space area consists of joists on wood girders bearing on 8 x 8 wood posts on isolated concrete footings. Girder alignment shows slight settlement taking place in the middle of the structure, possibly due to inadequate pier footing size, and indicating need for levelling and for installation of new piers. The crawl space appears to be dry and there is no readily apparent deterioration of support members in the crawl space.

There are no readily apparent problems with the principal foundation line, although the inner foundation under porch #112 and under the bay window group #115-117 of study #109 will require detailed examination when the outer foundations are opened. Severe settlement problems have occurred affecting the outer foundation under porch #112 and under the bay window. See photos #63-66, 73, 74. It is not known whether this set-

tlement is due to inadequate footing design, improper preparation of the soil bearing surface when footings were installed, or whether due to possible soil drift or subsidence down the slope to the south.

Time of appearance of these foundation cracks is not firmly established; however, Ruth Allman believes they may have begun to appear in the mid '60s.

According to Allman, some cracking of interior finish on the first floor in rooms #103 and 108 is directly related to the time of seismic shock from the earthquake which struck southcentral Alaska in March 1964, and which was felt in southeast Alaska. It is uncertain, but at least basis for conjecture, that some soil movement may have taken place as a result of that shock, and might be cause for either or both the settlement of piers in the crawl space and subsequent settlement of the outer porch and bay window foundations.

Analysis of soil stability in the south third of this property should be obtained, and the outer foundations of the porch and bay window removed and reconstructed. It will be necessary to examine the inner foundation wall line at that time to confirm condition. Levelling of first floor over the crawl space and rework of piers on that area should take place after soil analysis is obtained. Crawl space minimum clearance is about 1½ feet. It may prove desirable to excavate the crawl space to full basement depth and develop full finished basement at that time.

Preliminary cost estimates for engineering and foundation work:

Soils analysis

\$5,000

Foundation and floor design	3,000
Outer foundation removal and shoring	4,000
Crawl space excavation	4,000
Floor slab	4,000
New outer foundations - porch & bay window, and post pier footings	8,000
<u>Jacking and reframing</u>	<u>2,000</u>
Foundation and framing subtotal	\$ 30,000

Structural Framing

Roof: North addition roof framing consists of 2 x 6 rafters @ 24" o.c. Framing elsewhere was not observable, but is presumed to be the same. This is capable of carrying live loads between 30 and 40 lb per sq ft, which is safe but marginal in terms of present day design criteria.

Roof history indicates that roof problems experienced as leaks are most likely due to roof surface and flashing deterioration and extensive movement of the foundation in the south half of the structure, rather than to structural framing problems.

Third Floor

Structure is not visible for direct measurement, but by floor-ceiling and floor-floor heights is deduced to be nominal 2 x 10 joists, probably @ 16" o.c. These are adequate size and spacing for the existing span at the required live load capacity of 40 psf.

Second Floor

Structure is not visible for direct measurement, but by height difference is deduced to be nominal 2 x 12 joists, probably @ 16" o.c. At existing spans these will carry live loads up to 50 psf, which meets requirements

for office floor live loads.

First Floor

Structure is open to basement. Structure in area of the north addition, i.e. rooms 101, 105, 106 and north half of 102, consists of doubled 2 x 8 at 24" o.c., spanning 8 ft; the second set of joists appears to be intended to replace the first set (probably deteriorated), which remain in position. One set will carry load up to 60 psf which is more than adequate.

Structure in the original first floor area consists of 2 x 10 joists at 16" o.c. spanning up to 8'-8" onto nominal 8 x 8 wood girders, themselves spanning 8 ft generally, but in two instances exceeding that span. Joist size and spacing would permit live loads in excess of 60 psf; however, this loading is limited by the supporting girder and post configuration in general to about 53 psf.

In the case of the girder in the furnace room, distance between posts limits the allowable load on the girder in this area to a floor live load of 40 psf. This member is under the kitchen and there is no apparent need to modify this portion of the structure to increase loading capacity.

The east-west girder in room #004, running from center post to the west wall over the laundry tubs, is the longest span and carries a joining girder at a point approximately 4 feet from the wall. This girder is, by computation, overstressed by approximately 60% in flexure, but shows no signs of weakness. (Wood design criteria are based on a high safety

factor to account for many variables in quality of the material and workmanship). It would be prudent to examine and analyze the supporting structure more thoroughly and make minor revisions where desirable. This should be done in conjunction with analysis of the entire foundation. The porch floor structure should also be analyzed at that time, when the foundation walls are opened up for repair which will permit inspection of that floor.

With the possible exception of the first set of 2 x 8 floor joists on the first floor north addition (which are now adequately augmented), the structural framing of the Wickersham House appears to be in good condition, with no signs of deterioration apparent to visual inspection at this time. There are, however, effects on framing alignment due to foundation conditions, which will presumably be relieved when foundation conditions are corrected. ...

Wall insulation, interior finishes, roof insulation, doors and windows

Wall cavities are uninsulated. Wall finishes are plaster on wood lath, with multiple layers of wallpaper. In many areas, particularly on the upper floors, the layering of wallpapers is very thick and it is suspected that original paper may still be in place. Plaster walls are cracked in many areas, most generally in ceilings, and very distinctly in certain locations in the south and southwest portions of the building. These appear to be due to shifting of bearing walls as a result of foundation movements. (See section regarding foundations). In some instances this has led to severe cracking where water has entered, most noticeably at exterior wall around the area of stair #4.

Wallpaper shows buckling at most corners. A full and thorough historical analysis of wallpaper and paint should be performed prior to any removal of interior finish.

If the house is to be insulated, it must be done with batt insulation with vapor barrier. There is no acceptable alternative for an historic property. Loose fill insulation in wall or ceiling cavities without a vapor barrier is worse than worthless; it may in fact lead to accelerated deterioration. Urea formaldehyde foam systems are also unacceptable due to the release of excessive curing moisture into the structural members.

The roof can be insulated fairly readily, but insulating the walls is

another matter entirely. The process is extensive, expensive and time-consuming. In preparation, the house will have to be closed and residents temporarily relocated; all artifacts and furnishings packed and stored; cases and cabinet work removed; radiators disconnected; finished door and window trim, baseboards and handrails removed. This work must be carefully done to avoid damage to this material which will be later reinstalled.

After all interior wall and ceiling finishes are removed, rewiring and any necessary plumbing and/or fire suppression system work should be executed. Foundation work and roof work should be complete before any installation of new material other than electrical is done. After these are done, then batt insulation and vapor barrier will be installed, and gypsum board or wet plaster on metal lath installed, built out to the original plaster line. Paper will then be applied, millwork, casework and radiators reinstalled, and painting touch-up as required. (Gypsum board work under stairs for fire separation, discussed earlier, is a separate cost and not included in the work noted below.)

Preliminary estimate for wall insulation, removal and reinstallation work:

Removal, storage and reinstallation of 'save' material	\$20,000
Protection of floors	1,000
Removal of plaster	16,000
New gypsum board on stripping, or wet plaster on metal lath	70,000
Wall and ceiling paper	50,000
<u>Wall insulation and vapor barrier</u>	<u>7,000</u>
Subtotal	\$164,000

Deductions from electrical and fire suppression costs if
walls and ceilings opened (-\$27,000)

Net cost for entire insulation process including deduction \$136,000

Even given the above deductions, it is questionable whether, in fact, it is desirable to incur this magnitude of expense and dislocation in order to insulate the walls of the house.

Insulation and vapor barrier for the roof alone will cost about \$4,000. The building contains approximately 40 exterior openings, i.e. doors & windows. Tightening these assemblies, providing storm windows/doors and weatherstripping, will cost approximately \$ 15,000. This work should be done regardless of the wall insulation effort.

Preliminary estimate for roof insulation, door and window work: -

Roof insulation and vapor barrier	\$ 2,000
Weatherstripping, storm doors & windows,	
<u>Rework doors and window sash</u>	<u>15,000</u>
	\$19,000

It is estimated that providing weatherstripping, storm doors and storm windows and insulating the roof will reduce heat loss to about 70% of the untreated condition. Insulating walls also will further reduce the total heat loss to approximately 50% of the untreated condition. If annual fuel cost is about \$5,000, treating windows and roof should reduce fuel cost to \$3,500; insulating walls may further reduce the fuel cost to \$2,500. If net costs involving wall insulation including mech./electr. deductions total \$137,000, roof insulation costs \$4,000,

and window and door treatment cost \$15,000, this indicates a cost/benefit of \$19,000 capital cost for \$1,500 annual fuel saving due to roof, door and window treatment, and \$137,000 capital cost for an additional \$1,000 annual fuel saving achieved through wall insulation.

It is clear from this projection that incurring the expense involved in gaining access to and insulating the wall cavities, if done, needs to be justified on a basis other than economics of fuel cost saving. Other than repapering and repair of cracked plaster, which can be done selectively, no immediately apparent alternate justification for entering the walls comes to mind.

If the state acquires this property, before any work is undertaken, I recommend that a more thorough heat loss analysis be performed by a qualified consultant, and that all preliminary cost estimates be refined by professional cost consultants based on costs obtaining at that time.

Floor covering

Floor coverings on upper floors are considered non-critical and non-historical; good commercial grade carpeting is recommended for these areas. Large oriental carpets in dining room, parlor and study, and small oriental throw rugs and runners, which have been in the house since the 1930s, are badly worn. They should be examined by experts to determine historical/antique value and feasibility/desirability of restoration.

Preliminary estimate for upper floor carpeting	\$ 8,000
Preliminary allowance for oriental carpet restoration	\$17,000

Roofing, flashing and downspouts

The roof consists of square-butt, mineral-surfaced asphalt shingles, laid approximately 5 inches to the weather on a wood substrate with 12:12 pitch. The roofing is deteriorated as indicated in photos #61 & 69, and requires complete replacement with best grade fire retardant shingles of same appearance. All flashings need replacement at that time also, and such work should not be done until all foundation stabilization and framing realignments are completed.

Rain gutters remaining were not examined but appear to be intact, probably requiring cleaning. However, downspouts are, with few exceptions disconnected from runoff piping, and in many instances the piping at grade has disappeared. The layout of the runoff system is not known, and needs to be determined. Runoff piping and downspouts need to be replaced and made fully operative. It appears that rain discharge from downspouts on the south wall and in vicinity of porch #112 on the south and west sides may be affecting the soil stability and contributing significantly to the foundation problems in those locations.

Preliminary cost estimate:

Reroofing	\$8,000
Flashings, downspouts and runoff pipe	\$2,000

Chimney

Brick chimney is deteriorated and needs attention. See photos #61 & 69.

Repointing should be performed concurrent with roof flashing work.

Loose or rotten brick should be reset or replaced with matching material as appropriate. Flue liner needs to be thoroughly inspected, cleaned, and repaired if required.

Preliminary cost estimate:

\$2,000

Exterior steps, sidewalks, and handicapped access

Entrance stair #1, concrete, is in relatively good condition. One minor crack requires adhesive/sealant repair. However, the walkway and curb leading to it are badly deteriorated and heaved. See photo #59. These need repair/rebedding/replacement. Service stair #3 is in good condition and does not require work, but the sidewalk to stair #3 requires repair. Stair #2, at the southwest porch, is in good condition, but sidewalk requires repair.

Given the narrow street condition, it is questioned whether this should be used as the main entrance for touring groups arriving in buses.

Seward Street may be a more suitable approach, if parking can be controlled.

Handicapped access to the house does not exist, and there is insufficient space for ramping at the 7th Street entrance. The door sill at door #113 presents a minor obstacle to wheelchairs, but can be managed with assistance. There is ample room for construction of a ramp for wheelchair access at the southwest porch. It will require rebuilding of stair #2 to provide a top landing, and construction of a ramp to the Seward Street walkway. It cannot be achieved without visually intruding on the building landscape. Need should be carefully assessed before making this modification. Visitation rate of guests in wheelchairs is approximately 3-4 per year; it is unknown whether this low

rate is due to lack of access at the site, or to difficulty of access to the tour buses.

Preliminary cost estimate:

Stair modification and ramp	\$3,000
Sidewalk concrete repairs	5,000

Fencing

Existing fencing on Seventh Street and Seward Street are relatively recent open wire fence, unattractive and out of character with this house. Portions of the original wooden fence remain, mostly concealed in the underbrush, along the south lot line. Wire fencing should be removed and new fencing made to the pattern of the original wooden fence.

Preliminary estimated cost: \$5,000

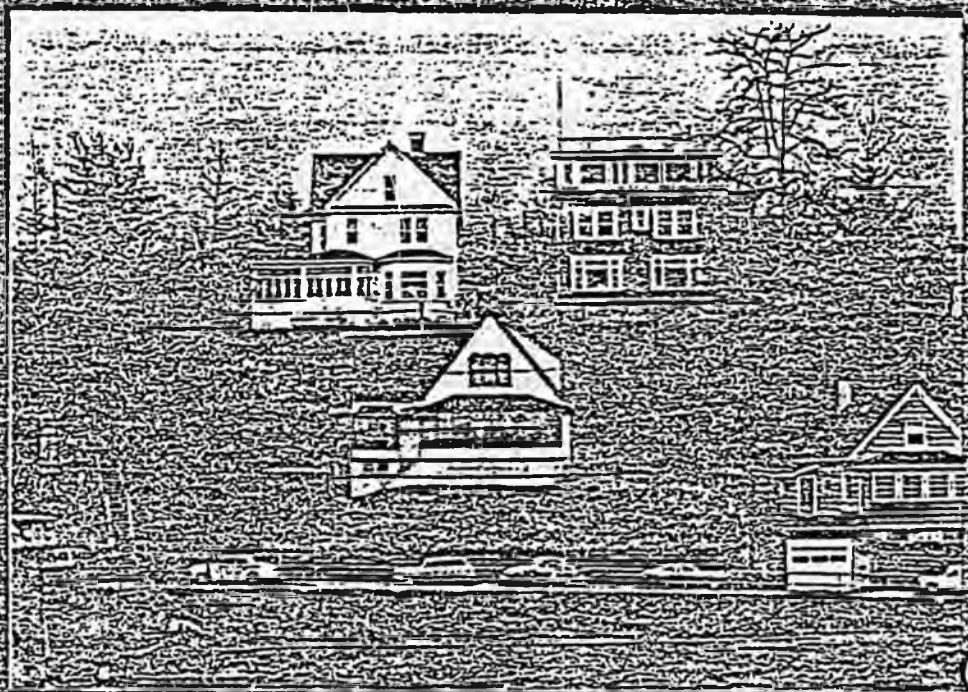
Exterior Wood Finishes

Exterior siding is an assortment of lines and textures - original wood shingles in various patterns, original wood horizontal siding in bevelled shiplap pattern, and horizontal clapboard siding which is not original on north wall and probably not original on east or west walls. However, the north addition, dated ca. 1928, has probably acquired historical value of its own. Siding and exterior trim appear to be in very good condition, and no work in this area is anticipated.

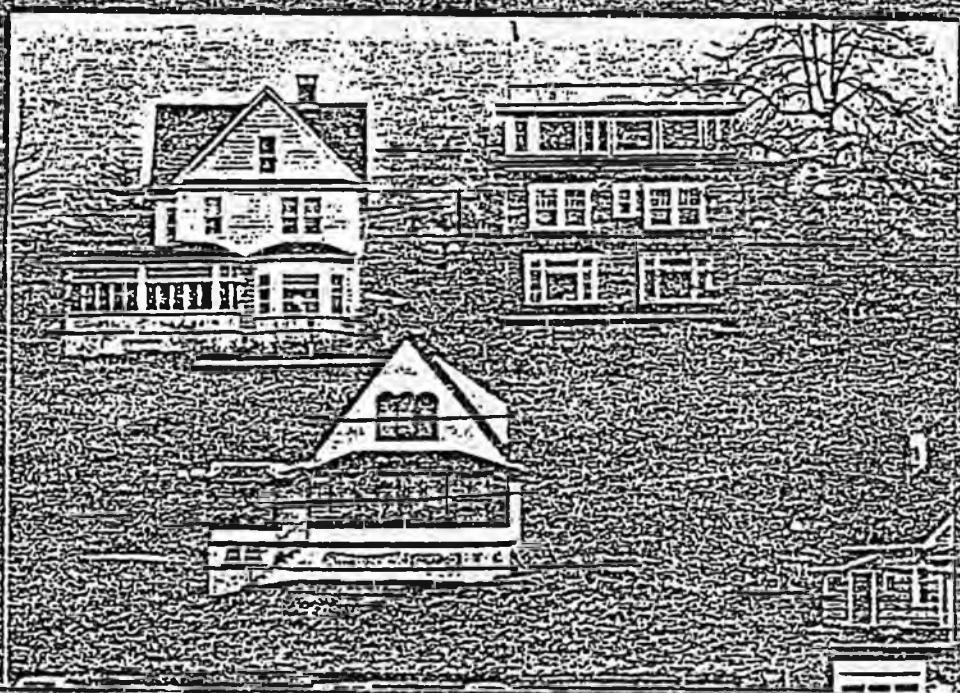
Entire exterior is painted white, including all siding, shingles and door and window trim. Original exterior colors are unknown and require

color analysis. Cost of color analysis included elsewhere in this report.

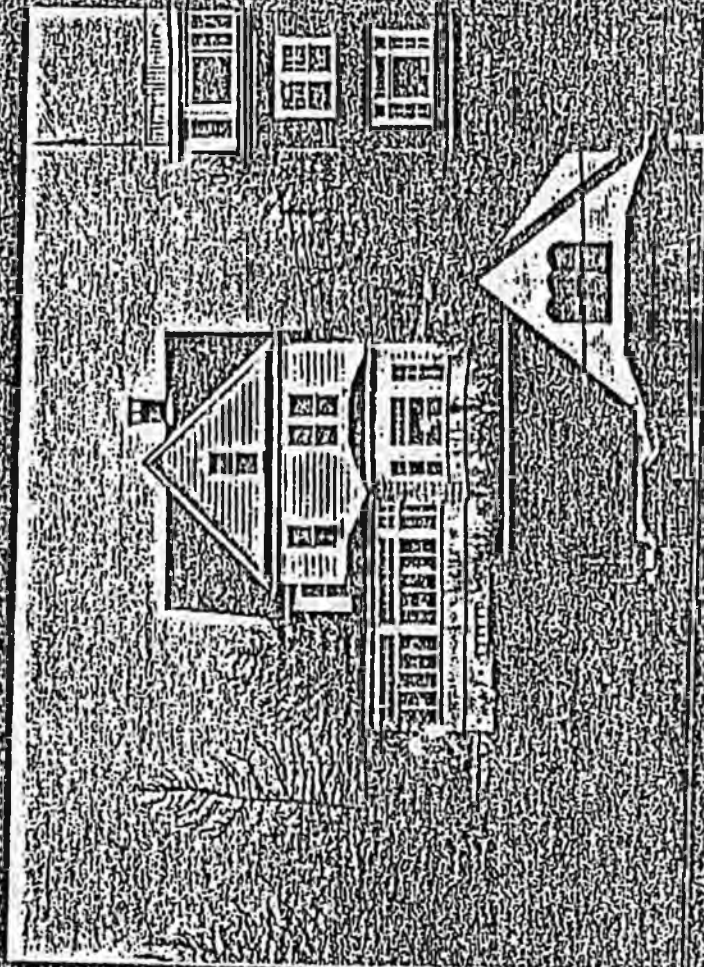
Last exterior painting was performed ca. 1980. It is estimated that repainting will be required in approximately 1986, and cost is estimated to be \$13,000.



51



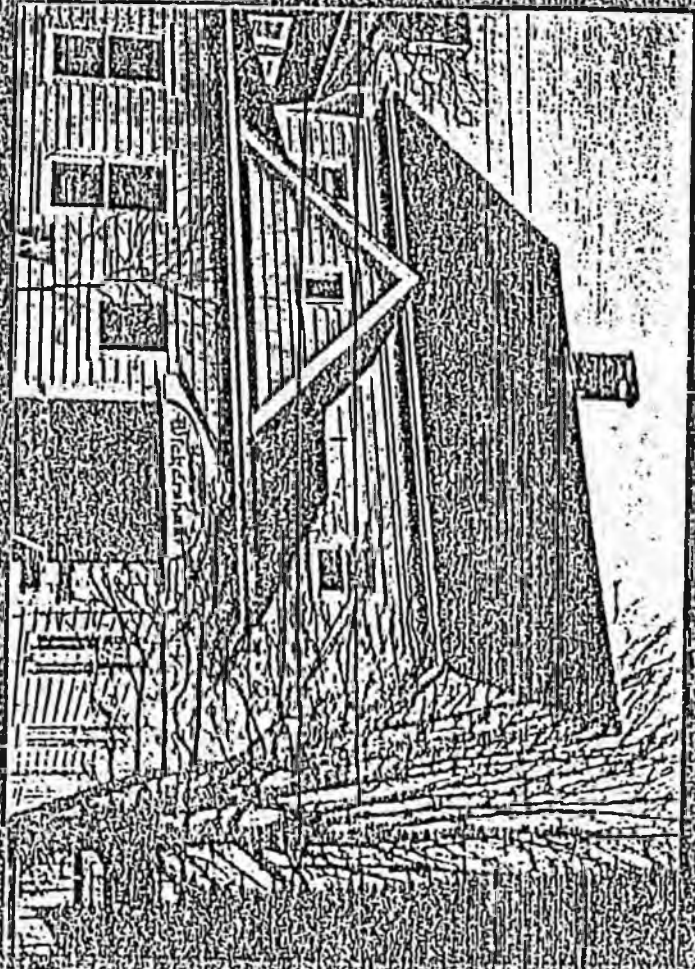
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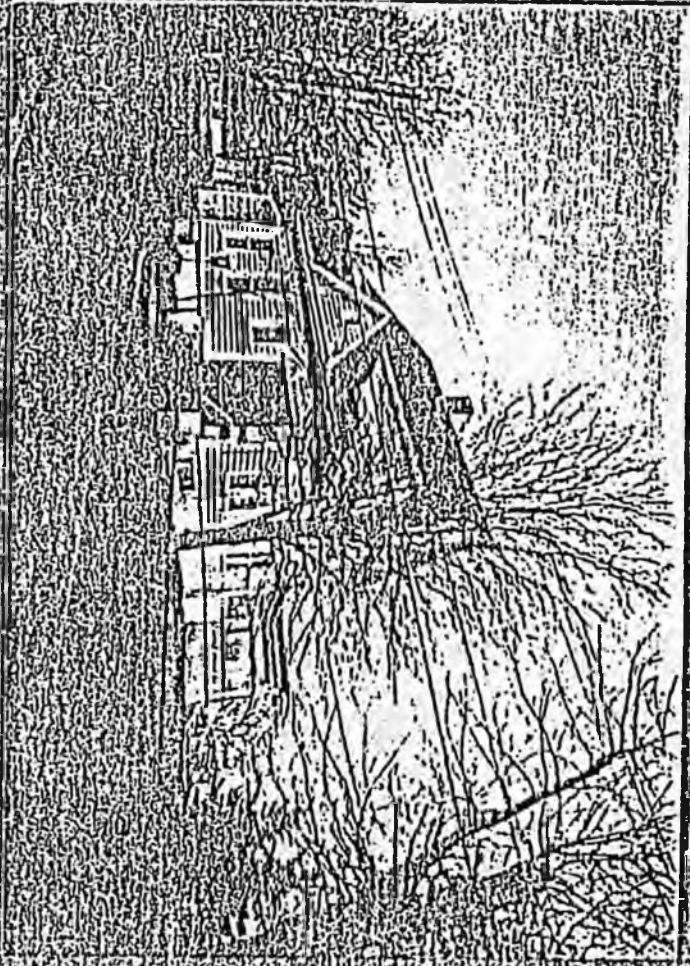
53



54

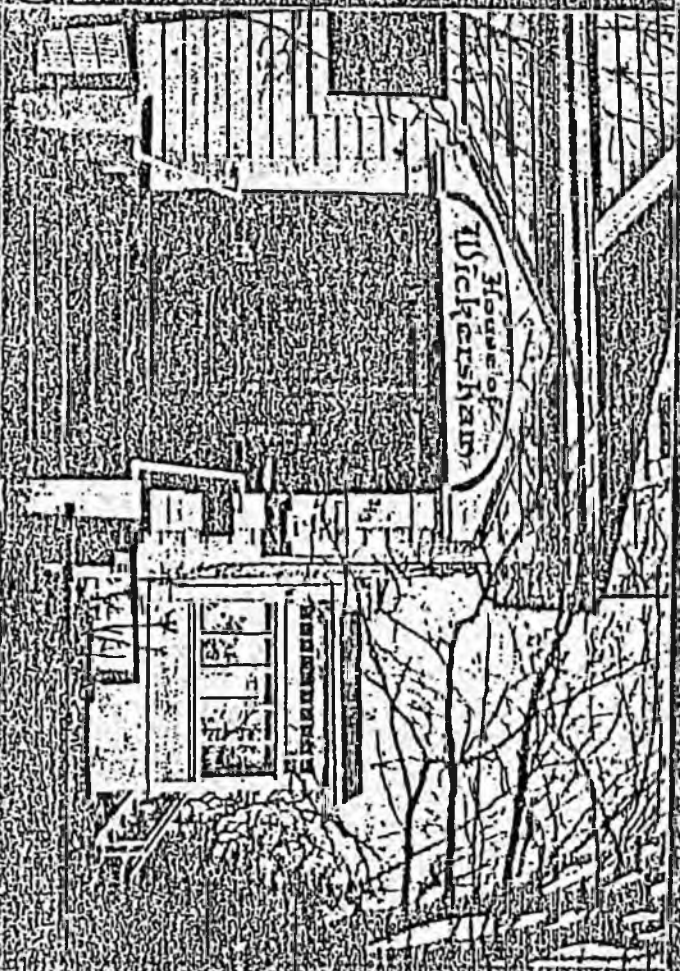


25

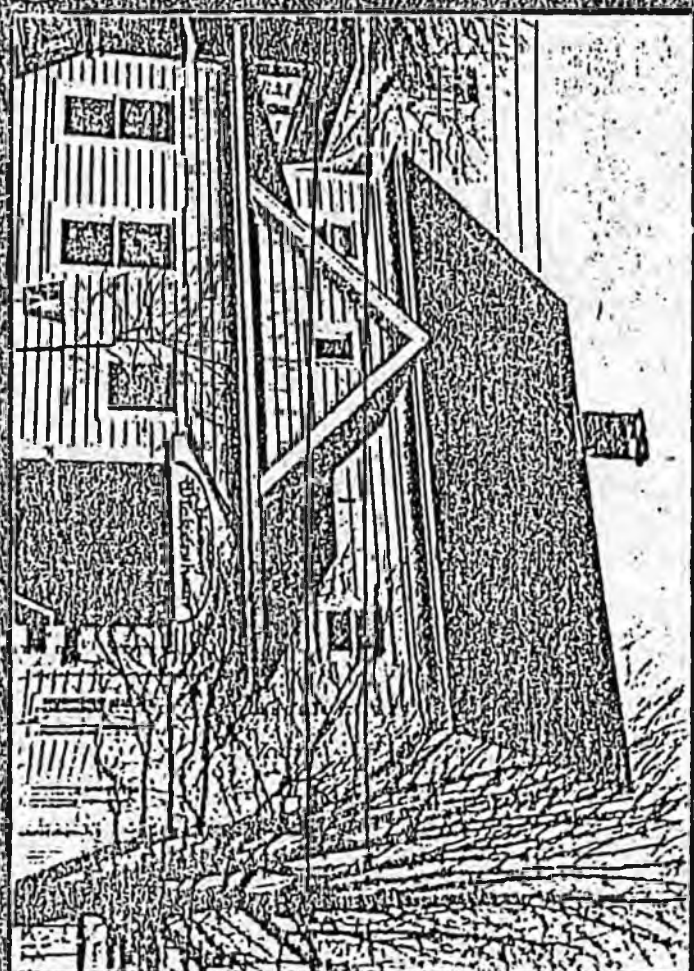


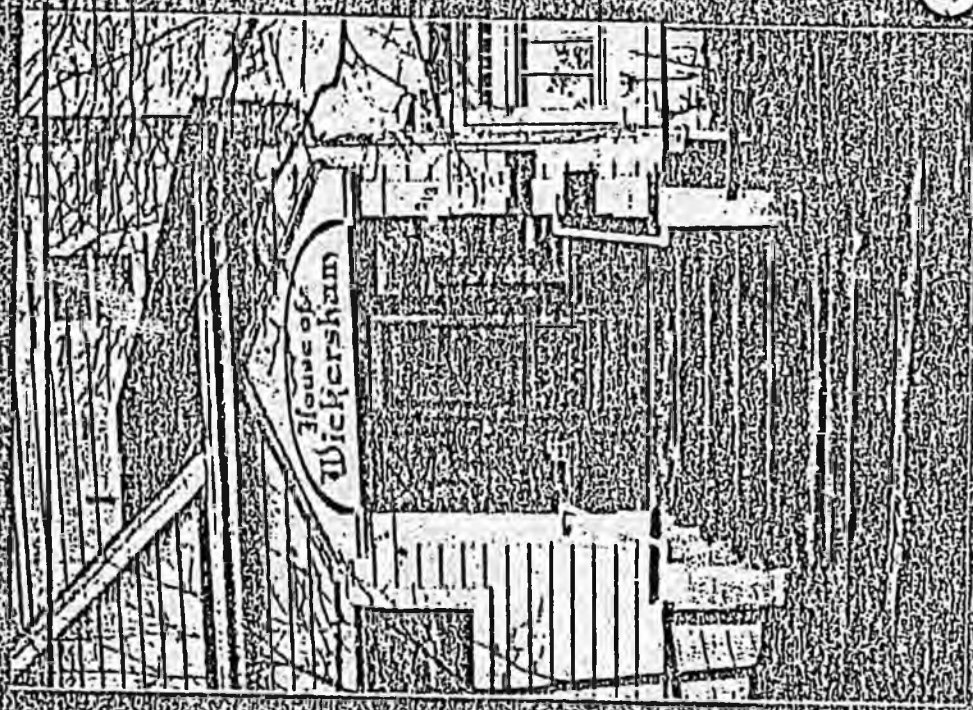
55

56

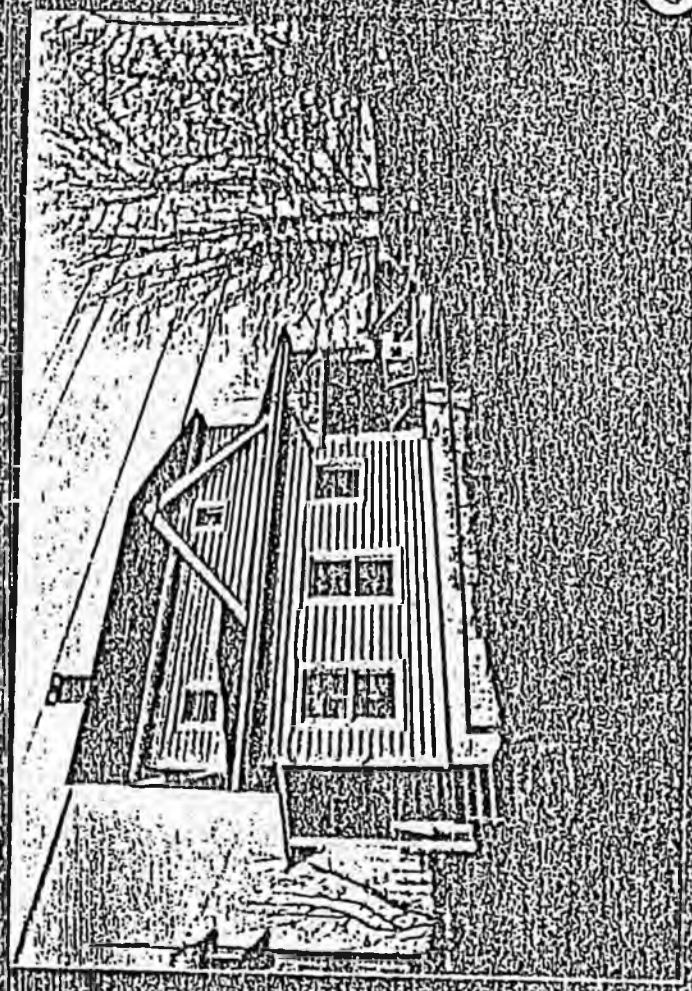


57

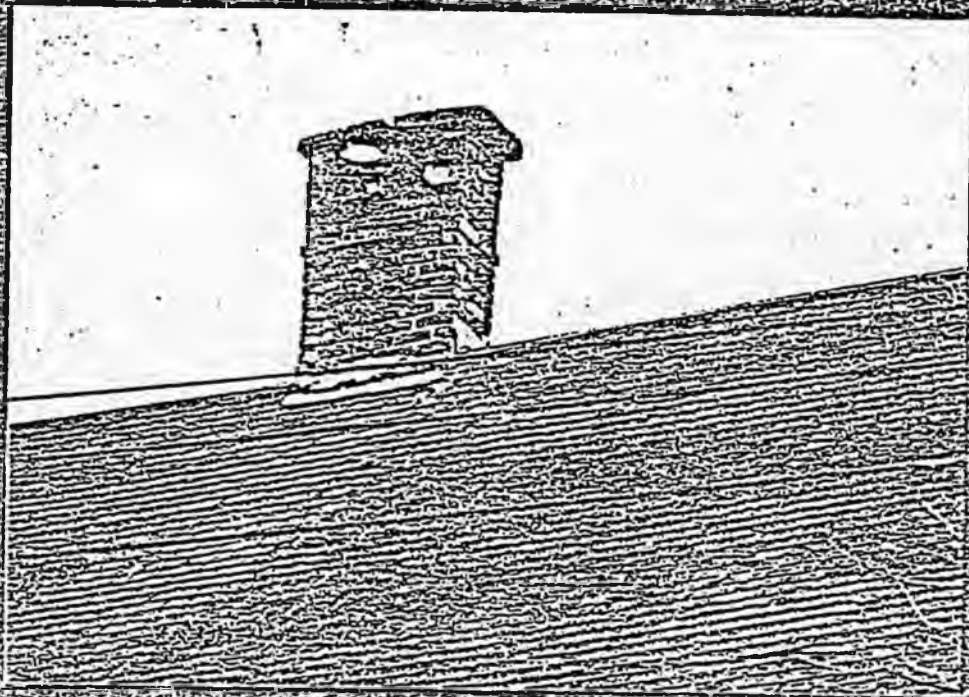




57



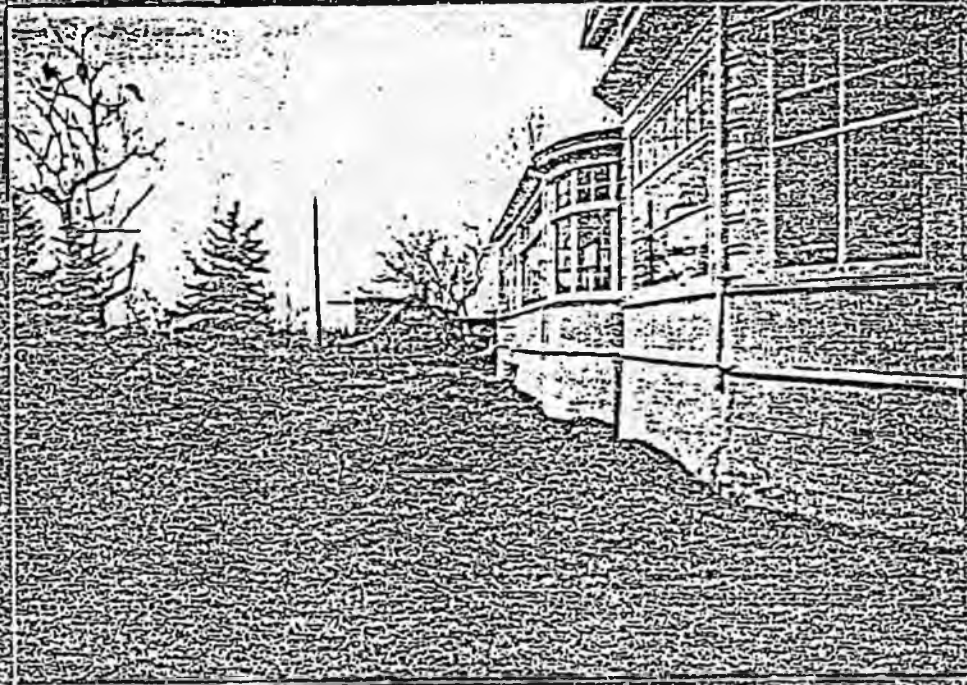
58



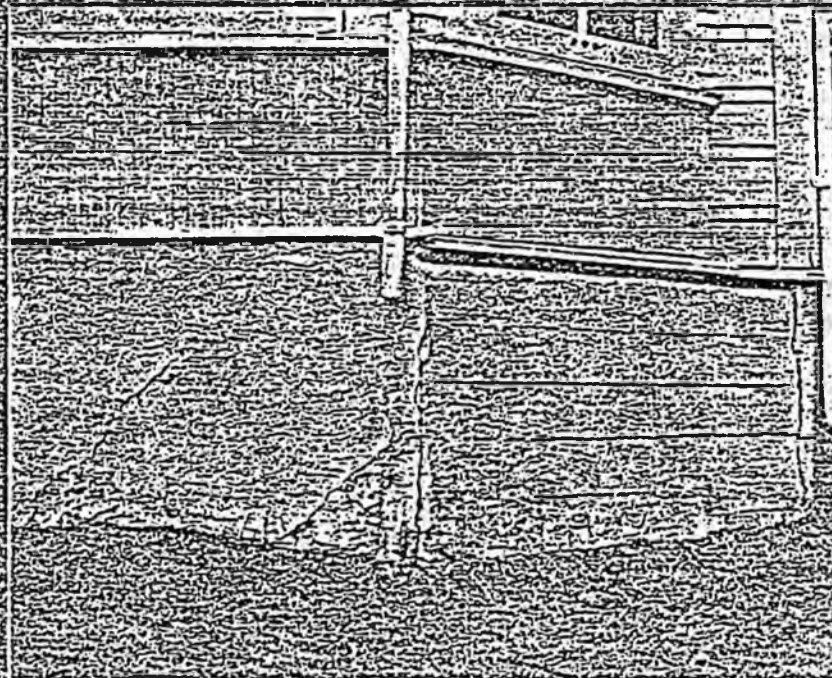
61



62

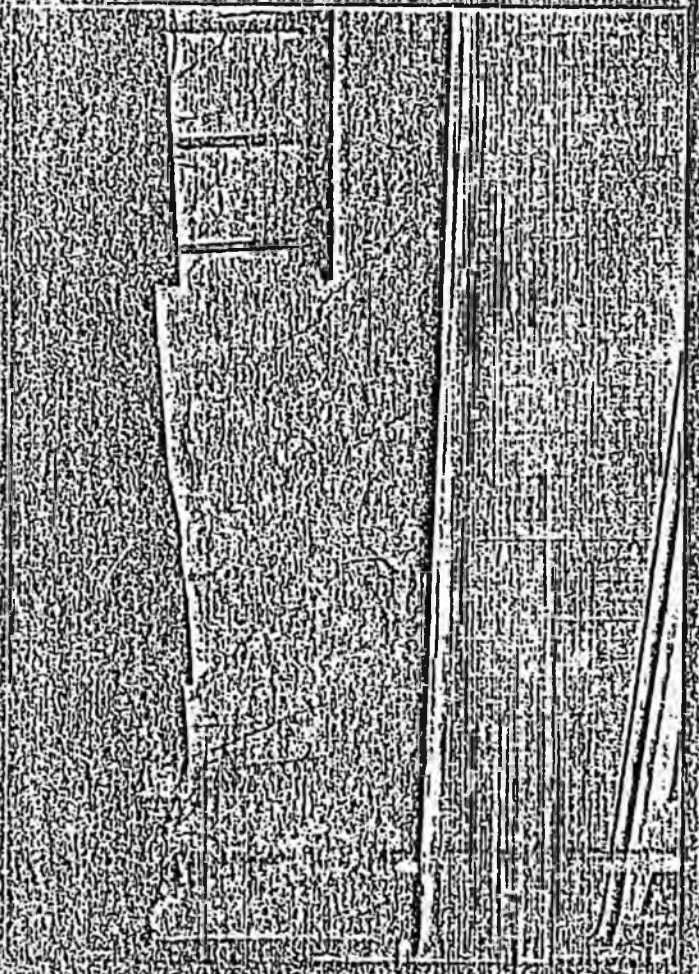


63

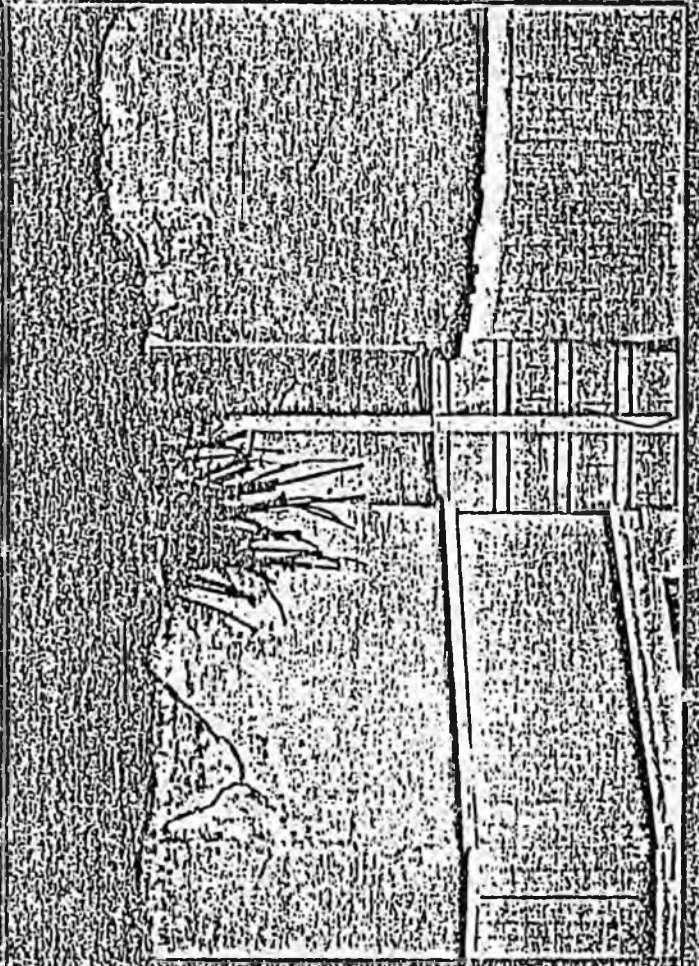


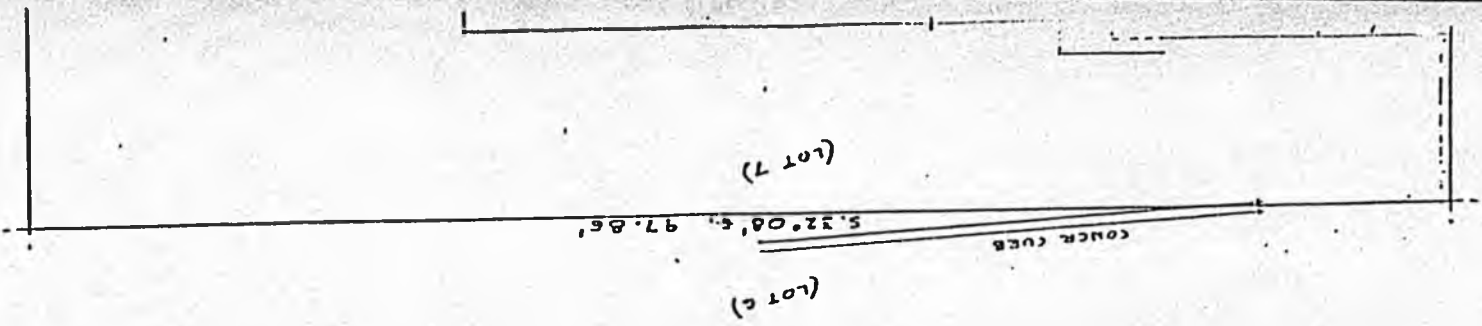
64

22



25





(LOT 7)

5.22.08' ± 97.86'

CONCR CURB

(LOT 6)

SEWER &
WATER
DEPTH & POSITION
QUESTION

SEVENTH ST.
(BITUM. PAVING)

CURB

○ FIRE HYDRANT

UTILITY POLE

OPEN WIRE FENCE

CONCR. CURB

N. 44° 00' W. 100.00'

CONCR. SIDEWALK

SEWARD ST.
(BITUM. PAVING ENDS)

20'

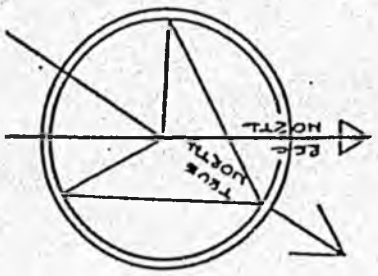
(LOT 2)

N. 57° 52' E. 108.00' (NO SIDEWALK)

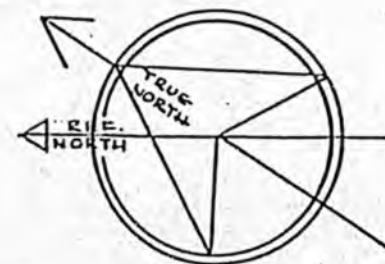
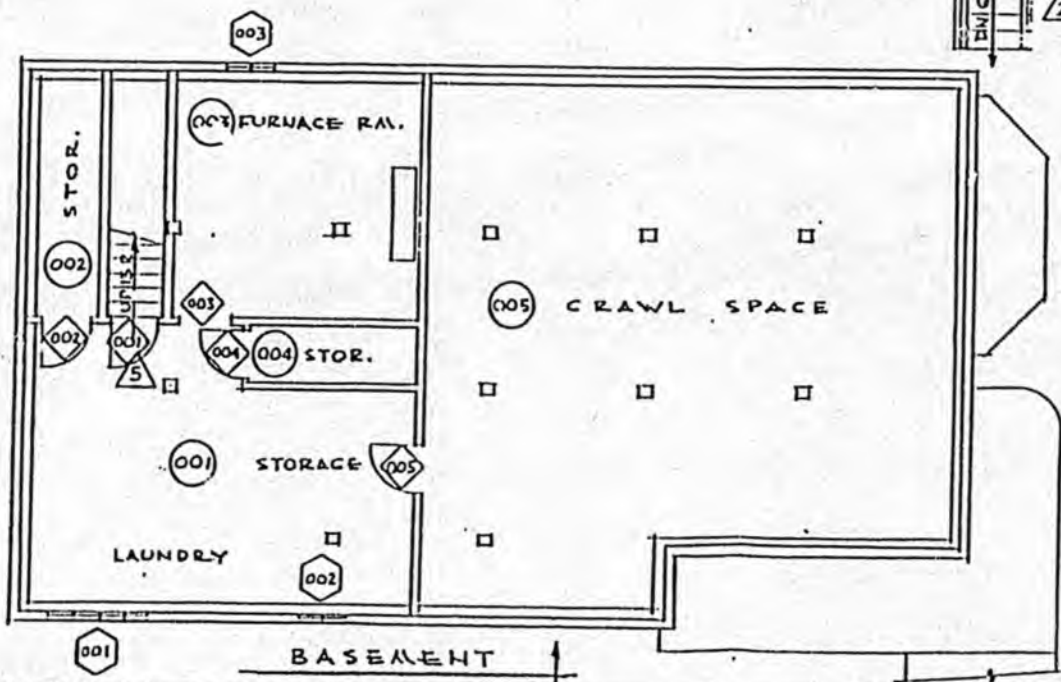
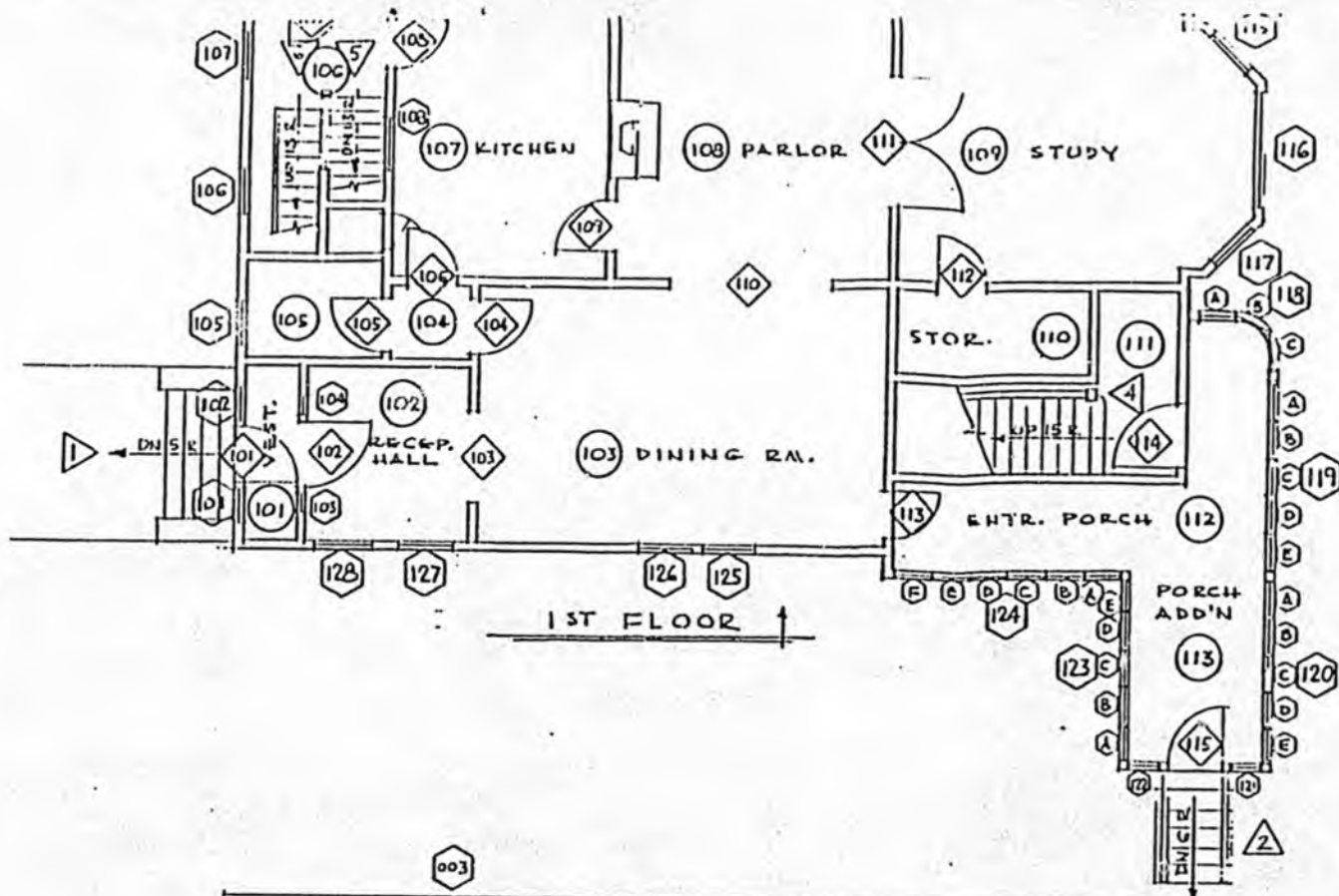
PARKING BARRIER

UTILITY POLE
STEEL GRATE PLATFORM & STAIRS

LOW WOODEN FENCE - DETRIMENTAL
S. 57° 52' W. 87.42'



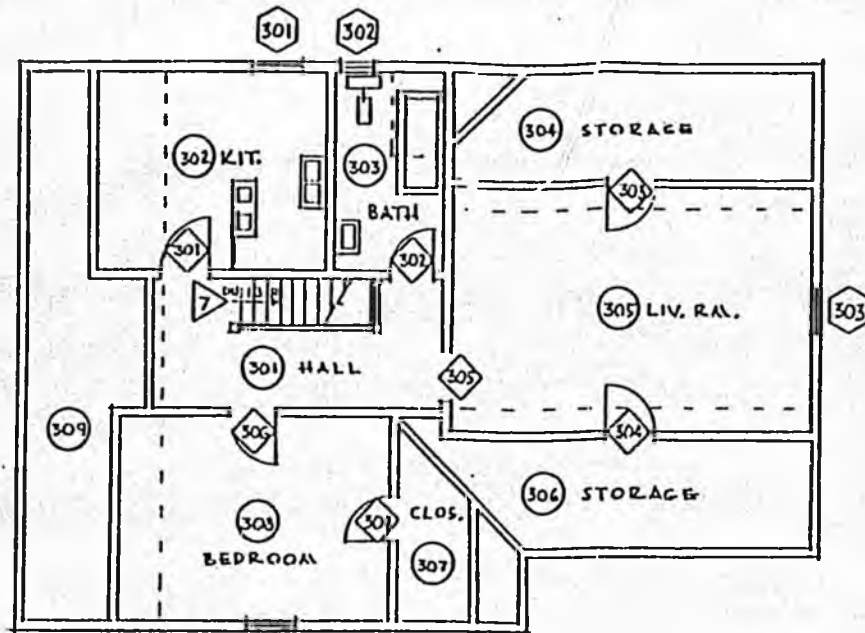
SITE PLAN
(GENERAL CONSTRUCTION)
VICERSHAW HOUSE - JUNEAU, AI
R.A. MITCHELL, A.I.A. 2/17/81
SCALE: 1" = 10'-0"



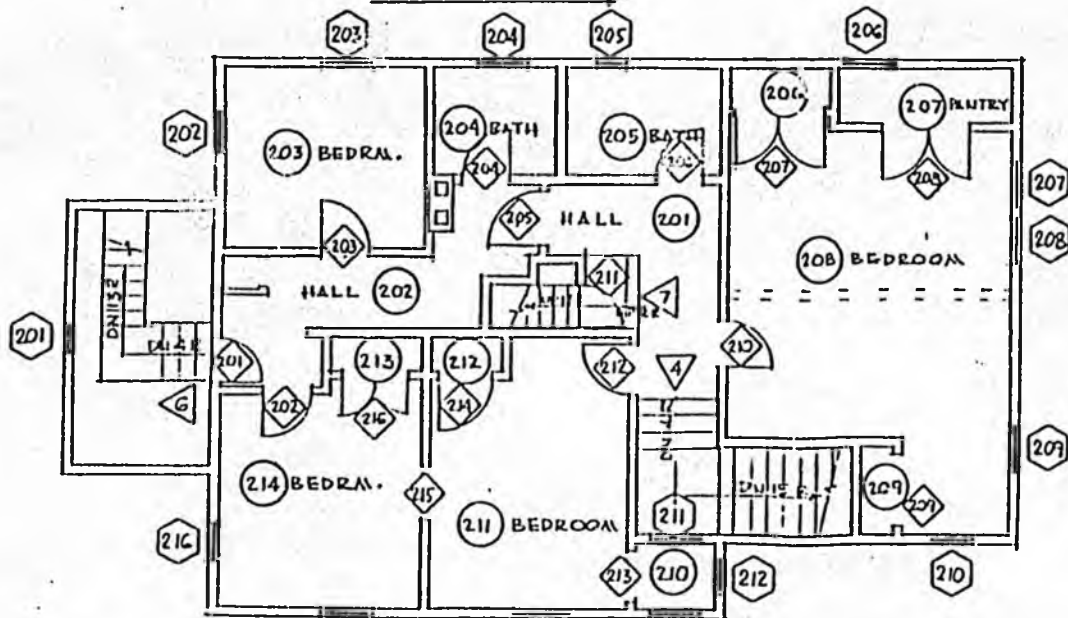
FLOOR PLANS
(PRESENT CONFIGURATION)

WICKERSHAM HOUSE - JUNEAU, AK
(AREA - JUN 2011)

R.A. MITCHELL, A.I.A., 12/21/81
SCALE: 1/8" = 1'-0"



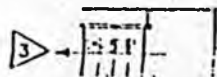
3RD FLOOR ↑



2ND FLOOR ↑

HEIGHTS

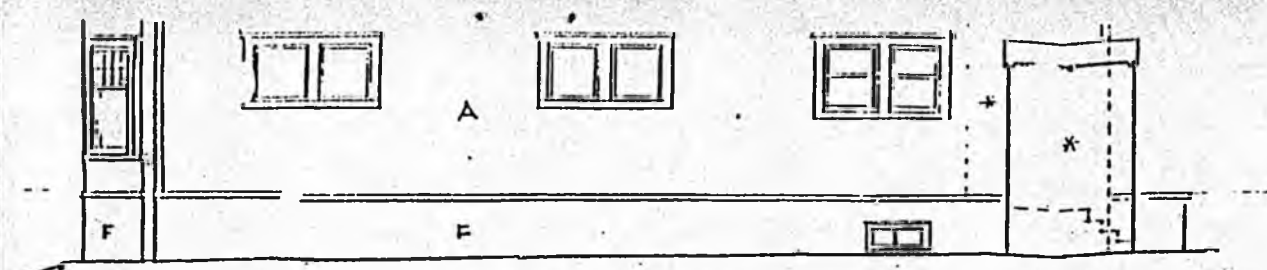
	FLOOR-TO-CEILING	FLOOR-TO-FLOOR
THIRD	± 7'-8 1/2"	± 10'-0 1/2"
SECOND	± 9'-1 1/2"	± 11'-2 1/2"
FIRST	± 10'-0 1/2"	± 8'-3"
BASEMENT	± 7'-5"	



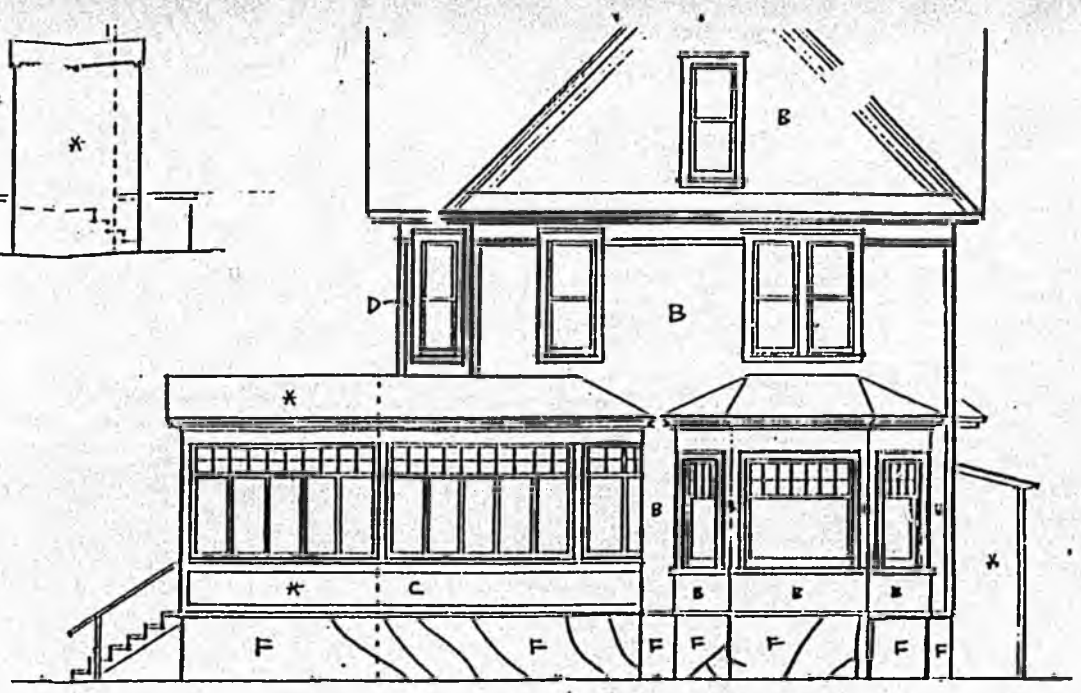
109 110

111 112

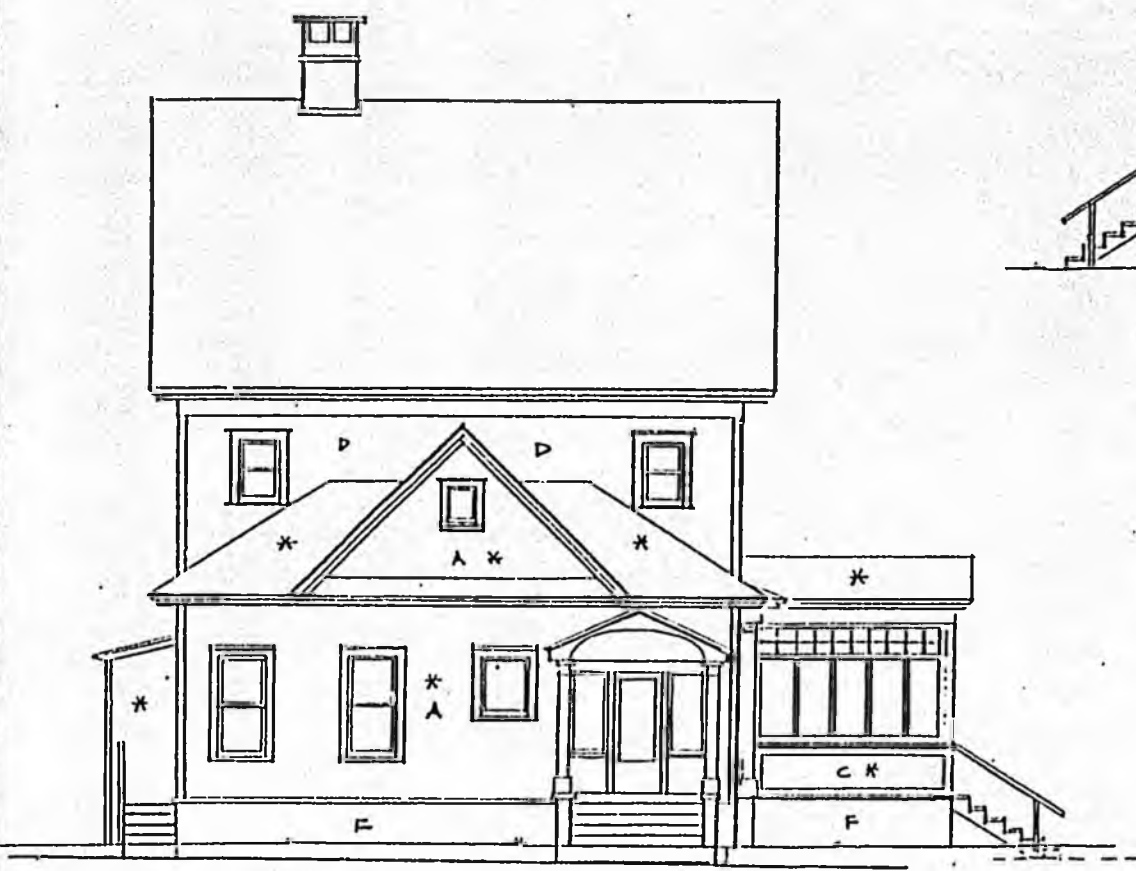
113 114



EAST ELEVATION



SOUTH ELEVATION



SEVENTH ST. NORTH ELEVATION

EXTERIOR ELEVATIONS
(PRESENT CONFIGURATION)

WICKERSHAM HOUSE - JUNEAU A
(1914 JUN 21)
 - R.A. MITCHELL, A.I.A. 12/17/01
 - SCALE: 1/8" = 1'-0"

SIDING

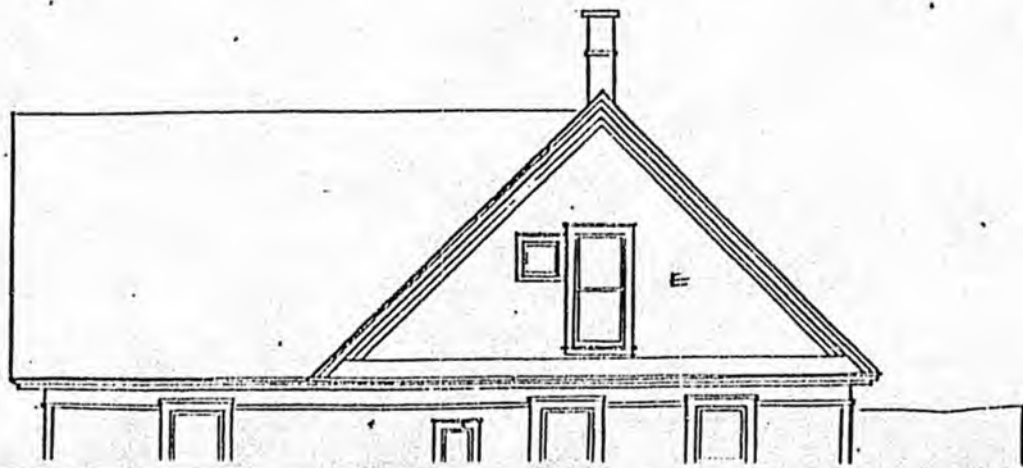
	1ST FL.	2ND FL.	3RD FL.
NORTH	A (*)	(GABLE) D (*)	(ROOF) E
EAST	A (*)	D	E
SOUTH	B	B	D
WEST	A (*)	D	E
S/W PORCH	C (*)	-	-

- * - NOT ORIGINAL MATERIAL.
- A - HORIZ. WD. CLAPED, $\pm 6"$ TO WEATHER.
- B - WD. SHINGLES, SQUARE-BUTT,
ALT. $\pm 2"$ $\pm 5"$ TO WEATHER.
- C - VERT. WD. T & G, ROUND BEAD @ $2"$ O.C.
- D - HORIZ. WD. SHIFLAP, $8"$ NOMINAL WIDTH,
TOP $\frac{1}{2}$ DOT. BEVELLED.
- E - WOOD SHINGLES $\pm 3"$ TO WEATHER
ABOVE WINDOW HEAD - FISHSCALE PATTERN
BELOW " " - 7 CS SQUARE BUTT
- 3 CS FISHSCALE
- 6 " S/B
- 4 CS F/S
- 1 CS S/B

F - CONCRETE/STUCCO



SEWARD ST. WEST ELEVATION



719

The House of Wickersham: A Summary Inventory and Evaluation
of Ethnographic Artifacts

L. J. Rowinski

15 January 1982

A summary inventory and evaluation of the ethnographic objects in the House of Wickersham was done in the period from January 4 to January 15, 1982. One and one half day were spent actually listing the materials in the house. Four and one half days were used in the evaluation, discussions with Division of Parks and State Library officials, and in travel.

Because of the short time available and the conditions under which the inventory was done, it cannot be considered a complete and accurate list of the objects in the collection but should be considered a guide to the categories and quantities of various objects in the house. Some objects were surely missed and others may not have been on view. The list also makes no attempt to provide detailed descriptions of the objects as this was not possible in the time available. One of the first activities that should be carried out on acquisition of the collection is the development of an accurate and detailed catalog. This will have to be done with the assistance and cooperation of Mrs. Allman who remembers many details relating to the provenience of the objects and their relationship to Judge Wickersham's activities and interests. It is this relationship that gives value to many of the objects. If the collection is acquired by the State of Alaska, it would be most advisable for the cataloging and curatorial care of the collection to be under the jurisdiction of the Alaska State Museum which has established forms and procedures for the care and preservation of similar materials.

The evaluation was based on prices for similar objects at recent auctions and sales, insurance values given to similar items by museums, and current shop prices. Also considered was the relationship of these objects to Judge Wickersham. While many of the items are of good "made for sale" quality their only significance comes from their association with Wickersham as examples of his taste and interest. Most are similar to craft and decorative items found in museum and private collections and although not particularly outstanding in their own right they serve a valuable and important role in the house by providing the background for particular times and places in Wickersham's career. They also serve a useful function in the house at the present time as Mrs Allman uses them to discuss Alaska and Native cultures.

Some items are particularly valuable because of their association with others. The "jewel box" and large ladle that belonged to Chief Shakes and the cane given to Wickersham by Chief Anatlahash deserve mention.

There are no labels or identifying information with the objects. Because much of the necessary information is only available from Mrs. Allmans reminiscences, any agreement to acquire the collection should insure that her assistance is available to develop a catalog.

Most of the material is in very good shape considering its exposure to the general climate, house heating variations, lighting and handling. Some of the baskets are cracked and faded while others retain good color.

Eventual use of the house and the disposition of the artifacts will depend on the interpretive plan that is developed. Major options include leaving the house as it now is, ie. basically a memorial to Wickersham based on the public use of the space and materials developed by Mrs. Allman, restoring the house to some semblance of its appearance in the late 1930s at the time of Wickersham's death, or a compromise situation with some interpretive exhibits and some areas restored to lived in appearance. Mrs. Allman has aided any effort at restoration by preserving house components such as doors, lighting fixtures, kitchen counter tops, etc. as much as possible. In any case the artifacts could play an important role in the house by providing background as well as serving as some of the original decorative elements.

Security in the house for objects and written materials will be a major problem whether materials are cased or exposed in a historic house setting. The small select groups entertained by Mrs. Allman in limited time periods will have to be replaced by a situation accessible to a much larger and broader audience. Security will include not only placing items in cases or secure areas but will also involve access to the building, fire safety, etc. The expertise of the State Museum should be called in early to assist in planning and sufficient funding must be provided to secure the major property investment.

As stated earlier, it was not possible in the time and circumstances to get measurements, accurate identifications, and all supplementary material available from Mrs. Allman. It was also not possible to identify all objects on the old inventory. The attached lists include almost all items now on view. They are divided into broad categories and the area of the house in which they were located is indicated. (see attached diagram) Those items in the original inventory are also indicated.

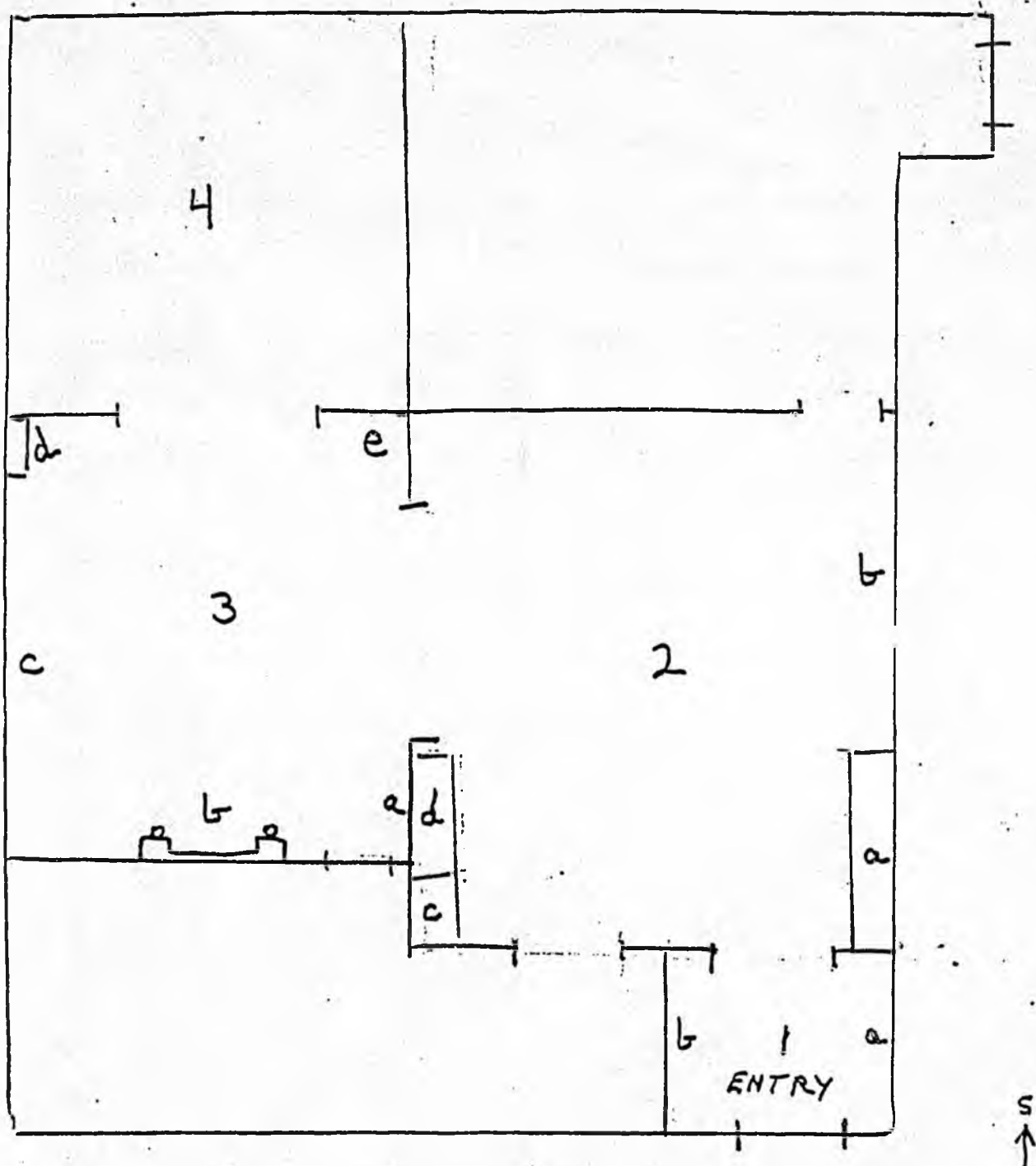
A few photographs are attached to illustrate the kind of material listed.

A final comment and recommendation is that the information available from Mrs. Allman should be immediately and thoroughly collected. Not only should information for the object catalog be recorded, but tape and videotape records of Mrs. Allmans tour narrative, her readings from the diaries, and her own reminiscences should be made while it is still possible to do so.

Summary of object categories and evaluation

basketry.....	\$11,800
ivory.....	20,300
woodcarvings.....	12,550
beadwork.....	4,175
tools.....	4,000
totem poles.....	4,050
dolls and doll clothing.....	3,550
pottery.....	1,000
skin and leather objects.....	675
misc. craft items.....	3,450
other.....	6,200
	<hr/>
	\$61,750

General diagram of main area of the house indicating locations of various ethnographic items as mentioned in lists.



BASKETRY

House location	Item	Value
1a	1 Athabaskan birch bark baby carrier	\$ 250
2a	57 baskets or small basketry items of cedar, willow, spruceroot, coiled grass, woven grass, etc. including: 2 spruceroot covered bottles (\$1000) 1 Atka woven grass basket, broken bottom and faded (1000) 1 Attu wovengrass, 14" high with cover, silk design (\$1000) [25 of the 57 are very good including 6 Aleut, 6 spruceroot and other non-Alaskan Northwest Coast baskets] (\$600)	8,800
2b	1 cedar basketcovered bottle	300
	2 birchbark baskets	400
	1 spruceroot basket 6" high	300
	3 cedar baskets	600
2d	1 Eskimo coiled grass basket with lid, plain	200
3b	1 " " " " 12" high	200
	1 birch bark basket 10"x14"	150
2e	1 Eskimo bentwood basket with ivory handle 10"x10"	600
		<hr/> \$11,800

IVORY

House location	Item	Value
1b	1 ivory labret, oval disc, undecorated	\$ 150
*2c	approximately 72 small carvings, many very good birds, chains, whalebone bear and umiak	14,400
2d	ivory letter openers	50
	1 walrus tusk cribbage board with engraving, 16"	1,000
	1 sled runner	150
*2e	1 string round beads	500
*3a	11 bone or ivory spoons, 5-6" long, mounted on wooden paddle	550
3b	walrus tusk cribbage board, 20" long, map of Nome : area on back, engraving of ptarmigan in smallwillows on face	1,000
*stored	ivory plaque, telling stor in pictograph, 3x4" 1866-67, Fort Clarence	2,500
		<hr/>
		\$ 20,300

* items mentioned in original inventory on page 6

WOODCARVINGS

House location	Item	Value
1b	1 old oil dish	\$ 350
	1 modern oil dish	150
	1 raven and sealion hanging	200
2c	2 sets Tlingit salad servers	100
2d	1 bentwood box, 8"x10"x6", "chief Shakes jewelry box", lid missing, given to W by Chief S.	2,500
	1 Eskimo sun glasses	100
2e	1 frog bowl, black, 10" long	250
	1 whale bowl, black, 10" long	250
	1 sea otter grease dish, abalone eyes	1,000
	2 small frogs	600
*	1 rattle, approx. 10" long	1,000
3a	7 large wooden spoons	500
3b	1 carved spoon (jack Allman's)	700
3c	1 potlach ladle, 24" long, large bowl with painted wolf design, given to W. by Chief Shakes	2,000
	1 canoe shaped candle holder, 10" long	50
3c	1 small wood carving of 2 animals	200
**3d	1 carved cane given to W. by Chief Anatlashash, inlaid with abalone	2,000
3a	1 carved mask, modern	600
		<hr/>
		\$12,550

*item mentioned in original inventory on page 6

** item mentioned in original inventory on page 5

BEADWORK

House location	Item	Value
1a	1 sealskin hanging letterholder, beaded	\$ 150
	10 small beaded items; Athabaskan	750
	11 " " " Tlingit	600
1b	1 beaded decorative wallhanging, pink, white & blue dated 1905	50
	1 high laced mocassin	50
	1 heavily beaded hanging, about 14" long (Flains Indian?)	200
	1 cedar bark mat with about 19 small dolls and beaded items attached	150
*2b	2 framed beaded felt pictures 12"x16"	300
	13 small beaded objects on red felt	325
	1 pennant, moosehide with beaded "Fairbanks" and heart and forget-me-nots, 24" long, given to W. in Fairbanks	250
2c	1 small beaded bag	100
** 2d	2 strings faceted blue beads	400
	2 strands beads with dentalium	400
	1 choker with porcupine quills	200
** 3c	3 beaded and button felt pieces, Tlingit	200
		\$ 4,175

* item mentioned in original inventory on page 7

** items mentioned in original inventory on page 6

TOOLS

House location	Item	Value
1b	1 miniature Eskimo fishing equipment	\$ 50
2a	1 Eskimo jigging rig	150
	2 halibut hooks	1,000
2b	3 Eskimo throwing boards	750
	1 harpoon head	100
2c	1 Eskimo throwing board	250
	1 beaded knife sheath, 10" long, with small slate blade	500
	1 antler meat hook	100
*	1 stone adze with wooden handle	250
2d	2 slate knives with wooden handles	200
*	1 jade bladed adze	250
*	2 jade ulus, one without handle	200
*	1 jade whetstone, 6" long, cylindrical	200
		<hr/> 4,000

* items mentioned in original inventory on page 5

TOTEM POLES

House location	Item	Value
2e	1 12" souvenir type	\$ 200
3a	3 small " "	450
3c	1 24" high, unpainted, given to W. Eagle and Wolf	1,000
	1 souvenir type, 14" high	200
	3 " " small, painted	300
3d	8 8" to 18" souvenir type and many smaller poles, some mounted on driftwood, and other small carvings	500
3e	1 24" painted	400
4	1 unpainted, 24", cedar	400
?	2 small argillite poles	600
		<hr/> \$4050

DOLLS AND DOLL CLOTHING

House location	Item	Value
*1b	1 doll parka, decorated fawnskin	\$ 100
	1 " " cloth	50
	1 " " gut with red cloth trim	100
	2 doll skin mukluks (2PR)	50
2a	1 Eskimo doll	250
2b	6 Eskimo dolls (two very fine with Ethel Washington type carved faces)	2400
	3 Tlingit dolls, skin clothing and faces	450
3c	1 Tlingit doll, "five-fingered chief" 6" high	200
		\$ <u>3550</u>

*items on this page mentioned in original inventory on page 6

SKIN AND LEATHER

House location	Item	Value
1a	skin frog with beads	\$ 200
1b	sealskin purse	100
	1 skin ball, 5" diameter, plain, (St. Lawrence Is.?)	100
2b	1 Eskimo skin picture	100
	1 Agnupuk picture on sealskin, approx 6"x7"	100
	3 Eskimo yoyos,	75
		<hr/>
		\$675

POTTERY

House location	Item	Value
*1b	Eskimo "blood pottery" bowl, 10" diameter, grooved inside, good condition	
*2b	Eskimo " blood pottery" bowl 5" high	
*2d	" " " " 5" high	
		<hr/> \$1000

* items mentioned in original inventory on page 5

MISCELLANEOUS CRAFT ITEMS

House location	Item	Value
1b	1 flannel letter holder, 10"x12", red	\$ 200
2a	1 wooden "Elingit" drum, staved sides, skin head painted, 12" diameter	500
2d	1 model kayak with figure, carved wooden face, about 12" long	750
2e	2 strung shell necklaces (probably not Alaskan)	100
3a	2 sheephorn spoons, plain	200
	1 mountain goat horn spoon, 5" long, inlaid with abalone	500
2d	other misc. (this case contained over 75 small items of many materials, small ivory pieces, etc.)	1000
		<u>\$3450</u>

OTHER

House location	Item	Value
*1b	1 woven blanket from Ozette, Makah Reservation, Washington, collected by W. between 1880 and 1890, associated information in ethnographic notebook.	\$5000
	1 oosik	200
*2d	2 wooden calendars from Kodiak	1000
		<hr/>
		\$6200

* items mentioned in original inventory on page 5



UNIVERSITY OF ALASKA, FAIRBANKS
Fairbanks, Alaska 99701

RECEIVED
FEB 16 1982
February 17, 1982

ALASKA STATE LIBRARY

Richard Engen, Director
Division of State Libraries and Museums
Pouch G
Juneau, Alaska 99811

Dear Dick:

I have had a chance to review the various inventories that were developed on the Wickersham manuscript materials and the additional notes generated during the time (approximately a day and a half) that Lu Rowinski and I had to review the Wickersham Collection with Ruth Allman. I would like to share with you what might be a fair way of arriving at an evaluation, or at least a range within which an appropriate offer might be made for the manuscript and photographic material as part of the total evaluation of the Wickersham properties from the State's point of view.

As we discussed, providing an accurate evaluation of the Wickersham manuscript and photographic materials is a difficult task indeed. It would require an extended amount of time to develop an item by item inventory and evaluation. As I review the materials, it seems to me that there are approximately five parts of the collection which are outstanding enough to be considered separately with an individual evaluation, with the last grouping and evaluation being of the balance of the material, some of which are outstanding and others of which are interesting and informative, but not unusually significant.

In looking at the materials and reflecting on Judge Wickersham's career and contributions to the development of the Territory and the future State of Alaska, one is struck by a number of considerations. First, Wickersham was a man of manifold talents who ably filled the position of District Judge, Delegate to Congress, competent attorney, an outstanding bibliographer and lively writer, in addition to other talents and contributions such as his leadership role in the Republican Party, both in the State of Washington and in Alaska. He was an extraordinary diarist in that he maintained a day by day journal for some 39 years, no mean accomplishment! It seems obvious that Wickersham had a sense of history, carefully recorded his observations and maintained detailed correspondence and subject files that document his career. While many of the parts of the collection have a scholarly and monetary value independently, one must conclude that the collection, because of its extensiveness and completeness, is in fact worth more taken together than the sum of its discreet parts.

Other than Wickersham, the records of the Delegates to Congress are very limited until Tony Dimond was elected as a Delegate to Congress in 1932. The record from 1933 on increases in terms of completeness and value, but obviously covers a much later period than that covered by Wickersham.

ATTACHMENT 5

UNIVERSITY OF ALASKA

Richard Engen, re: Wickersham collection
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The following is a review of the increments considered important to mention individually:

The most outstanding part of the collection, in terms of scholarly value, are the diaries kept by Wickersham from 1900 through his death in 1939. The diaries tend to become more extensive and observant as the diary progresses.

He records his activities as a District Judge, Delegate to Congress, or as an attorney, reflects on his political activities, paints an occasional portrait of political friends or adversaries (i.e. Brady), activities of himself and others such as they affect his life. Also, occasional medical observations, some personal comments and observations, especially relating to his wife, Deborah Susan, and comments on events of importance, from his perspective are covered. The diaries cover his appointment as District Judge and entry into Alaska, the establishment of "Interior" Alaska Court, the resolution of the Noyes-MacKenzie case in Nome, the establishment of Fairbanks, the continuing difficulties he had being confirmed as District Judge, as well as his tenure as Delegate to Congress. The controversial aspects surrounding his election at various times, his continuing career as an attorney, and as a political advisor and participant in the political process, his activities as a bibliographer, the death of his wife, Susan, and his decline in health that led to his death in 1939 are also detailed. The diaries represent an outstanding personal and political record not available for any other Delegate, nor, as far as I know, any other political figure other than the late Senator Ernest Gruening who also kept a diary. While all the diaries are historically significant and valuable for research, there are probably at least eight that would appear to be most noteworthy. The establishment of the court, the founding of Fairbanks, the Mt. McKinley climb, his election as the first full-time Delegate, his support and successful passage of home rule for Alaska, the Alaska Railroad Bill, the founding of the University of Alaska, and the introduction of the first statehood bill, would suggest a higher value for these items. A range of between \$1500 and \$2000 for each of the 39 diaries, \$3000 for six of the diaries, and \$5000 for two of the diaries suggest a conservative value of \$86,000 for the diaries as a group. A less conservative approach might suggest a value of upwards of \$105,000 to \$118,000 for the diaries depending on how each might be evaluated.

The second group to be discussed are the 17 volumes of outgoing letters from 1883 to 1910. Wickersham kept copies of his outgoing correspondence in 17 volumes of letter press books. These letter press books start with his legal career in Washington State, for his own legal firm and when he was in partnership with Murray and with Palmer. They continue through his appointment as District Judge when most of the letters reflect his activities in terms of appointments, such as the staking of mining claims and his travels. They conclude about the period that he was elected to the position of Delegate to Congress. It is an extensive record of his outgoing correspondence which reflects his activities and complements the diary. A conservative evaluation of this part of the collection would suggest a value of \$8,500.

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The next part examined was approximately 40 loose leaf volumes of correspondence in cartons. These deal primarily with his activities as Delegate to Congress through approximately 1918, but also cover, to a limited degree, other chronological periods. Small amounts of correspondence cover the period between 1890-1910, and 1907-1910, which relate to Republican conventions in both Ketchikan and Juneau. Also, there are files developed after his terms as Delegate dealing with topics such as that of the Alaska election of 1927-28, the bibliography of Alaska literature, the Alaska Railroad freight tariff in 1931. These include both incoming letters and copies of outgoing correspondence. During his tenure as Delegate, the files relate to the various concerns of constituents which are kept chronologically, as well as files centered around subject areas as Territorial home rule, the Alaska Railroad, the Road Commission, the Prohibition Bill, the Agricultural College and School of Mines, and the first Indian Chiefs' Council in Fairbanks in 1915. It is an extensive record of material and encompasses approximately seven linear feet of material. It is the earliest comprehensive record of the activities of the Delegate to Congress and reflects Wickersham's wide interests. Because of the extensiveness of the material and the type of issues dealt with, an evaluation of \$16,000 to \$20,000 might be appropriate. For our purposes, a value of \$17,500 is suggested.

Next, is a grouping of incoming correspondence between 1900 and 1910. The incoming correspondence reflects concerns of individuals, bills, orders, and reflects the beginning of the court of Eagle, its transference to Fairbanks, materials dealing with Noyes-MacKenzie controversy in Nome, his relationship with Joslyn and Barnette, and his resignation from the Court and support for Cole as Delegate. These files also contain material relating to the Keystone Canyon case. There are approximately 2,200 to 2,300 items and appropriate value, conservatively, might be \$3,000. This might go as high as \$5,000.

The extensive photograph albums are the last materials considered separately. There are at least 17 albums containing a selection of photographs covering locations throughout Alaska over a varied time period. For instance, Album #11, relating to Fairbanks, has a number of very early photographs in 1903 documenting the early development of Fairbanks, and a number of photographs documenting the claims and the people involved in individual claims on Fairbanks and Goldstream Creeks. The album on Valdez covers a number of roadhouses and some unusual views of roadhouses on the southern part of the Richardson Highway. Also, photos of the Hazelet-Meals expedition of 1897 and detailed photographs documenting and illustrating the confrontation that took place at Keystone Canyon in 1907. There is a wide variety of photographs in terms of subject matter and covers many cities and towns of Alaska. While there is not a heavy representation of original studio prints in first class condition, the photographs do document the early development of Alaska. A major portion is already represented in various collections within Alaska; there are at least 10% to 20% that might be considered unusual and not heretofore available. Most are in large format-- 8 X 10--with occasional 5 X 7's and a very small percentage of smaller formats. A conservative estimate of the 1389 photographs minimally estimated to be in the collection would be \$10,000. This could go considerably higher.

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In addition to these materials mentioned, there are court docket books, materials relating to his career as an attorney, materials relating to the development of the Alaska Bibliography, personal writings and research notes reflecting his interest in anthropology and linguistics. In addition, there are loose leaf notebooks that contain and collate original material and subsequent articles and correspondence about Judge Wickersham, approximately four cubic feet of individual letters which are difficult to classify, books and materials relating to Captain Libby, indices to the extensive diaries, and many other items too numerous to mention. An estimate of the value of these additional materials might be \$15,000 and possibly up to \$20,000. We were unable to explore in detail all of the materials available because of a very limited time frame in which we were operating.

In conclusion, the conservative evaluation of \$140,500 from the State's point of view would not be unreasonable. This could, depending on the perspective of the appraiser, go as high as \$180,000. If the collection were dismembered and sold on a piece by piece basis, as the Pullen Collection was, it might fetch an even higher sum because of the fame of Wickersham.

While the collection has been utilized for major historical works, first by the Judge himself and, more recently, by Evangeline Atwood in her study, and to a lesser degree by other scholars, the collection still represents a major resource for scholarship on Alaska's history and Judge Wickersham's career. It should sustain a large number of additional studies and analyses both of the Judge and of the political problems and situations in which he was involved.

It would be a tragedy for State should this collection be either dismembered or be sent to a repository outside the State. It reflects an important part of our history and extremely significant political figure.

A few comments about what might be considered, should the State acquire the manuscript and photographs as part of a larger acquisition of the Wickersham artifacts and the house and other physical property, follow.

Whatever designs there might be for the house in terms of interpreting the Judge's career, it would be my strong recommendation that the manuscript materials be removed to a suitable repository where a competent archivist be employed to arrange and describe the material and prepare it for microfilming. It could well take a good archivist six months for the arrangement and description process as well as an equivalent time period and cost to prepare and microfilm the material. The collection should be microfilmed completely using relatively sophisticated techniques for the materials that are either faded or blurred so that they will be rendered as readable as possible. The collection, as discussed, represents a tremendous scholarly resource and copies should be placed in significant repositories within the State.

There are a large number of books on Alaska, Congressional Hearings, Congressional Digests, and other materials that could be left in-house, giving a sense of the career of Judge Wickersham and the manifold projects

UNIVERSITY OF ALASKA

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in which he was involved which are replaceable. These would continue the atmosphere without endangering unique, irreplaceable manuscript and photographic materials.

Facsimiles of the diaries or portions of the diaries could be made so that those interpreting the house and those visiting the house could have access to the information in an interesting and historically faithful format. In fact, the removal of some of the materials that are in the house might allow the collection remaining to be more easily interpreted. At this moment, it is quite easy to get overwhelmed by the volume of materials preserved. The volume of materials might distract or weaken the historical presentation to an audience spending a limited time at the site.

In addition to the inventory prepared by Ruth Allman in 1966 and another undated inventory, I have appended the rough notes that I took during my time there and the notes Lu took in regards to the photographic collections that we both reviewed.

If it would be helpful, I would be pleased to discuss the collection further with you or others involved in the process of reviewing the possibility of acquiring the Wickersham properties.

Sincerely yours,



Paul McCarthy
Archivist and Head
Alaska and Polar Regions
Department

PMcC:bd
Enclosure

MARCH 5, 1982

HILTON WOLFE
STAFF ASSISTANT TO THE DIRECTOR
DEPT OF NATURAL RESOURCES
DIVISION OF PARKS
POUCH M
JUNEAU, AK 99811

DEAR MR WOLFE:

REFERENCE TO CONTRACT WICK-742-4 TITLE: HOUSE OF
WICKERSHAM WITH THE ALASKA HISTORICAL SOCIETY DELIVERED
INTO MY HANDS FEBRUARY 25, 1982.

THE FAIR MARKET VALUE OF ITEMS LISTED IN APPENDIX
B OF THE ABOVE MENTIONED CONTRACT IS \$55,500.00.

SINCERELY,


WILLIAM W. JORGENSON

ATTACHMENT 6

ITEMS LISTED COLUMNS "3", "4", "5", AND "6" IN CONTRACT WICK-742-4

ICON FROM RUSSIAN AMERICA	\$ 1,500.00
COPPER TEAKETTLE USED BY THE RUSSIAN-AMERICAN GOVERNOR AT KODIAK	750.00
CALENDARS (2) VERY CRUDE-TWO PIECES OF WOOD WITH LEATHER HINGES	500.00
GOLD NUGGET CANE	500.00
GOLD PAN--GOLD SCALES--USED BY JACK ALLMAN	250.00
HAND CARVED SPOONS FROM QUARTERS AND HALF DOLLARS (7)	700.00
PORTRAIT OF JUDGE WICKERSHAM--1912--BY MRS. DAVIS	1,000.00
PAINTING--RUSTY HURLEIN "CABIN ON THE YUKON"	2,500.00
PAINTING--JUDGE KEHOE--"FISHERMAN IN FIGHTING WHITE WATER"	500.00
PAINTING--FRANCES PAUL--"TLINGIT CEREMONIAL HAT"	100.00
SOUVENIR SILVER SPOON COLLECTION (100+)	2,500.00
PAINTING--GRACE WICKERSHAM--"BLUE MOUNTAINS"	100.00
MELODIAN--	500.00
CLOCKS, MANTLE TYPE (2)	500.00
SILVER - GLASS (ON SEPARATE LISTS)	5,075.00
FURNITURE - (ON SEPARATE LIST)	11,825.00
MISCELLANEOUS ITEMS OF NOTE - (ON SEPARATE LIST)	<u>26,485.00</u>
TOTAL	\$ 55,285.00

CORRECTION

**THIS DOCUMENT
HAS BEEN REPHOTOGRAPHED
TO ASSURE LEGIBILITY**

MARCH 5, 1982

HILTON WOLFE
STAFF ASSISTANT TO THE DIRECTOR
DEPT OF NATURAL RESOURCES
DIVISION OF PARKS
POUCH M
JUNEAU, AK 99811

DEAR MR WOLFE:

REFERENCE TO CONTRACT WICK-742-4 TITLE: HOUSE OF
WICKERSHAM WITH THE ALASKA HISTORICAL SOCIETY DELIVERED
INTO MY HANDS FEBRUARY 25, 1982.

THE FAIR MARKET VALUE OF ITEMS LISTED IN APPENDIX
B OF THE ABOVE MENTIONED CONTRACT IS \$55,500.00.

SINCERELY,


WILLIAM W. JORGENSON

ATTACHMENT 6