

LEG. FINANCE - BILLS 1983 - 1984 1842

CSHB 151 cont.

1842

WICKERSHAM HOUSE REPORT

Prepared in Response  
to  
Legislative Resolve No. 30, 1981

Submitted  
to  
Jay S. Hammond  
Governor

By  
Wickersham House Task Force  
March 1982  
Juneau, Alaska

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## WICKERSHAM HOUSE REPORT

### Introduction

With Legislative Resolve No. 30, 1981 (Attachment 1-A), the Legislature requested that the Governor establish "a task force to develop a plan for the continued operation and preservation of the House of Wickersham" (located at 213 Seventh Street, Juneau) and specifically named three State officers to serve on the task force. The resolution was accompanied by an appropriation of \$17,400 (Attachment 1-B).

Following the Governor's approval of that appropriation, the principal members named in the resolution consulted informally and prepared a workplan, based on the \$17,400 appropriation, for performing the necessary work, which was interpreted to mean "a determination of the costs and procedures attendant upon the State, assuming ownership and control of the House of Wickersham." On January 7, 1982, the Governor formally established the task force (Attachment 1-C).

This report synthesizes the task force consensus developed at two Juneau meetings and in consultation with the owners of the House of Wickersham and its collections.

### Task Force Members

The Governor appointed the following officials to prepare the requested report:

- (1) Chip Dennerlein, Director, Division of Parks (Chairman)
- (2) Richard Engen, Director, Division of Libraries and Museums
- (3) Donald Dickey, Director, Division of Tourism

Additional participation was provided by the following individuals to broaden the base of task force deliberations:

- (1) William Hannable, Director, Alaska Historical Commission
- (2) Robert Shaw, Chief of History & Archaeology, Division of Parks
- (3) Hilton Wolfe, Staff Assistant, Director of Parks

- (4) Paul McCarthy, Archivist, Alaska and Polar Regions Collection, University of Alaska, Fairbanks
- (5) John Pearson, Travel Development Specialist, Division of Tourism
- (6) Kathy Hildre, Southeast Alaska Manager, Alaska Tour & Marketing Services, Inc.
- (7) Ruth Allman, Lecturer-Curator, House of Wickersham

#### Assessments and Appraisals

In order to establish a reliable cost estimate pursuant to State acquisition and operation of the House of Wickersham and its collections, the following assessments and appraisals were prepared and are included as attachments to this report:

- |              |  |
|--------------|--|
| Attachment 2 | Brief Summary of the Wickersham Collections  |
| "            | 3 Architectural Condition Assessment, prepared by Robert A. Mitchell, A.I.A. Historical Architect, Division of Parks                             |
| "            | 4 Ethnographic Objects Appraisal, prepared by L. J. Rowinski, retired Curator of the University of Alaska Museum, Fairbanks                      |
| "            | 5 Archival Documents Appraisal, prepared by Paul McCarthy, Archivist of the Alaska and Polar Regions Collection, University of Alaska, Fairbanks |
| "            | 6 Antiques Appraisal, prepared by William W. Jorgenson on behalf of the Alaska Historical Society  |
| "            | 7 Real Property Appraisal, prepared by J. A. Duvernay, A.S.A., of Pomtier, Duvernay & Horan  |

#### Options Considered

During task force deliberations, the discussion revolved around three basic options for State involvement:

- |          |   |
|----------|---|
| Option A | No State action (rejected)                    |
| "        | B State support to a private owner (rejected) |
| "        | C State purchase and operation (recommended)  |

Those options are discussed below.

Option A - No State Action (Rejected). Given the assumptions expressed in Legislative Res lve No. 30, 1981, Option A is not viable. Operation of the House of Wickersham and its collections as a point of historical interest has been perpetuated by the strong determination, personal committment and direct involvement of Mrs. Ruth Allman for many years. With her advancing age, Mrs. Allman's ability to continue to service the increasingly demanding tourist schedule is necessarily diminishing, and the time has arrived where a revised mode of operation is imminent. Mrs. Allman and Mr. Robert G'ersdorf have recognized the situation and have taken the step of inquiring as to the State's desire to preserve this element of Alaskan history. Indications are that should no State action be taken, the integrity of the Wickersham House and its contents will likely be destroyed over the next few years through redirected use. Exercising Option A would likely not fulfill the legislative goals of ". . . continued operation and preservation of the House of Wickersham"; consequently this option was rejected.

Option B - State Support to a Private Owner via Subsidy and Maintenance Agreement (Rejected). Substantial discussion of this option resulted in the final decision not to recommend it. A key element in that rejection was the basic belief that the property is not viable as a business venture directed to the preservation and public interpretation of the House and documents, that is, a privately owned and operated museum and library. The value of the real property and its contents is approximately \$500,000, while the gross monetary return from current operations is in the \$35,000 per year range: this is not a sufficient return to attract private investment.

Sufficient State subsidy could be designed to make this option viable; but the need for maximum dollar return, which would necessarily be the goal of a private owner, would have the effect of converting the property to almost exclusive non-resident tourist use. This conclusion is based on the fact that the current visitor fee is \$8 per person and even with that fee,

continued operation in the current mode is not feasible. With a change of private operators, the cost per person would be at least as high as the current rate. An entry fee of \$8 is not considered prohibitive by most non-resident visitors, especially when it is included as part of a total tour package. However given the nature of disposable family incomes, an Alaskan family of four is unlikely to pay \$32 for a 1 or 2 hour tour of the House and is even more unlikely to do so on a repetitive basis.

Although the capital investment vs. return for this mode of operation is untenable, with direct subsidy and recently enacted federal tax incentives private operators willing to fail for short-term gain could likely be found. However the task force consensus was that exercising this option would only prolong the agony of the destruction of the historic values of the House and its collections. Additionally, Option B would result in complicated and reoccurring negotiations and contracts that would require a high level of direction from the State. Inevitably the owner would feel constrained by the management agreements necessary to preserve the building with its contents intact.

Preservation of the structure alone is possible under private ownership through conversion of use, such as conversion to a restaurant or to apartments; but these possibilities would require removal of the Wickersham memorabilia. Given that the major importance of the structure is derived from its association with Wickersham and his collections, the task force concluded that conversion of use would not produce the goals of the Legislature; that is, disassociation of the House and its contents would very negatively impact the historical, interpretative, and educational value of the property.

Option C - State Purchase and Operation (Recommended). Option C is the most direct and positively controlled means of producing the goal of preservation of the Wickersham House and its contents as a unit; consequently the task force recommends purchase of the building along with its contents. This ...

recommendation is based on the assumption that the Legislature is recognizing the valuable contribution which the Wickersham House makes to tourism as well as the significant role which the House occupies in Alaskan history.

One important point to identify about the Wickersham House is that it was basically a retirement home occupied by Judge Wickersham only from 1928 to his death in 1939. Since most of the Judge's contributions to Alaska were made elsewhere in Alaska earlier in his career, it is not the structure that is of paramount importance, but the contents. Since the Judge's occupancy, the structure has housed the extensive collections of documents, diaries, ethnographic and historical memorabilia which so clearly reflects the territorial history of Alaska and Judge Wickersham's role in that era. Though the house has a role in the mining history of Juneau and is an excellent example of turn-of-the-century architecture, it is clearly the contents of the structure which have resulted in legislative concern for preservation and operation of the house as an historical resource and attraction.

The option of purchasing only the house contents was discussed by the task force members, but this solution does not address the desires of the owners or Mrs. Allman or the Legislature to continue the association of the House and the collections. It should be emphasized that as a body of materials reflecting the Wickersham era and his mode of life, the house contents are important as a unit. Interpreting the house and Wickersham's role in Alaska history would be difficult without these materials; the house and its contents are a valuable element in the State's history as an integrated unit.

#### Other Recommendations

While not going into the details of daily management, the task force has several additional recommendations that deal with specifics which will result in accomplishing the Legislature's objectives if the property is purchased.

(1) The Division of Parks should be the managing agency, with technical support from the Division of Libraries and Museums.

(2) Substantial rehabilitation and upgrading of the structure should be accomplished upon acquisition to meet mandatory codes for operation of the structure as a public facility and to insure the safety of the collections.

(3) The house contents should be kept within the house for display and interpretative purposes with the exception of a few unique, irreplaceable objects whose security from theft and climatic variations are required for preservation of the object in perpetuity. Upon State purchase and accomplishment of a detailed inventory, the Directors of Parks and Libraries and Museums should reach a consensus decision on removal of those specific materials to the State Museum and State Archives. For purposes of interpretation and public presentation at the House of Wickersham, high quality replications may be needed for the few documents or objects removed.

(4) Use of the second and third floors should be as office and residence units for security of the building and its contents.

(5) The facility derives its major value from the standpoint of tourism and Alaska resident education and historical significance; specific operation as an academic research facility for the Wickersham era is not practical from management standpoints and would not service the element of high public interest in the facility itself, but the contents of the House could be made available for off-site scholarly use.

(6) Summer season use should be devoted primarily to tourist use (especially since regional tourism is a growing attribute within the U.S.), and the remainder of the year should focus upon State citizen use. Occasional use of the House as a meeting place for State boards and commissions would also seem appropriate.

(7) Consideration should be given to the option of a tourist user fee and possible concessionaire involvement in certain elements of the operations program.

(8) Local citizen involvement in the House of Wickersham should be initiated through cooperation with the existing State Museum docents corps or similar group. Additionally, the involvement of the City and Borough of Juneau through cooperative

agreement should be considered, but the primary management responsibility should be clearly vested in the State Division of Parks.

Fiscal Information

Acquisition. Based upon the appraisals which were prepared, the cost of acquisition would range between \$437,800 and \$497,300, as identified below. It should be emphasized, however, that these appraisals are conservative and the actual open market selling price could easily exceed the high end of the range; but it appears that the owners would be willing to negotiate a sale using these appraisal figures as the basis for actual cash exchange and to donate the difference between cash payment and a higher selling price based upon other appraisals or estimates of market value.

Real estate	\$180,000 - 200,000
Ethnographic objects	61,800 -
Documents	140,500 - 180,000
Other artwork, artifacts, and antiques	<u>55,500 -</u>
Acquisition	\$437,800 - 497,300

Implementation. If the Wickersham House and its collections are acquired, additional capital funds would be necessary to initiate management as a public facility. Necessary repairs, restoration, and public use adaptation costs are based upon the Architectural Condition Assessment (Attachment 3) and include complete rewiring of the house and installation of a fire suppression system.

Repairs, restoration, and public use adaptation	\$254,000 - 364,000
Collections cataloging, dis- plays, and replications	80,000 -
Site modification for vehicular access	<u>20,000 -</u>
Implementation	\$354,000 - 464,000
Capital Total	<u>\$791,800 - 961,300</u>

Annual Operating Cost - FY83. The annual operating cost is based on one full-time staff person, assisted by volunteer services such as the docents corps, and utilities and maintenance for the facility and assumes on-site management only. Off-site services, such as circulating portions of the collections to other areas of the state, would require additional funding.

1 Permanent full-time staffperson	\$30,600
Associated costs	2,500
Utilities and facility maintenance	<u>10,100</u>
Total Operating	\$43,200

# STATE OF ALASKA

## THE LEGISLATURE

Source

CSSCR 11(SA)

1981

Legislative  
Resolve No.

30



Relating to the preservation of the House of Wickersham.

### BE IT RESOLVED BY THE LEGISLATURE OF THE STATE OF ALASKA:

WHEREAS a significant portion of Alaska's documented and written history during the years 1900 through 1938 is recorded only in the diaries, papers, and manuscripts of Alaska's pioneer judge, James Wickersham; and

WHEREAS the House of Wickersham, located in Juneau and built on the site of the New Boston gold mining claim, is itself of major historical significance as one of the first large homes built in Alaska after the purchase from Russia, and as a fine example of Victorian architecture; and

WHEREAS the House of Wickersham has been certified for inclusion on the National Register of Historic Places, and its private collection of historic documents, diaries, papers, photo files, and artifacts is of major significance to scholars of early twentieth century Alaska; and

WHEREAS the histories of Nome, the Aleutian Islands, Fairbanks, Eagle, Anchorage, Mt. McKinley, Valdez, Skagway, Wrangell, Sitka, Ketchikan, and Juneau are preserved and represented in these early documents, making the Wickersham collection of major statewide importance; and

WHEREAS in years past many private historic collections have been sold or removed from Alaska; and

WHEREAS it seems appropriate that the Wickersham collection and its repository should be recognized and preserved for the benefit of all Alaskans now and in centuries to come;

BE IT RESOLVED by the Alaska State Legislature that the

Governor is respectfully requested to establish a task force to develop a plan for the continued operation and preservation of the House of Wickersham; and be it

FURTHER RESOLVED that the Governor appoint the directors of the division of parks of the Department of Natural Resources, the division of libraries and museums of the Department of Education, and the division of tourism of the Department of Commerce and Economic Development, and other officers of state government concerned with the history of the state to serve on the task force; and be it

FURTHER RESOLVED that the Governor invite the appropriate federal agencies and historical associations to work with the task force toward the achievement of its goal.

ATTACHMENT 1-A

HOUSE JOURNAL SUPPLEMENT

May 15, 1981

No. 43

FISCAL NOTE

I. REQUEST CS  
HCR  
8  
(SA)  
 Bill/Resolution No. 5 HCR 8 (SA)  
 Title Preservation of the House of Wickersham  
 Requested by House Finance Date 5/8/81

II. FISCAL DETAIL  
 Agency Affected Natural Resources - Parks  
 Program Category Affected NRSEC - Parks & Recreation  
 DRU, Program, or Subprogram(s) Affected Park Operations - Parks Administration  
 (Note: If more than one budget component is affected, separate line-item amounts and funding for each component in the analysis section.)

EXPENDITURES (Thousands of Dollars)

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
100 PERSONAL SERVICES		3.0				
200 TRAVEL		5.4				
300 CONTRACTUAL		5.0				
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		17.4				

FUNDING (Thousands of Dollars)

GENERAL FUND	17.4				
FEDERAL FUNDS					
OTHER (Specify Fund Source)					

POSITIONS

FULL TIME					
PART TIME					
TEMPORARY		1			

III. ANALYSIS (See Fiscal Note Preparation Instructions, Section III)  
 The costs identified above would be used by the task force to develop a plan for the continued operation and preservation of the House of Wickersham. Tasks to be accomplished would include the following: (1) prepare the work plan; (2) evaluate the academic and research significance of the collection; (3) inventory and appraise the value of the documents, artifacts, and real estate; (4) identify the acquisition and operating program alternatives with cost estimates; (5) identify a recommended program with cost analysis.

Travel costs would be for two or three meetings of the task force, composed of the Directors of Parks, Tourism, and Libraries and Museums, the Executive Director of the Alaska Historical Commission, and certain members of the University of Alaska professorial staff; contractual costs would be for the inventory and appraisal of the collection and real estate; the project employees would serve as staff.

IV. DATE 5/11/81 PREPARED BY Hilton Wolfe  
 AGENCY Natural Resources - Parks  
 Original: Legislative Finance PHONE 465-2421

# MEMORANDUM

State of Alaska

TO: Chip Dennerlein, Director  
Division of Parks  
Department of Natural Resources

DATE: January 7, 1982

FILE NO:

Richard Engen, Director  
Libraries and Museums  
Department of Education

TELEPHONE NO: 465-3500

SUBJECT: Wickersham House  
Task Force

Donald Dickey, Director  
Division of Tourism  
Department of Commerce and  
Economic Development

The Honorable John W. Katz  
Commissioner  
Department of Natural Resources

The Honorable Marshall L. Lind  
Commissioner  
Department of Education

The Honorable Charles R. Webber  
Commissioner  
Department of Commerce and  
Economic Development

From: Jay S. Hammond  
Governor

Last session, with Legislative Resolve No. 30, the Legislature requested that I establish "a task force to develop a plan for the continued operation and preservation of the House of Wickersham," and specifically named three State officers to serve on the task force. I interpret Legislative Resolve No. 30 to authorize a determination of the costs and procedures attendant upon the State, assuming ownership and control of the House of Wickersham. An appropriation of \$17,400 accompanied the resolution.

Following my approval of that appropriation, the principal members named in the resolution have consulted informally and prepared a workplan and proposed budget, based on the \$17,400 fiscal note, for performing the necessary work. With this memorandum, I am giving official status to the Wickersham House Task Force, and formally appointing the following members to carry out the request made in Legislative Resolve No. 30:

- (1) Chip Dennerlein, Director, Parks
- (2) Richard Engen, Director, Libraries and Museums
- (3) Donald Dickey, Director, Tourism

Chip Dennerlein

-2-

January 7, 1982

Richard Engen

Donald Dickey

The Honorable John W. Katz

The Honorable Marshall L. Lind

The Honorable Charles R. Webber

Since the Department of Natural Resources received the fiscal note appropriation, I am asking Chip Dennerlein to serve as chairman, and am encouraging him to request, on my behalf, the participation as appropriate of other State officials - including the Director of the Alaska Historical Commission and members of the University of Alaska professional staff - and federal agencies and historical societies.

In developing recommendations for the continued operation and preservation of the House of Wickersham, I urge the members to give particular weight to public review and comment. Please carry out this work as expeditiously as possible, and attempt to present your recommendations to me by mid-February, 1982.

Mike Whitehead will serve as my staff assistant for this project, and will be available for any consultation regarding implementation.

Appendix B,  
EXHIBIT 1

BRIEF SUMMARY OF  
THE WICKERSHAM COLLECTION

WICKERSHAM DIARIES

- 47 volumes, daily journal kept by Judge Wickersham 1890 to 1939 (his death), various sizes, and written in pencil, indelible ink, pen...daily record of events and happenings that in many cases have no other WRITTEN record
- 1900 - Arrival in Alaska, establishment of home, court, etc.
  - 1901 - First court held Interior of Alaska - walking 1056 miles without survey, trail etc...temperature from 0 to -65 below daily experiences, descriptions vivid. Establishment of FIRST Floating Court in Alaska.
  - 1901-02 HOME and the McKenzie Hoyes Scandal -cleaning up the court cases (SPOILERS). Trip to Cape Prince of Wales, Kozzas...planned trip walking from Cape to Siberia on pancake ice!
  - 1902-03 FAIRBANKS founded and named by Wickersham after Pedro discovery of gold.
  - 1903 FIRST TRIP UP MOUNT MCKINLEY - expedition led by Wickersham first maps of the Kantishna and McKinley made by Wick.
  - 1904 - Valdez...walking from Fairbanks..establishing courts, etc.
  - 1907 - Resigned from Bench and elected FIRST full time Delegate to Congress from Alaska. Famous Valdez trip
  - 1908 Beginning of Congressional fight
  - 1912 - HOME RULE FOR ALASKA finally passed, bill written and four by Wickersham...Signed August 24, 1912 by Taft
  - 1914 - ALASKA RAILROAD BILL PASSED - Wickersham's famous R.R. speech of 5 hours 45 minutes, longest speech ever given in Congress
  - 1915 - Public School Bill by Wickersham passed, beginning of the University of Alaska: Laying of the Cornerstone July 4th at Colloge by Wick.
  - 1916 Introduction of the FIRST ALASKA STATEHOOD BILL - Wickersham
  - 1923 Discovery of the Lincoln Totem by Wickersham at Tongass Ekikruh Island, near Yetchikan. Resigned to become Governor, but last minute change of plan at Washington, D.C.

Each diary gives vivid daily entry as well as news clippings on the subject discussed, making this volumes detailed and complete. These for dates give just a inkling of the variety of content of Alaska History

WICKERSHAM LETTER FILES - 1890 to 1939

Incoming as well as copies of the outgoing letters written. National and International correspondence, with signatures of all Presidents from President McKinley thru FDR. Many letters to and from Vice-President Charles Fairbank's, for whom F... Alaska was named by Wickersham

BOOKS, DIARIES LETTERS, PHOTOS NEWSPAPERS, MANUSCRIPTS, & MISCELLANEOUS DOCUMENTS	NATIVE ARTIFACTS & ARTWORK		PAINTINGS	NON-NATIVE ARTWORK & ANTIQUES	FURNITURE	REAL ESTATE, HOUSE & PROPERTY	
X							
X							

LETTER FILE, continued.

- Tied in more than 40 "books", as to subjectmatter, and year:
- 1917 - Letter of Henry Wood Elliott telling of the transfer of the Privileged Islands to United States with the use of the Membership Certificate of the Masonic Lodge with his gold seal and red ribbons attached.
  - 1917 - Wickersham correspondence with the Russian Government regarding erection of Customs House on Siberian Shore opposite Nome
  - 1916-17-18 Contested Election controversy
  - 19 15 -Establishing the FIRST Indian Chief Congress by Wickersham
  - 1909-16 Richardson Road Commission
  - 1890-1910 Institutin ght Wrangell Townsite, etc.

WICKERSHAM PRESS BOOKS - copies of letters, manuscripts, etc. 1880-1909  
Handwritten books.

17 Volumes. . Handwritten documents of rare material

1 Volume entirely of material "Whence Cometh the American Indian" and research of ethnology of outstanding quality. Never published manuscripts.

1900 to 1909 pertaining to ALASKA; prior to 1900 books written at Tacoma, Washington Territory and then state.

Letters from India, Japan, England and world over included in material search for ethnological data.

"As to the Extinction of the American Horse"

"The Shaker Religion" on the Pacific Coast and Indians

"Basis of American Archaeology", a Protest

"AZTLAN, the Mhhkhhk Ancient Aztec Home on Puget Sound"

"Origin of the Indians - Polynesian Route"

"Stone Age Relics of Puget Sound"

1900-1910 books contain detail and lengthy articles, descriptions of the beginning of the establishment of courts and government not found in any other material.

WICKERSHAM FILE BOXES (10) 1900 - 1910

Original files of letters, statements, etc. from the courts and mining camps of Early Alaska

WICKERSHAM FILE CABINETS (4)

Manuscripts... research papers... files, documents, etc.

WICKERSHAM RARE PHOTOGRAPH COLLECTION - Early Alaska

1<sup>st</sup> large photographic albums filled 8x10 early photographs Klondyke.. Nome.. Juneau.. Fairbanks.. Valdez.. Anchorage, etc.

WICKERSHAM MISCELLANEOUS SCRAPBOOKS - 3 - indexed

Complete newspaper accounts of both sides of controversial issues Judge Wickersham was involved in and historical epics.

Wickersham Scrapbook CONSTITUTIONAL CONVENTION 1889 - State of

Washington... J.W. was in the Territorial Legislature of Wash.

	1	2	3	4	5	6	7	8
LETTER FILE, continued.	X							
WICKERSHAM PRESS BOOKS - copies of letters, manuscripts, etc. 1880-1909 Handwritten books.	X							
WICKERSHAM FILE BOXES (10) 1900 - 1910	X							
WICKERSHAM FILE CABINETS (4)	X							
WICKERSHAM RARE PHOTOGRAPH COLLECTION - Early Alaska	X							
WICKERSHAM MISCELLANEOUS SCRAPBOOKS - 3 - indexed	X							
Wickersham Scrapbook CONSTITUTIONAL CONVENTION 1889 - State of Washington...	X							

## WICKERSHAM NOTEBOOK -1893

First person to walk completely around the shoreline of the Olympic Peninsula (State Washington), and his daily observations and sketches.

He hand sketched map of the "Olympic National Park" which he proposed...also the article which he wrote proposing such a National Park for the State of Washington.

The OLYMPIC SKETCHBOOK - WICKERSHAM. Daily entries made during his famed trip visiting all Indian camps on the Olympic Peninsula.. illustrated by the author's sketches made one the spot.

## FIVE CHECKS -

Pictures - documents - rare newspapers

## BIBLIOGRAPHY OF ALASKA LITERATURE - WICKERSHAM

Judge Wickersham's compilation of over 10,000 items written about Alaska over 2 centuries - 1724 to 1924 - from time of Peter the Great's plan for an expedition resulting in discovery Alaska and the 200 years following.

FILE - Rare Book Stores world over that Wickersham contacted to get this tremendous compilation of Alaskana. At the time (1908) he started this, Library of Congress did not have one item on Alaska in their files. Published 1928 - Copyrighted by J.W.

## OLD YUKON - TALES TRAILS AND TRIALS

Autobiography written by James Wickersham  
Also, the four manuscripts he wrote preceding the publication of this...before the publisher would accept it..."Pioneering Around Mount Mc Kinley"... "How a Judge is Made"...

## HOW ABRAHAM LINCOLN ABOLISHED SLAVERY IN ALASKA

Unpublished manuscript of James Wickersham in the files...  
and many more on Alaskan subjects

## ESKIMAUK

First American Newspaper written in Russian America, 1866-67  
by Western Union Overland Telegraph Expedition. Captain Libby.

File of all the personal papers, letters, diary of Capt. Libby 1866-67  
including the Ivory Newspaper carved by the native Eskimo telling  
the story of the Telegraph Expedition at Port Clarence, R.A.

## RARE BOOKS OF EARLY ALASKA such as:

Klondyke Official Guide - Wm. Ogilvie 1900  
Witten's Report - Natives, Salmon, Coal, Timber 1904  
Report of Capt. Beardslee - 1879-1882; USS Jamestown, Sitka  
Four Seal Report - 1895 - Townsend, naturalist on Str. Albatross  
with notes in Townsend's own handwriting.  
Schwatzka's Reports - 1883, 1893, 1895  
and many, many more.

X

X

X

X

X

X

X

X

X

X

4.  
RARE RUSSIAN BOOK SHELF...concerning Catherine I and Peter the Great  
Godparents of Alaska All leather bound books.

- 1701 - An Account of Iavania with a Relation of the Rise, Progress  
and Decay of Marian Triclovek Order London, 1701
- 1716 - The State of Russia - 1st edition Capt. John Perry with map  
Printed for Panj. Tooke at Middle Temple-Gate in Fleetwood
- 1723 Present State of Russia Vol. II Translated from High Dutch  
Printed for W. Taylor
- 1730 - Memoirs of Peter I, Emperor of Russia and his Illustrious  
Empress, Catherine. 2nd Edition. Translated from French
- 1733 - History of Charles XII, King of Sweden - by Voltair. 5th Ed  
Translated from French for G. Davis & A. Lyons. London
- 1739 - History of the Lives of Peter the First and Birth and Rise  
of Empress Catherine. London
- 1736 History-Geographical Description of Russia-Siberia and the  
Great Tartary. Philip John von Strahlenberg. London  
Excellent maps.
- 1740 - New History of the Life & Reign of the Czar, Peter the Great  
John Banks, London.  
\* \* \*
- 1853 - History of Peter the Great From the French of Voltaire  
by Smollett. Clothbound. N.Y. Leavitt & Allen
- 1710 - Account of Russia As it Was in Year 1710 by Charles Lord  
Whitworth. Strawberry Hill Press.
- 1854 - Russia Translated from French Custline, Marquis.  
Redmorrocco binding by J. Wickersham
- 1903 - Life of Peter the Great - by John Barrow. 2nd Edition with  
illustrations. Explanatory notes by Henry Kelchan.
- 1858 - History of Peter the Great - by Sarah Bradford. N.Y.  
illustrations. cloth binding
- 1890 - The Story of Russia - W.R. Morfield, M.A. illustrated.  
London. T. Fisher Unwin. N.Y. G.P. Putman & Son.
- 1897 - History of Russia, Vol. I Vol. II From Earliest Times to 1877  
N.Y. Publishers; John D. Alden
- 1900 - A Memoir of the Life of Peter the Great. 1st Edition  
John Barrow, Esq. N.Y. A.L. Fowle
- 1859 - Memoirs of the Empress Catherine - Written by Herself. London

AND MORE DATING THROUGH THE 1900's...

1883 VENAMINOV -  
Russian Paper. Synodic Printery Moscow, 1883

? Early Russian Church Liturgical Book.  
Short History of the Old and New Testaments.  
pages illuminated..binding broken

ICON from Russian America. Painting of Christ Head, excellent  
condition. Bronze with filigree bronze halo..etched design  
including the Scriptures. Appraiser claimed it to be 300  
years old.

COPPER TRAPKETTLE used by the Russian-America Governor at Kodiak  
and given to Judge Wickersham 1900 by the grandson of the R.A.  
Governor. Very heavy. Excellent condition. Handmade.

RARE RUG - Claimed to be the oldest on the Pacific Coast.  
Made of Dog Wood and Cedar sinevs. Design angular, but  
without a repeat. About 5'x 7'

BLOOD POTTERY - early Eskimo utensils Very old.  
Whale Oil Lamp - excellent condition...about 1 1/2" diameter, coil..  
Medicine Man shamman - small but perfect condition. Resembles  
a jester. Hole through mouth where babbish was tied.  
3 bowls of varied shapes  
(Blood pottery made of Whale Blood, Ptarmigan feathers and  
tundra.)

Skin Scraper "Oola". Made of Alaska Fobuk Jade and Ivory handle.  
Also another "oolala" without handle, and beautiful clear jade.

Whetstone of Jade - used to sharpen the jade tools.

Adz - made from shank of wolf and jade.

Adz - made from a stone, shaned and sharpened by "nipped" by a harder  
implement or stone.

Adz - made from Prehistoric Ivory - used for cutting ice.

Bentwood Box - made for Chief Shakes Jewel Box - spruce which has been  
steamed and bent, then carved and rubbed until like satin.

Calendar - very crude - two pieces of wood with leather hinge that fit  
together. When open, peg holes in series for 7 days of week,  
another series of holes for months - completing the year.

Chief Anaclahatz carved cane - entire cane to the very tip is carved  
with totemic design. Inlaid abalone shell decore. Taku Chief  
and present to Judge Wickersham when he was made the 9th  
Chieftain of the Taku Tribe.

Gold Nugget Cane - head of cane dipped in gold nuggets and then sculatur  
with design of the prospector panning in stream of silver.  
Given to Judge Wickersham when he got the Alaska Railroad  
Bill passed - 1914.

Gold Pan...Gold Scales...used by Jack Allman who took out 70,000 in gold  
before he was 21 years old.

	1	2	3	4	5	6
1883 VENAMINOV - Russian Paper. Synodic Printery Moscow, 1883						
? Early Russian Church Liturgical Book. Short History of the Old and New Testaments. pages illuminated..binding broken						
ICON from Russian America. Painting of Christ Head, excellent condition. Bronze with filigree bronze halo..etched design including the Scriptures. Appraiser claimed it to be 300 years old.		X				
COPPER TRAPKETTLE used by the Russian-America Governor at Kodiak and given to Judge Wickersham 1900 by the grandson of the R.A. Governor. Very heavy. Excellent condition. Handmade.		X				
RARE RUG - Claimed to be the oldest on the Pacific Coast. Made of Dog Wood and Cedar sinevs. Design angular, but without a repeat. About 5'x 7'		X				
BLOOD POTTERY - early Eskimo utensils Very old. Whale Oil Lamp - excellent condition...about 1 1/2" diameter, coil.. Medicine Man shamman - small but perfect condition. Resembles a jester. Hole through mouth where babbish was tied. 3 bowls of varied shapes (Blood pottery made of Whale Blood, Ptarmigan feathers and tundra.)		X				
Skin Scraper "Oola". Made of Alaska Fobuk Jade and Ivory handle. Also another "oolala" without handle, and beautiful clear jade.		X				
Whetstone of Jade - used to sharpen the jade tools.		X				
Adz - made from shank of wolf and jade.		X				
Adz - made from a stone, shaned and sharpened by "nipped" by a harder implement or stone.		X				
Adz - made from Prehistoric Ivory - used for cutting ice.		X				
Bentwood Box - made for Chief Shakes Jewel Box - spruce which has been steamed and bent, then carved and rubbed until like satin.		X				
Calendar - very crude - two pieces of wood with leather hinge that fit together. When open, peg holes in series for 7 days of week, another series of holes for months - completing the year.					X	
Chief Anaclahatz carved cane - entire cane to the very tip is carved with totemic design. Inlaid abalone shell decore. Taku Chief and present to Judge Wickersham when he was made the 9th Chieftain of the Taku Tribe.		X				
Gold Nugget Cane - head of cane dipped in gold nuggets and then sculatur with design of the prospector panning in stream of silver. Given to Judge Wickersham when he got the Alaska Railroad Bill passed - 1914.					X	
Gold Pan...Gold Scales...used by Jack Allman who took out 70,000 in gold before he was 21 years old.					X	

## WICKERSHAM SPOON COLLECTION...

Potlatch Spoons - made of Wood with elaborate carved handles of the Eagle...Raven... handmade by the Tlingit Indians

Caribou Horn spoons - made from tin of horn and varied shapes (8)

Ivory Spoons - Eskimo carved (5) Mountain Goat Swon, Sheep...

Hand carved spoons from quarter and half dollars -(7) with intricate designs.

...this just a part of the souvenir nugget spoon collection, and the various decorated spoons of cities, mountains, etc. over 100

## WICKERSHAM BASKET COLLECTION.

The big collection has been sold, but over 40 Rare Baskets are still at the house. No basket of recent weaving. 1900 era.

Atka Baskets (3) Cooking Baskets with double weave.

Atka " Birch Bark Baskets

Spruce Baskets Eskimo Woven baskets.

Cedar Baskets

## Ivory Collection...

Ivory Newspaper - picturegraph on slab of ivory about 3"- 4" and design repeating circling around and around, telling a definite story - 1866-1867 when Western Union was at Port Clarence, R.A.

Prehistoric carving given to Judge Wickersham as "big chief of whites" by Eskimo Chief at Cape Prince of Wales - 1901.

Intricate watch chains carved for the gold miners during the early days at Nome - 1900 era. (6 chains, all different)

Chin Drill carving on elaborate Cribbage Board - Nome, 1900

Exquisite beads shaped by chin drill - Mastadon Ivory - matched perfectly and hand polished.

Many, many items filling many shelves of Ivory.

## BEAD WORK of the INDIANS.

Potlatch Blanket - telling legend of tribe makes the design on the blanket. This presented as gift when "taken" into tribe.

Eagle and Raven bead designs - elaborate and beautiful.

also, Killer Whale and Swan designs.

BONE BEADS - used by the native in trading with the Russians, also the Hudson Bay Trading Company. 2 beautiful strands. Rare.

DOLLS - authentic early dolls of both the Eskimo and the Indian with various types of garbs. feather parka for raincoat; gut parka, also for raincoat. dolls with mouth not smiling showing the age of doll...today doll smiles as tourists demand

X

X

X

X

X

X

X

X

X

PAINTINGS

Portrait of Judge Wickersham - 1912 - by Mrs. Davis, an English artist living in Juneau at the time Judge Wickersham was at the height of his career and had just won Homo Kule for Alaska. Oil - heavy antique frame

RUSTY HURLEIN \* Cabin on the Yukon. This was the hunting cabin Rusty and Jack had years ago. Water color. 24 x 30 ; modern frame.

JUDGE KEHOE \* Fisherman in Fighting White Water Water color 22 x 25; beautiful silver frame

FRANCES PAUL \* Thlingit Indian Ceremonial Dancing Hat. Water color 16 x 20; hand carved frame Beautiful details and shows the natural color of the wooden carved hat with human hair and abalone shell.

GRACE WICKERSHAM \* Blue Mountains minoraturo Heavy oil. 7 x 9; Deep gold antique frame with depth.

TWO THLINGIT DEADED PICTURES...depicting legend. Since the native has NO written language, stories are recorded in this manner.

"THE FOG MAN" and "CREATION OF LIGHT" - framed, 12 x 14;

MELODIAN - in the family since 1857 - beautiful cherry wood, resembles a spinet in size. Will still play, but bellows leak a good deal.

CLOCKS - two 24-hour winding clocks with decorated glass doors; dating back to 1880 and 1889

SILVER - GLASS

Old Family Silver - sterling and plate  
Glass - Cranberry glass, Satin Glass, Cut Glass, Blue Glass...

FURNITURE

HOUSE & PROPERTY

	1	2	3	4	5	6	7	8
Portrait of Judge Wickersham - 1912 - by Mrs. Davis, an English artist living in Juneau at the time Judge Wickersham was at the height of his career and had just won Homo Kule for Alaska. Oil - heavy antique frame			X					
RUSTY HURLEIN * Cabin on the Yukon. This was the hunting cabin Rusty and Jack had years ago. Water color. 24 x 30 ; modern frame.			X					
JUDGE KEHOE * Fisherman in Fighting White Water Water color 22 x 25; beautiful silver frame			X					
FRANCES PAUL * Thlingit Indian Ceremonial Dancing Hat. Water color 16 x 20; hand carved frame Beautiful details and shows the natural color of the wooden carved hat with human hair and abalone shell.			X					
GRACE WICKERSHAM * Blue Mountains minoraturo Heavy oil. 7 x 9; Deep gold antique frame with depth.			X					
TWO THLINGIT DEADED PICTURES...depicting legend. Since the native has NO written language, stories are recorded in this manner.	X							
"THE FOG MAN" and "CREATION OF LIGHT" - framed, 12 x 14;								
MELODIAN - in the family since 1857 - beautiful cherry wood, resembles a spinet in size. Will still play, but bellows leak a good deal.					X			
CLOCKS - two 24-hour winding clocks with decorated glass doors; dating back to 1880 and 1889					X			
SILVER - GLASS					X			
Old Family Silver - sterling and plate Glass - Cranberry glass, Satin Glass, Cut Glass, Blue Glass...						X		
FURNITURE							X	
HOUSE & PROPERTY								X

## BOOKS...CONGRESSIONAL GLOBE \* CONGRESSIONAL RECORD

One whole side of the room filled with shelves of Redleather bound BOOKS from 1847 through 1932. Judge Wickersham used these and had marked all references pertaining to ALASKA. About 500 books in this group.

## ALASKA \* 12 volumes

Hearing -- Reports of Committees -- Bills pertaining to the activities of Judge Wickersham while in Congress

NATIONAL CONVENTION -- Republican and Democratic Convention Books, 11 dating from 1900

A MERICAN STATE PAPERS - 1859

GOVERNMENT PUBLICATIONS - 1774 - 1881

One complete panel of bookshelves with Alaska Books of varied types...fiction, historical, Alaska poetry, legal, biographical.

Large Russian Chest filled with unclassified documents, papers that are of vital usefulness for Research material.

Three Shelves of documents of Government Agencies, as well as Reprints that Judge Wickersham used for Reference material - These tied in folders and labeled.

POSTCARDS - Alaska during the Early 1900 era. These have been much in demand today for Reference material as to picture story.

Box of Photograph of Early Washington Indians, all identified and much written about these in the Judge's notebooks, as well as his scrapbooks of newspaper clippings.

## Early Newspapers:

FAIRBANKS MINER - written by Judge Wickersham, typed rather than printed May 1903 at Fairbanks, Alaska. and sold for \$5 per copy to pay for his expedition up Mount McKinley.

Chest of early newspapers - including "Ton of Gold" issue of P.I. and many, many clippings as well as stray items.

X

X

X

X

X

X

X

X

X

X

X

Condition Survey Report

HOUSE OF WICKERSHAM

(AHR# JUN-021)

213 Seventh Street

(Seventh & Seward Streets)

Juneau, Alaska

Robert A. Mitchell, A.I.A.

Historical Architect

Alaska Division of Parks

November 1981 - January 1982

ATTACHMENT

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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 <sup>1</sup>	Gross Receipts <sup>2</sup>	Cost of Goods Sold <sup>3</sup>
1976	\$ 1831	\$ 1914 <sup>4</sup>	\$ 3077	\$ 644	\$ 2502	\$ 4558		\$ 21,479	\$ 2,984
1977	\$ 2454	\$ 3464 <sup>5</sup>	\$ 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 <sup>7</sup>	\$ 5262 <sup>6</sup>	\$ 536	-.8	\$ 5592		\$ 35,777	\$ 2,658

Notes:

Comments

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.

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 "
# 6	Stair	40 "

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 "
#111	Entr. Hall-Stair #4	100 "

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 =  $740 \times 7.5 = 5550$  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 &amp; 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 1/4" /A	5	3'-2 3/4"
2. Exterior Wood slat - open Seward St. Entrance	3'-2" /B	±8" /C	11 1/4" /A	6	4'-0"
3. Exterior Wood slat - open 7th St. Service Entrance	2'-8" /C	±7 3/4" /C	10 1/4" /A	5	3'-2 3/4"
4. Interior Wood Main stair to 2nd floor	4'-0" /A	±7 1/8" /A	10 1/4" + 1 1/4" /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 1/4" /C	13+4	11'-2 1/2"
7. Interior Wood - Stair to 3rd Floor	2'-3" /D	±8" /D	8 1/4" + 1 1/4" /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  $3\frac{1}{2}$  inch handrail projection. Stair step maximum rise/minimum run are  $7\frac{1}{2}$  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:  $640 \text{ net sq ft} / 300 = 2.13$ . 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  $8\frac{1}{2}$ " 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.
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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 reinstall 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

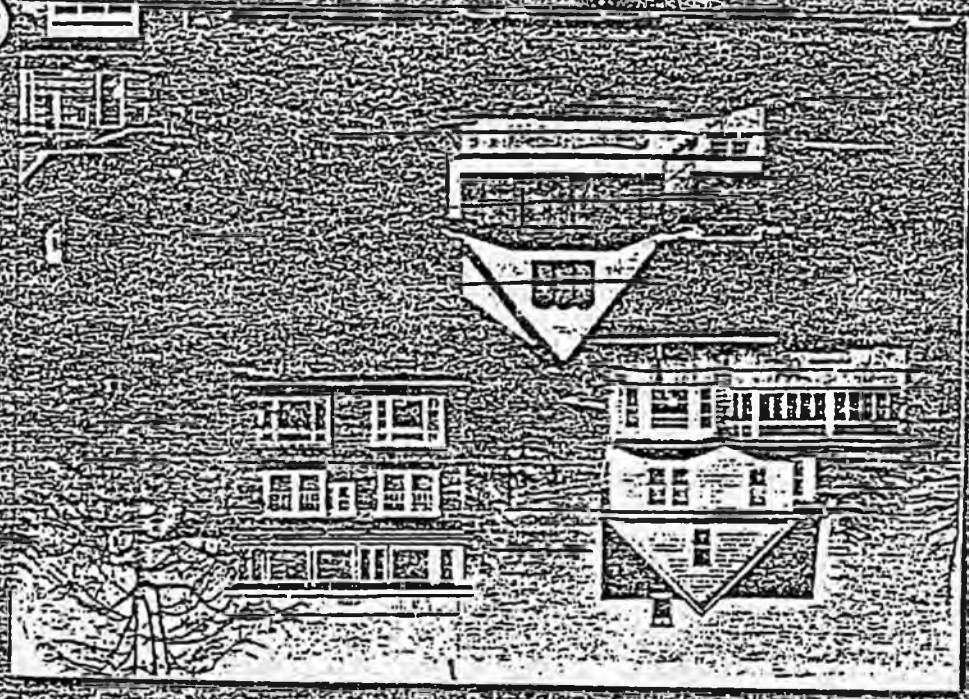
Exterior siding is an assortment of lines and textures - original wood shingles in various patterns, original wood horizontal siding in bevelled shiplap pattern, and horizontal clapboard siding which is not original on north wall and probably not original on east or west walls. However, the north addition, 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

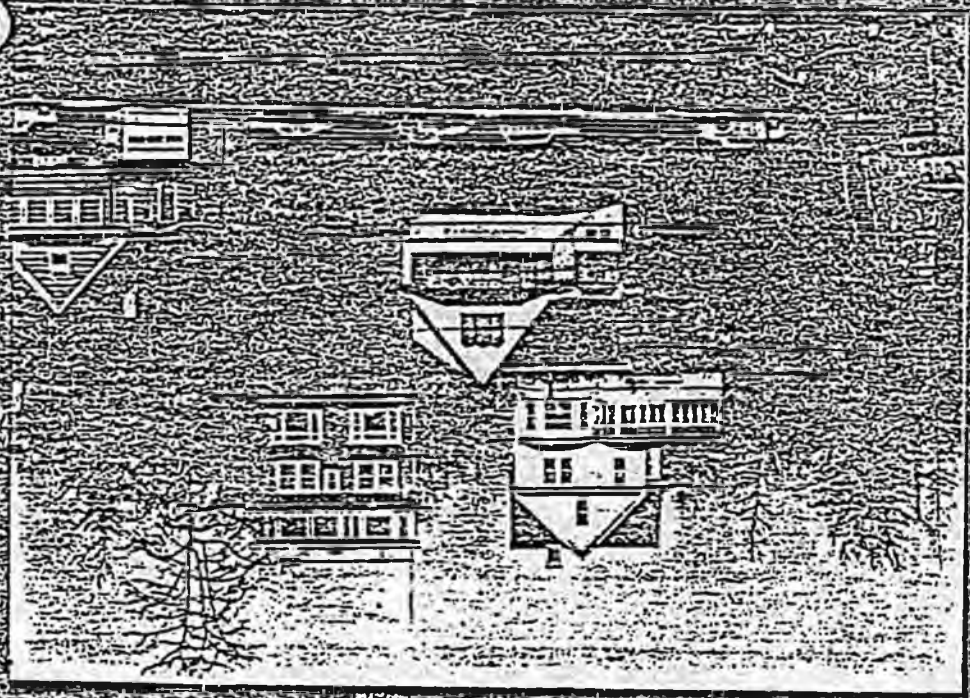
color analysis. Cost of color analysis included elsewhere in this report.

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.

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15



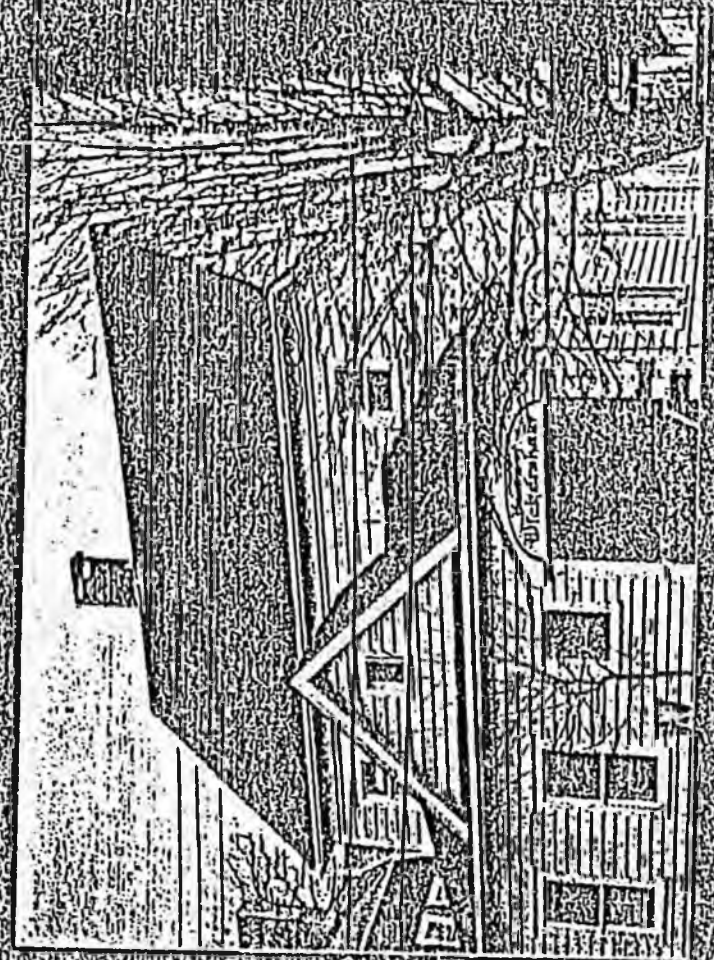


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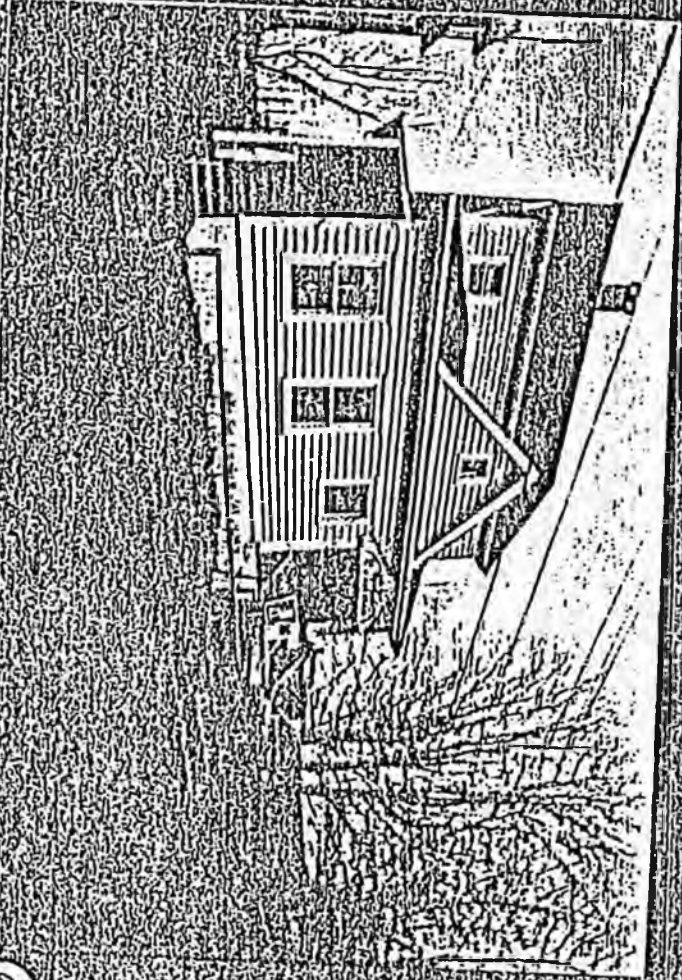




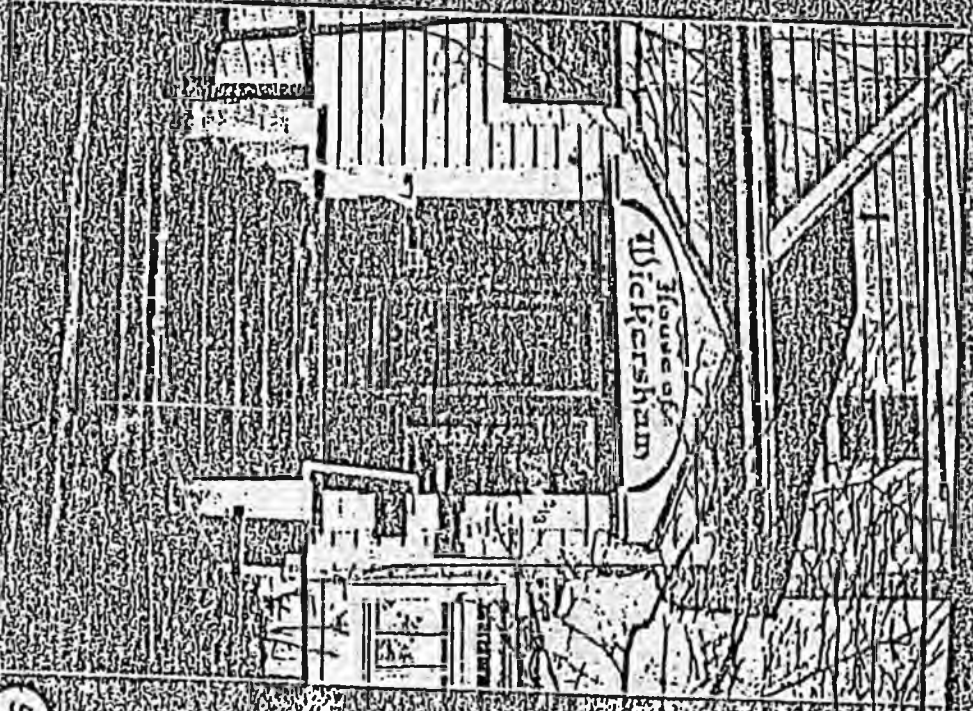
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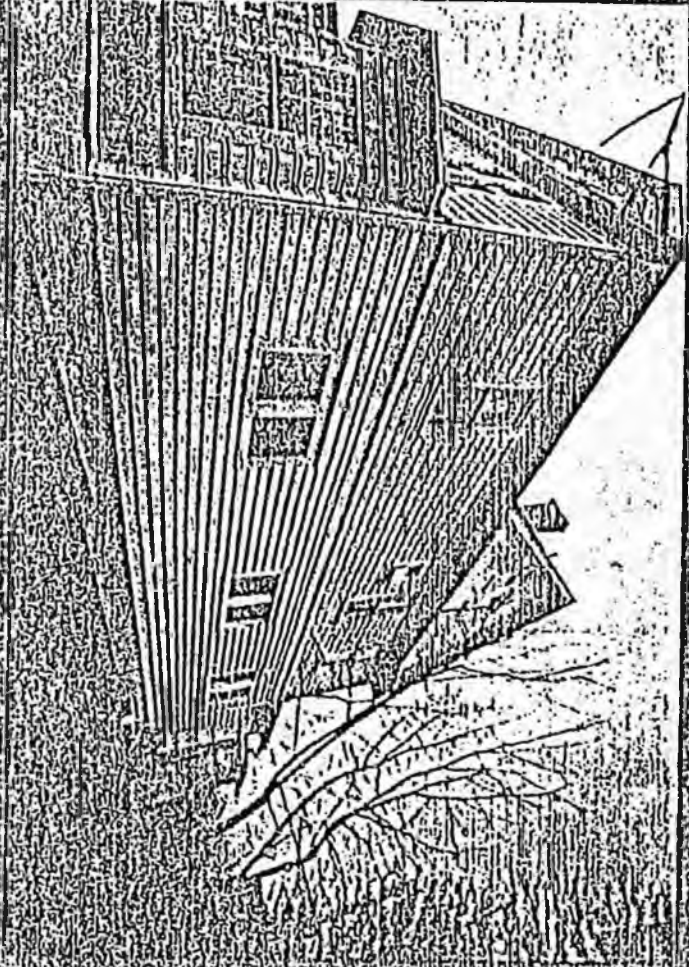


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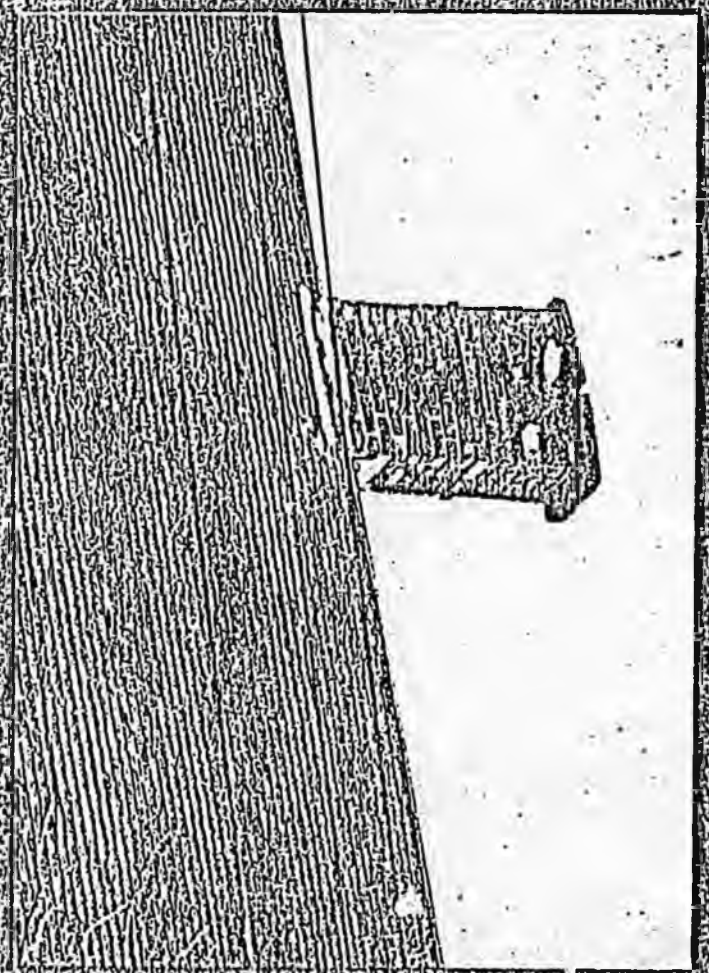


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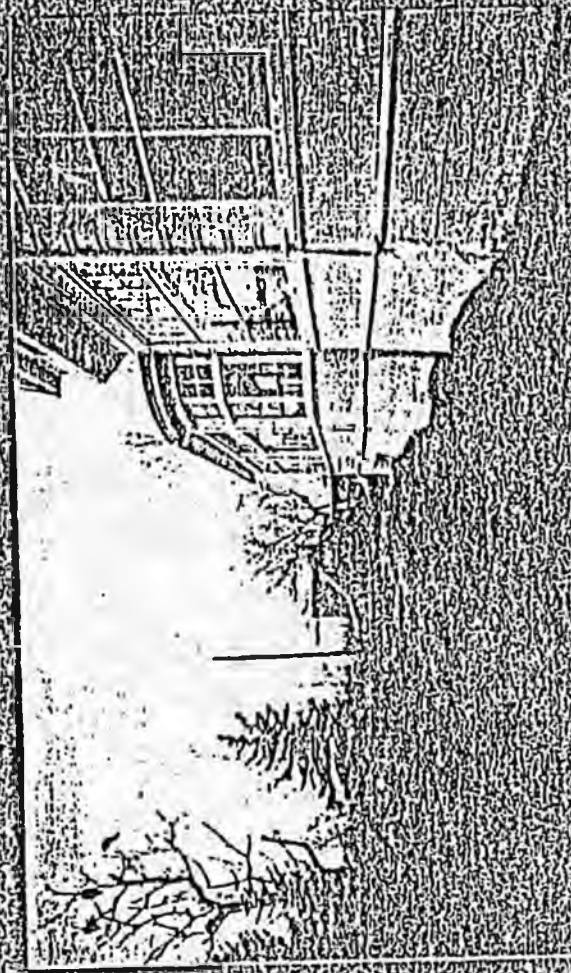
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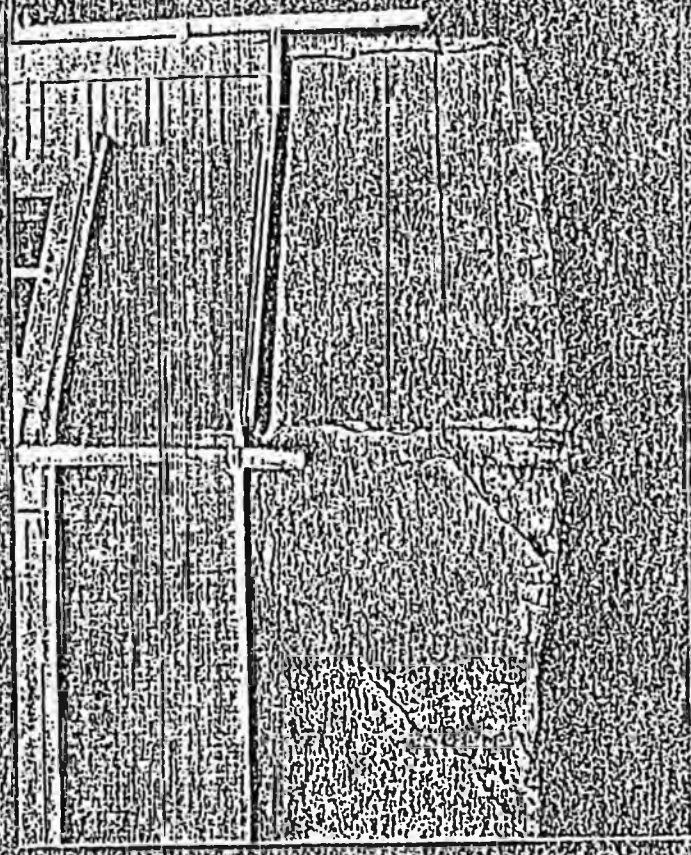
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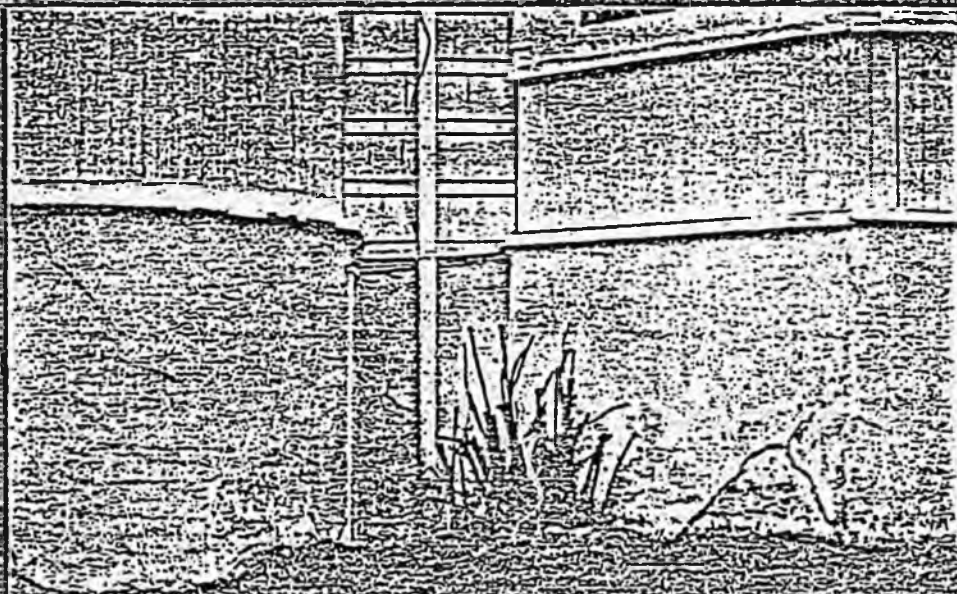


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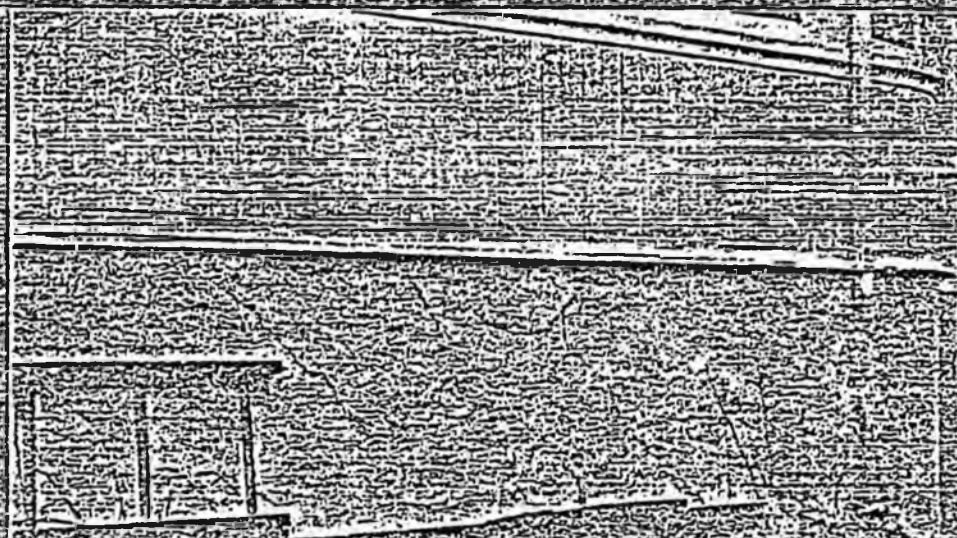


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65



66

CONCR. CURB

(LOT 6)

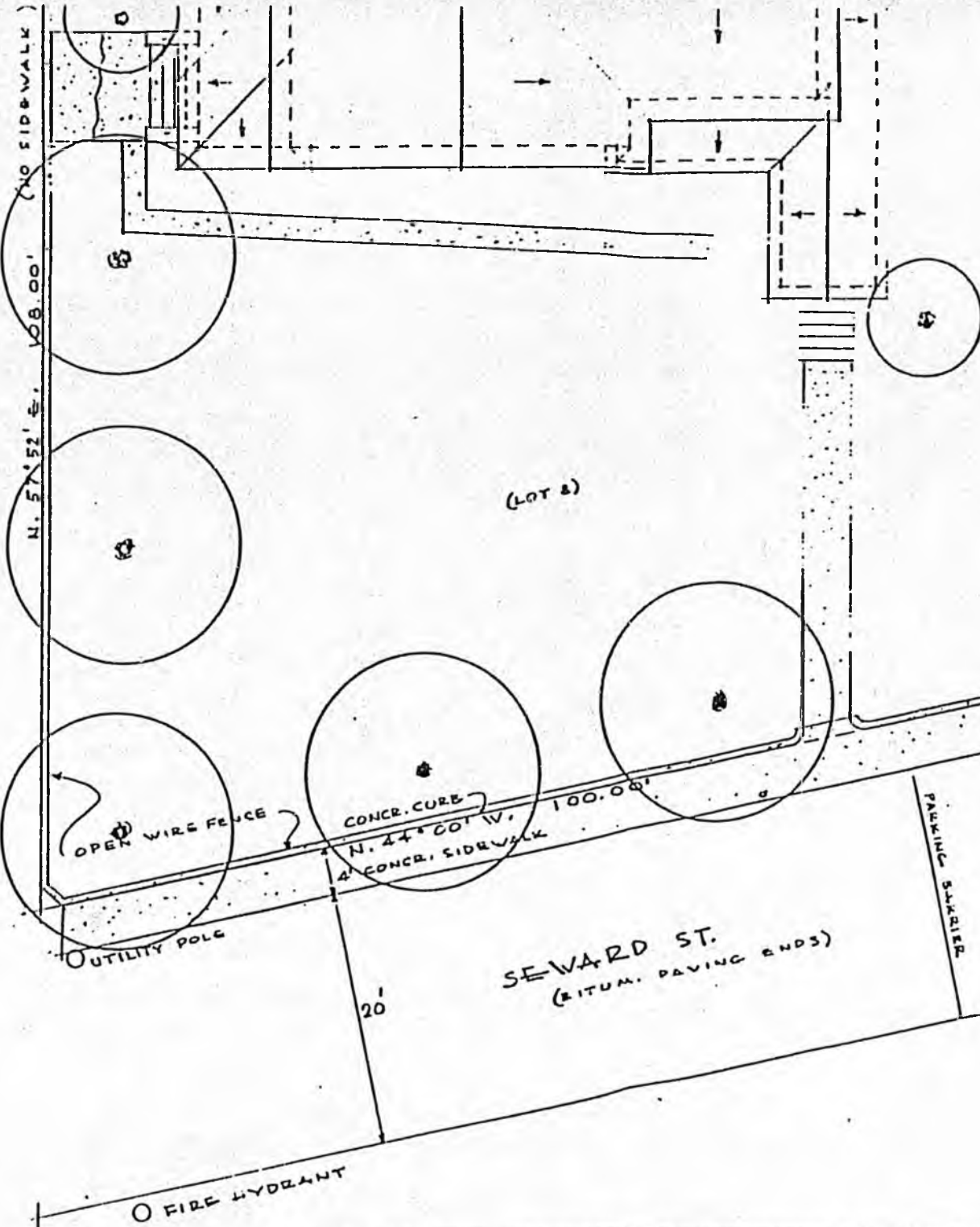
S. 32° 08' E. 97.86'

(LOT 7)

CURB

SEVENTH ST.  
(BITUM. PAVING)

SEWER &  
G. WATER  
DEPT. POSITION  
UNKNOWN



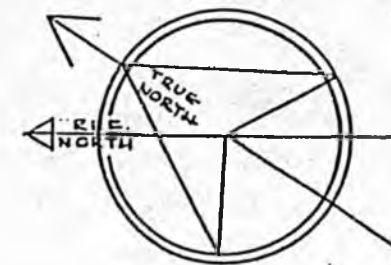
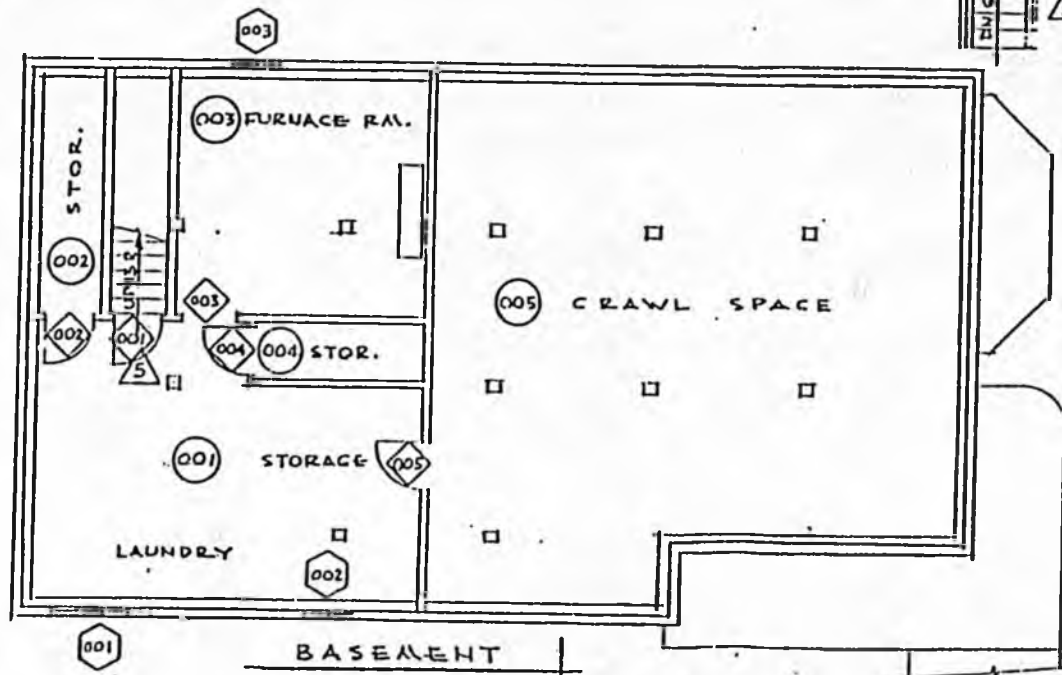
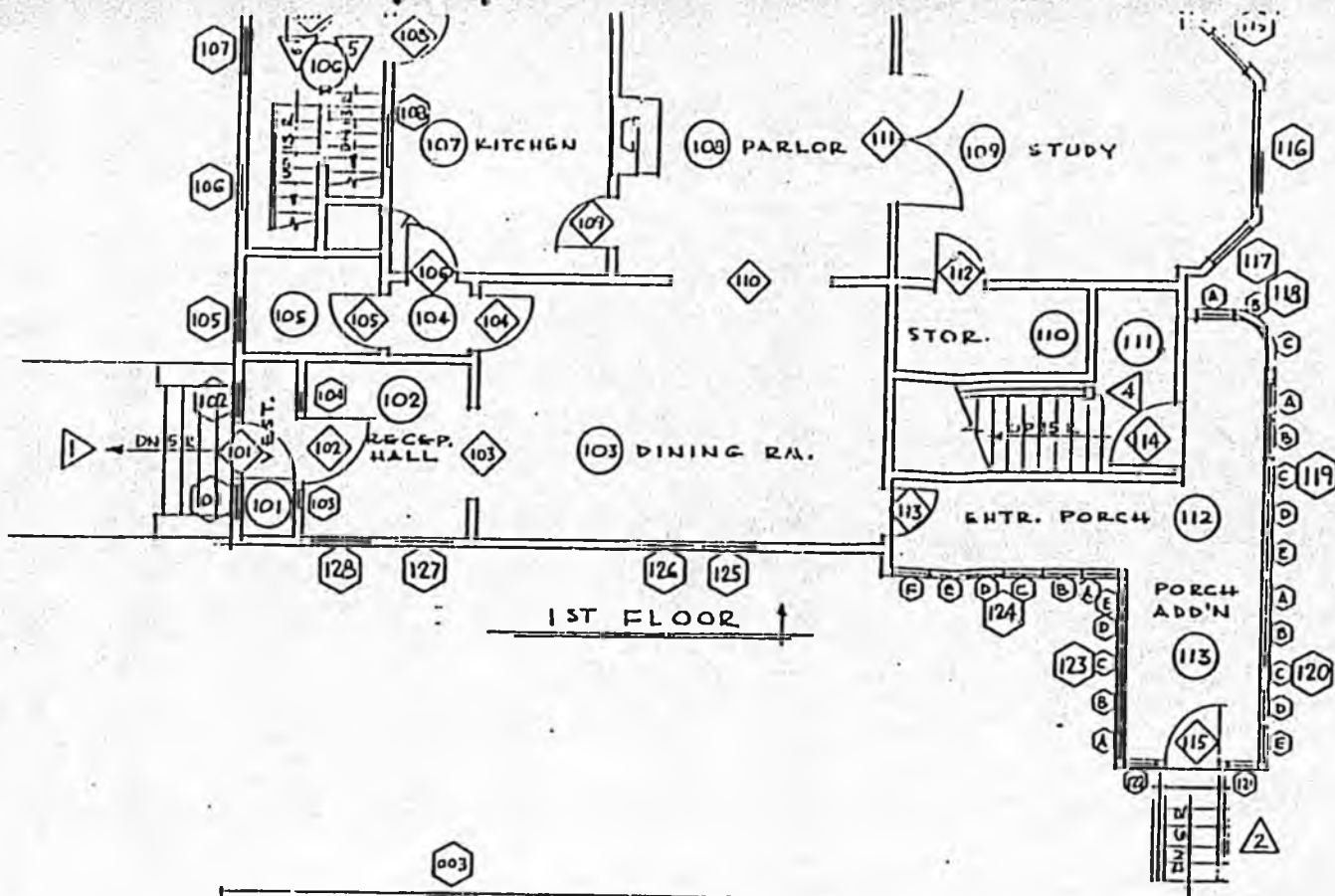
**SITE PLAN**

(PRESENT CONFIGURATION)

WICKERSHAM HOUSE - JUNEAU, A.I.

R.A. MITCHELL, A.I.A. 2/17/81

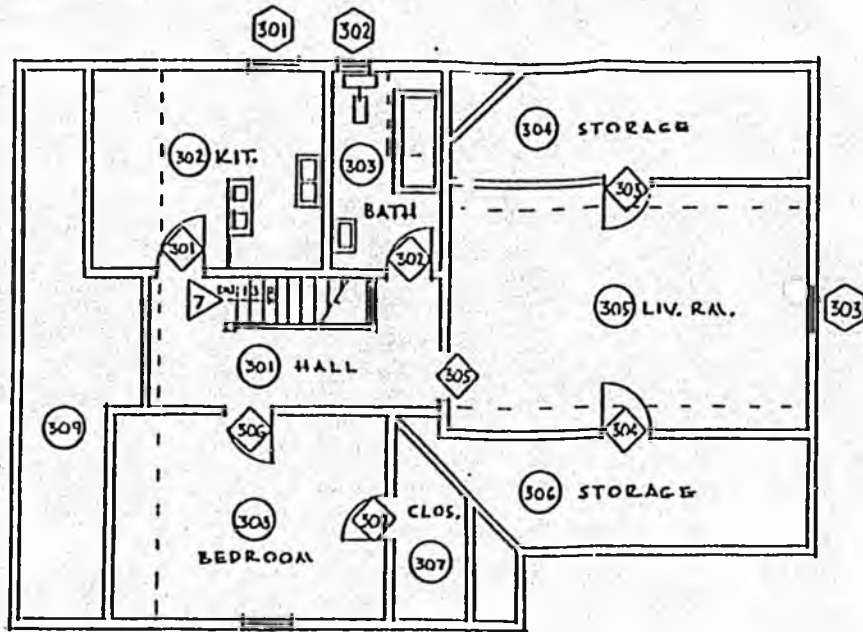
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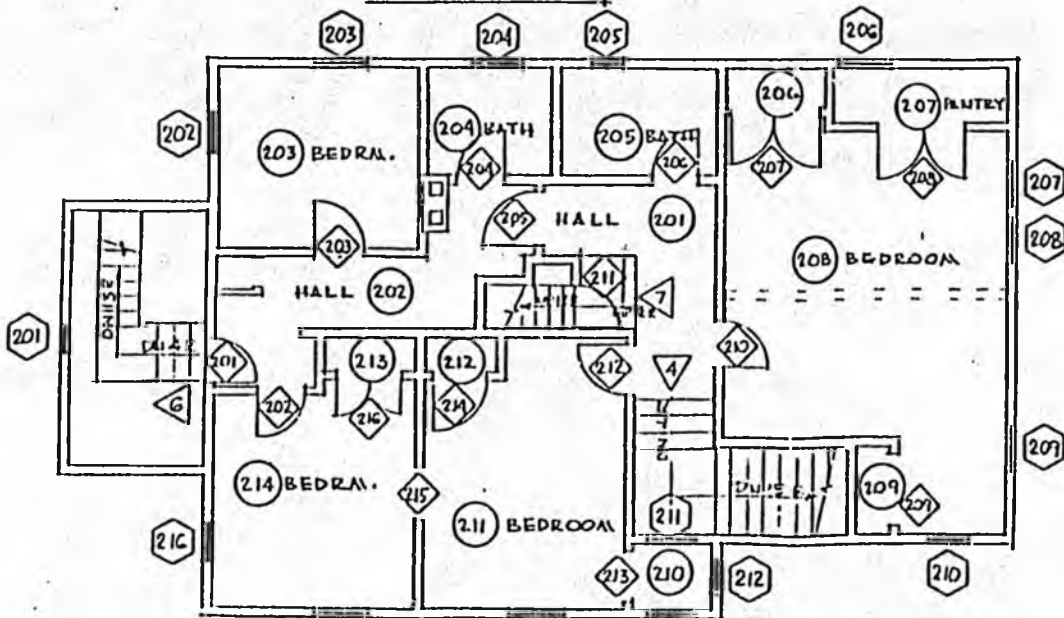
FLOOR PLANS  
(PRESENT CONFIGURATION)

WICKERSHAM HOUSE - JUNEAU, AK  
(REVISED JUN-82)

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



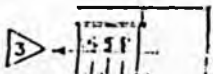
3<sup>RD</sup> FLOOR



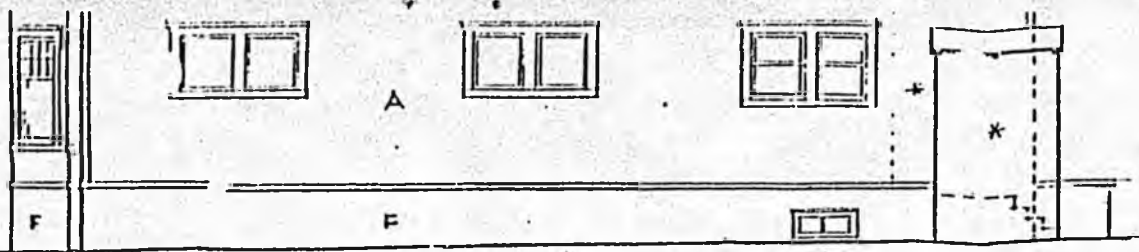
2<sup>ND</sup> FLOOR

### HEIGHTS

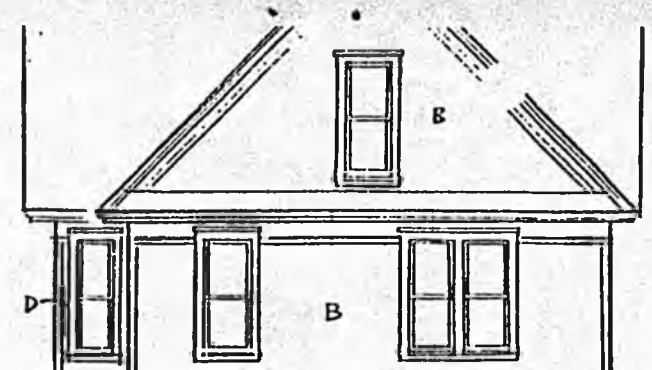
	FLOOR-TO-CEILING	FLOOR-TO-FLOOR
THIRD	± 7'-8 1/2"	± 10'-0 1/2"
SECOND	± 9'-1 1/2"	± 11'-2 1/2"
FIRST	± 10'-0 1/2"	± 8'-3"
BASEMENT	± 7'-5"	



109 110 111 112 113 114



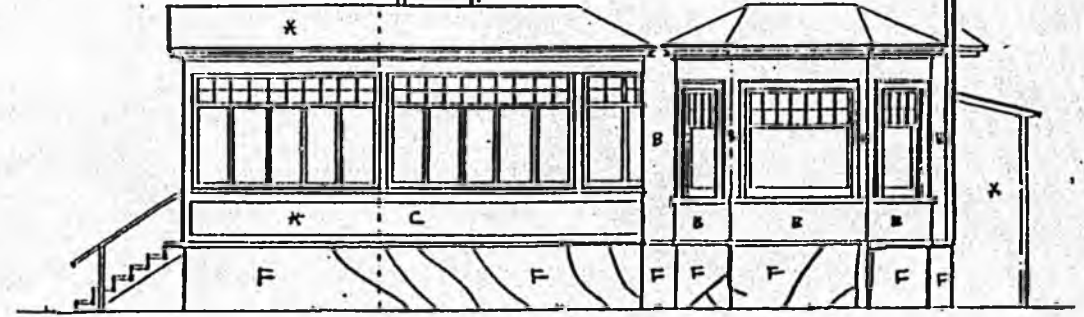
EAST ELEVATION



SOUTH ELEVATION



SEVENTH ST. NORTH ELEVATION



EXTERIOR ELEVATIONS  
(PRESENT CONFIGURATION)

VICKERSHAM HOUSE - JUNEAU, A.  
(1908 JUN 21)

- R.A. MITCHELL, A.I.A. 12/17/01

- SCALE: 1/8" = 1'-0"