

LEG. FINANCE - BILLS 1983 - 1984 1843

CSHB 151 cont.

1843

SIDING

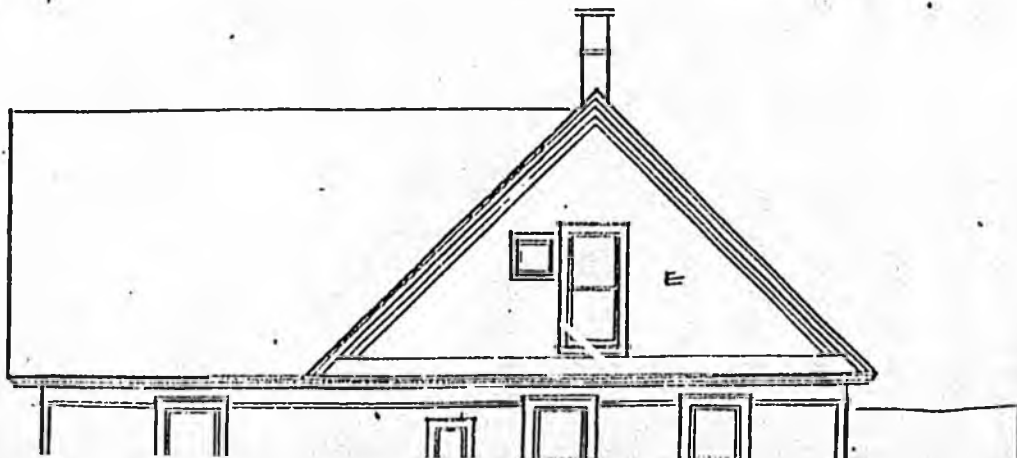
	1 ST FL	2 ND FL (GABLE-WK)	3 RD FL (ROOF)
NORTH	A (H)	D	E
EAST	A (H?)	D	E
SOUTH	B	B	B
WEST	A (H?)	D	E
S/PORCH	C (H?)	-	-

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

F - CONCRETE/STUCCO



SEWARD ST. WEST ELEVATION



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

L. J. Swinski

15 January 1982

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

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

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

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

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

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

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

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

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

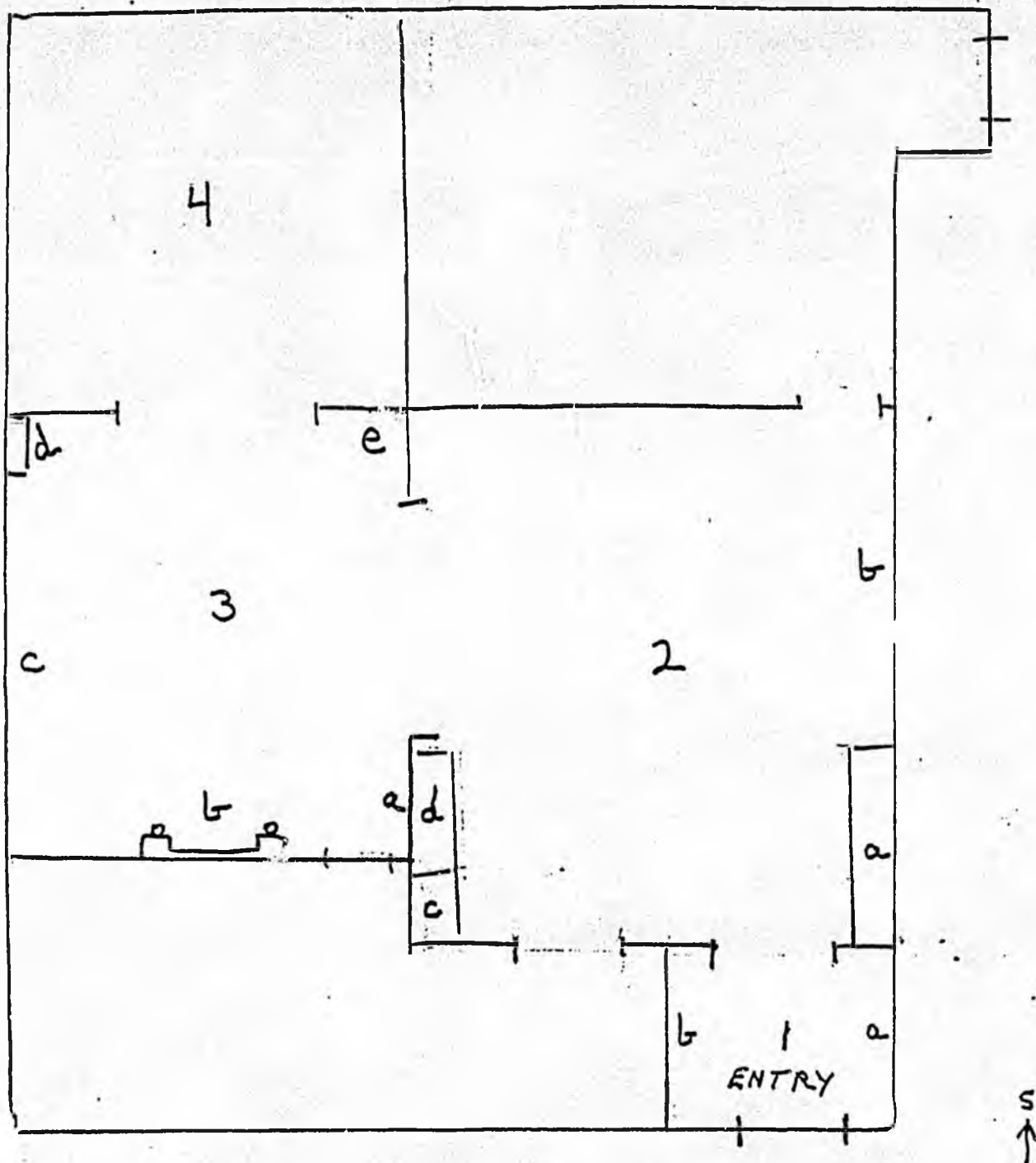
A few photographs are attached to illustrate the kind of material listed.

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

Summary of object categories and evaluation

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

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



BASKETRY

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

IVORY

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

* items mentioned in original inventory on page 6

WOODCARVINGS

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

*item mentioned in original inventory on page 6

** item mentioned in original inventory on page 5

BEADWORK

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

* item mentioned in original inventory on page 7

** items mentioned in original inventory on page 6

TOOLS

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

* items mentioned in original inventory on page 5

TOTEM POLES

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

DOLLS AND DOLL CLOTHING

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

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

SKIN AND LEATHER

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

POTTERY

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

* items mentioned in original inventory on page 5

MISCELLANEOUS CRAFT ITEMS

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

OTHER

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

* items mentioned in original inventory on page 5



UNIVERSITY OF ALASKA, FAIRBANKS
Fairbanks, Alaska 99701

RECEIVED
FEB 16 1982
February 11, 1982

ALASKA STATE LIBRARY

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

Dear Dick:

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

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

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

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

ATTACHMENT 5

UNIVERSITY OF ALASKA

Richard Engen, re: Wickersham collection
February 11, 1982
Page 2

The following is a review of the increments considered important to mention individually:

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

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

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

UNIVERSITY OF ALASKA

Richard Engen, re: Wickersham Collection
February 11, 1982
Page 3.

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

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

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

UNIVERSITY OF ALASKA

Richard Engen, re: Wickersham Collection
February 11, 1982
page 4

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

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

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

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

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

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

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

UNIVERSITY OF ALASKA

Richard Engen, re: Wickersham Collection
February 11, 1982
Page 5

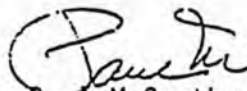
in which he was involved which are replaceable. These would continue the atmosphere without endangering unique, irreplaceable manuscript and photographic materials.

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

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

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

Sincerely yours,



Paul McCarthy
Archivist and Head
Alaska and Polar Regions
Department

PMcC:bd
Enclosure

MARCH 5, 1982

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

DEAR MR WOLFE:

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

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

SINCERELY,


WILLIAM W. JORGENSON

ATTACHMENT 6

MARCH 7, 1982
JUNEAU, ALASKA


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

DEAR MR. WOLFE:

ATTACHED IS THE INVENTORY OF FURNITURE, PAINTINGS AND ANTIQUES
AS REQUIRED UNDER THE TERMS OF THE CONTRACT BETWEEN YOUR AGENCY
AND THE ALASKA HISTORICAL SOCIETY.

I WAS UNABLE TO COMPLY WITH THE COMPLETION DATE OF FEBRUARY 19,
1982, AS SAID CONTRACT WAS NOT DELIVERED TO ME UNTIL FEBRUARY
25, 1982. I SPENT PARTS OF FEBRUARY 20TH, 21ST AND 27TH INVEN-
TORYING THE HOUSE OF WICKERSHAM. MANY HOURS WERE REQUIRED TO
RESEARCH AUCTION PRICE LISTS OF CALENDAR YEAR 1981 IN ORDER TO
ARRIVE AT "FAIR VALUE" FIGURES. IT WAS MOST DIFFICUT TO ARRIVE
AT "FAIR VALUE" PRICES WHEN DEALING WITH ITEMS CONNECTED WITH
SUCH A WELL-KNOWN NAME AS WICKERSHAM.

SINCERELY,


WILLIAM W. JORGENSEN

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

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

SILVER & GLASS

BREAKFAST SET, SILVER PLATE, CONSISTING OF: CREAMER-SUGAR BOWL-SYRUP SERVER-COVERED BUTTERDISH WITH KNIFE-AND SPOONER	150.00
BOWL, SILVERPLATE, FOOTED (CENTERPIECE?)	50.00
CREAM & SUGAR BOWL, SILVER PLATE, SAME PATTERN AS ABOVE	50.00
COMPOTE, WITH HANDLE, SILVER PLATE	75.00
TOOTHPICK HOLDER, SILVER PLATE, SOUVENIR TYPE MARKED "BEST WISHES"	25.00
NAPKIN RING, SILVER PLATE	25.00
NAPKIN RING, PEWTER, WITH SQUIRREL MOUNTED ONE SIDE	10.00
CREAMER & SUGAR, CRYSTAL WITH SILVER OVERLAY NICELY REPAIRED HANDLE WITH IVORY INLAY	250.00
MUG, CHILDS OR SOUVENIR, VERY HEAVY, SILVER PLATE	25.00
CANDELABRA (MATCHING PAIR), SILVER PLATE, TWO BRANCHES EACH HOLDING TOTAL 3 CANDLES	50.00
DISH, VEGETABLE SERVER, SILVER PLATE, WITH COVER (COVER MAY BE USED AS SEPARATE DISH)	75.00
COFFEE POT, SILVER PLATE	75.00
TRAY, 14 INCH, GRAPE PATTERN, SILVER PLATE	100.00
TRAY, SILVER PLATE	250.00
ICE BUCKET, SILVER PLATE, WITH 12" TRAY	150.00
TEAPOT, PORCELAIN & PEWTER, ENGLISH "STRATFOR ON TRENT"	150.00
COFFEEPOT, SILVER PLATE	50.00
CASTER SET, SILVER PLATE, WITH FIVE DISPENSING CONTAINERS OF EXCELLENT GLASS	250.00
COMPOTE, SILVER PLATE	100.00
CANDLE HOLDERS, STERLING, AMERICAN CONTEMPORARY POOR CONDITION	50.00
COMPOTE, SILVERPLATE	75.00
FLATWARE SERVICE, GORHAM STERLING, "CHANTILLY" CONSISTING OF 8 DINNER FORKS--8 SALAD FORKS--8 DINNER KNIVES--8 TEASPOONS--4 CREAM SOUP--7 COCKTAIL FORKS--GRAVY LADLE	1,800.00

SILVER & GLASS (CONTINUED)

DISH, CUTGLASS, CANDY, 6 INCH (POOR CONDITION)	50.00
DISH, CUTGLASS, CANDY, 5 INCH	40.00
PICKLE SERVER, BLUE SANDWICH TYPE GLASS IN METAL HOLDER (GLASS IMPERFECT FROM INTERNAL STRESS MARKS)	250.00
CRUEY, CUTGLASS--CLEAR WITH RUBY OVERLAY	100.00
BOWL, WHITE SATIN GLASS WITH CRANBERRY OVERLAY "ART GLASS"	450.00
CREAM AND SUGAR, SATIN GLASS	100.00
WEDGEWOOD PITCHER, EARLY TYPE, BLUE	<u>250.00</u>
	5,075.00

PRELIMINARY INVENTORY OF FURNITURE AT WICKERSHAM HOUSE 2-2082

1	TABLE, DINING, WALNUT, "DUNCAN PHYFE, WITH 1 HOST CHAIR AND SEVEN STRAIGHT DINING CHAIRS	1,000.00
1	TABLE, SIDE OR CONSOLE, OAK, NICELY HAND CARVED LEGS (MRS. ALLMAN SAID WEDDING PRESENT (FIRST MARRIAGE) AND HAD COME "AROUND THE HORN".	500.00
1	TABLE, "LIBRARY", OAK, MISSION OAK STYLE	250.00
1	CHEST, "CHINA TRADE", RED, LEATHER COVERED	750.00
2	CHEST, "CHINA TRADE" CAMPHOR WOOD	1,000.00
2	TABLES, MISSION OAK, SIDE OR BED	100.00
1	MELODEON, WALNUT CASE	500.00
1	TABLE, SIDE, "LYRE BASE" OAK	250.00
1	DESK, "SAILING CAPTAIN" SMALL FOR USE ON SHIP	500.00
2	SOFA, OVERSTUFFED, CIRCA 1920	1,000.00
4	CHAIRS, OVERSTUFFED, COMPANION TO ABOVE	1,000.00
2	TABLE, SIDE, CAST IRON FANCY BASE, OAK TOP	250.00
1	TABLE, OAK, LAMP	75.00
1	CHINA CABINET, OAK, CURVED FRONT	500.00
1	DESK, DOUBLE, OAK, OFFICE TYPE CIRCA 1890	1,000.00
2	CHAIRS, OAK, CIRCA 1890	500.00
1	DRESSER, BEDROOM, PARTLY REFINISHED, CIRCA 1900	250.00
1	ROCKER, OAK, CIRCA 1900	200.00
2	CHAIR, OFFICE, OAK, CIRCA 1900	200.00
3 PC	BEDROOM SET, CIRCA 1890, CONSISTING OF DOUBLE BED, DRESSER, AND COMMODORE	1,500.00
1	TABLE, DINING, EXPANDABLE APARTMENT TYPE, OAK	500.00
1	LAMP, FLOOR, WROUGHT IRON, W/TIFFANY TYPE SHADES	500.00

~~12,325.00~~

~~500~~

11,825.00

MISCELLANEOUS ITEMS OF NOTE

UNBRELLA STAND, COPPER, WITH A "LION HEAD W/RING IN MOUTH" BRASS HANDLE	350.00
TRAYS (TOTAL OF 3) SAMOVAR, RUSSIAN MFR, EACH WITH ONE END. ROUNDED, BRASS	300.00
TRAY, SAMOVAR, KEYHOLE TYPE, BRASS, RUSSIAN MFR	150.00
TRAYS, SERVING, BRASS, (TOTAL OF 3), RUSSIAN MFR ASSORTED SIZES	150.00
SAMOVAR, BRASS, RUSSIAN MFR, 20" HIGH, COMPLETE WITH CROWN AND EXTENSION TUBE	900.00
SAMOVAR, BRASS, RUSSIAN, COMPLETE WITH CROWN AND TEAPOT PLATE (HAS 5 AWARD STAMPS IMPRESSED ON FRONT)	750.00
TRAY, SERVING, BRASS, RUSSIAN MFR, APPROX 10" X 24"	150.00
SERVER, COFFEE OR OTHER HOT BEVERAGE, BRASS, ORIGIN UNKNOWN SIDE HANDLE,	150.00
CANDLE HOLDER, SOUVENIR TYPE, MKD "KETCHIKAN"	25.00
CANDLEHOLDERS (A PAIR) COPPER, EACH WILL HOLD TWO CANDLES	25.00
TEAGLASSES IN HOLDER, RUSSIAN SILVER, LARGE, FROM KODIAK	500.00
TEAGLASSES IN HOLDER, RUSSIAN, MODERN MFR	25.00
TEAGLASS IN HOLDER, BRASS, RUSSIAN, FROM KODIAK	250.00
TEAGLASS IN HOLDER, ORIGIN UNKNOWN	10.00
BOWL, BRASS, RUSSIAN MFR, 14" W X 9" H	100.00
CENSER, RUSSIAN ORTHODOX, GIFT FROM FATHER ANDRE KASHEVEROFF	500.00
ICONS (USED BY TRAVELERS) APPROXIMATELY 3 X 3, FROM KODIAK	500.00
BOWL, BRASS, WITH ROLLED RIM, RUSSIAN MFR, 12" W X 10" H	150.00
PRAYERRUG, FROM NEAR EAST,	500.00
PHONOGRAPH, EDISON CYLINDER	250.00
RADIO, PHILCO, CATHEDRAL TYPE, CIRCA 1930	100.00
FRAMED BIT OF ENGLISH TAPESTRY	50.00
PAINTING, OIL, PORTRAIT OF BILL MCPHEE (EARLY FAIRBANKS MAN)	100.00
SALT & PEPPER SET, CRYSTAL WITH SILVER OVERLAY	50.00
SALT & PEPPER SET, IVORY, FROM KING ISLAND, MINIATURE BARREL STYLE, CIRCA 1900	250.00

MISCELLANEOUS ITEMS OF NOTE PAGE 2

SALT & PEPPER SET, IVORY, WITH CARVED ANIMALS ON SIDE, CIRCA 1900, FROM NOME	250.00
BEDSIDE CLOCK, LADIES, (FINE WATCH MOUNTED IN HOLDER)	100.00
LUSTERWARE PITCHER, OLD & LOVELY	500.00
ASSORTED CHINA & PORCELAIN (TOO NUMEROUS TO LIST) SOUVENIR PLATES SUCH AS MCKINLEY CAMPAIGN, WEDGEWOOD ITEMS, ET CETERA	3,000.00
PIANO, SQUARE GRAND, CHICKERING, REPORTED TO HAVE COME FROM SITKA	5,000.00
ORIENTAL RUGS, IN USE, POOR CONDITION	1,000.00
MEMORABILIA OF WICKERSHAM, AGAIN TOO NUMEROUS TO LIST (AWARDS--PERSONAL ITEMS ET CETERA)	10,000.00
	<hr/>
	26,485.00

POMTIER, DUVERNAY & HORAN
REAL ESTATE APPRAISERS — VALUATION CONSULTANTS

J. A. DUVERNAY, A.S.A.
Willoughby Avenue
P.O. Box 651
Juneau, Alaska 99802
(907) 586-3685

CHARLES HORAN
318 Lincoln Street
P.O. Box 2003
Sitka, Alaska 99835
(907) 747-6688

HOWARD POMTIER
Willoughby Avenue
P.O. Box 651
Juneau, Alaska 99802
(907) 586-3685

February 22, 1982

State of Alaska
Department of Natural Resources
Division of Parks
Pouch M
Juneau, Alaska

Attention: Mr. Hilton Wolfe

Subject: Market Value Estimate
House of Wickersham
213 Seventh Street
Juneau, Alaska

Dear Mr. Wolfe:

Pursuant to our recent conversation, I am submitting to you a preliminary market value estimate of the above referenced property. This preliminary value will be expressed in a range within which my final opinion of value should fall.

For your information, I have inspected the subject property with Ruth Allman who I believe to be a representative of the owner. Also, I have conducted an extensive investigation of the real estate market to ascertain details of sale properties that may be considered comparable to the subject. In this regard, special emphasis was given to sales of older homes that were built around the turn of the century (1900's).

It should be again noted that the subject has special historic significance in that it was the home of Judge Thomas Wickersham, famous Alaskan jurist, statesman and explorer. Being virtually one-of-a-kind, the available market was of little use in determining whether or not its historical significance would be reflected in the market. The experience our firm has had in Skagway, a city with many historical buildings, indicate that the market does not necessarily pay a premium for historical properties.

ATTACHMENT 7

To: State of Alaska
Department of Natural Resources

Re: Market Value Estimate
House of Wickersham

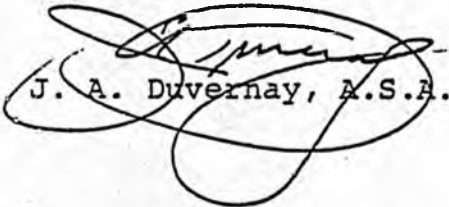
- 2 -

In summary, the subject property is being valued based primarily on the Market Data or Sales Analysis Approach. This is basically an analysis of comparable sale properties. The Cost and Income Approaches will be processed but discounted for various reasons. This will be explained in more detail in the appraisal report which will follow within a week.

It is therefore my preliminary opinion that the current market value of the land and building known as the House of Wickersham, is in the range of \$180,000.00 to \$200,000.00, as of current date.

Should you require any additional information before the report is completed, please call.

Respectfully Submitted,
POMTIER, DUVERNAY AND HORAN


J. A. Duvernay, A.S.A.

JAD:vld

APPRaisal REPORT
OF
HOUSE OF WICKERSHAM
213 SEVENTH STREET
JUNEAU, ALASKA
FOR
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF PARKS
DATE OF VALUE: MARCH 1, 1982

FILE NO. 82-35

TABLE OF CONTENTS

PREFACE

Letter of Transmittal	
Introduction	i
Certification of Appraisal	iii
Summary of Salient Facts and Conclusions	iv
Photographs	

APPRAISAL REPORT

Purpose of Appraisal	1
Definition of Fair Market Value	1
City Data	2
Neighborhood Map	
Neighborhood Data	7
Plat Map	
Site Analysis	8
Address	8
Location	8
Legal Description	8
Owner	8
Assessor's Parcel No.	8
Assessed Value - Taxes	8
Zoning	9
Utilities	9
Size and Shape.	9
Access	9
Topography	10
View	10
Description of Improvements	10
Income Information	12
Highest and Best Use	13
Date Inspected	13
Appraisal Analysis	14
Approach to Value	14
Estimate of Land Value	14
Sales Summary Chart	14
Cost Summation Approach	15
New Replacement Cost	16
Market Data Approach	17
Comparative Analysis Chart	
Income Approach	21
Comparable Rentals Chart	21
Correlation and Final Estimate of Value	23

ADDENDA

Site Plan	
Floor Plan	
Comparable Sales Map	
Photos of Comparable Sales	
Land Sales Map	
RMM Zoning Regulations	
Title Report	
Assumptions & Limiting Conditions	

POMTIER, DUVERNAY & HORAN
REAL ESTATE APPRAISERS — VALUATION CONSULTANTS

J. A. DUVERNAY, A.S.A.
Willoughby Avenue
P.O. Box 651
Juneau, Alaska 99802
(907) 586-3685

CHARLES HORAN
318 Lincoln Street
P.O. Box 2003
Sitka, Alaska 99835
(907) 747-6666

HOWARD POMTIER
Willoughby Avenue
P.O. Box 651
Juneau, Alaska 99802
(907) 586-3685

March 1, 1982

State of Alaska
Department of Natural Resources
Division of Parks
Pouch M
Juneau, Alaska 99811

ATTENTION: Mr. Hilton Wolfe

SUBJECT: Appraisal of House of Wickersham
213 Seventh Street
Juneau, Alaska
Wick-742-3

Dear Mr. Wolfe:

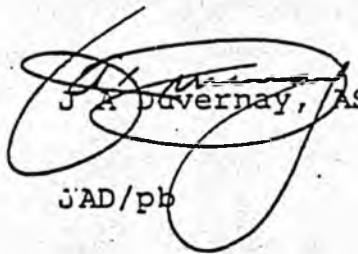
As requested, I have personally inspected the above referenced property for the purpose of estimating the Market Value as of March 1, 1982.

Based upon my investigation and analysis, it is my opinion that the Market Value of the subject property, as of the date of value, is:

TWO HUNDRED THOUSAND DOLLARS
(\$200,000.00)

Following herein will be found some descriptive data upon which my opinion of value is partially predicated.

Respectfully submitted,
POMTIER, DUVERNAY & HORAN


J. A. Duvernay, A.S.A.

JAD/pb

INTRODUCTION

Every definition of an appraisal since the mid-1930's has referred to it as either an 'estimate' or an 'opinion' of value. Nowhere in recent appraisal texts or literature has any writer or authority defined an appraisal as representing a fixed price or an arbitrary value. An appraisal is an estimate of value, usually in writing, of an adequately described parcel of real estate, for Market Value, or value as defined by the appraiser, as of a specified date in time.

To carry this further, an appraisal is an opinion, a function, or a judgement tool prepared by the appraiser and presented to the decision-makers for their consideration and ultimate action. Whenever an appraisal is made, some action results: a sale is made or it is not, a loan approved or turned down, a lawsuit improved or diminished, or an assessed value appeal supported or overturned. An appraisal of real estate always leads to an action decision, and it is important to understand that a negative response or conclusion not to act may be just as meaningful as a positive one. Not making a loan, a sale, or going ahead with a lawsuit, can often have as many ramifications as deciding to do one of these things. Thus it is extremely vital to realize that an appraisal, a valuation study, is just the first step in what may be a long and involved chain reaction.

An appraisal report is typically ordered when there is some question, disagreement or problem surrounding a parcel of real estate, causing the persons involved to seek a qualified third party opinion. A value estimate is typically requested to present an estimate of Market Value (ie, the highest price estimated in terms of money) based on development or utilization of the property to its Highest and Best Use, and also to provide an estimate of the degree of risk involved in the ownership and management of the property. Like all other

INTRODUCTION: cont'd

investments, real estate has a high degree of risk, depending upon the quality of management, the degree of liquidity or non-liquidity, and unexpected outside influences. At any given moment in time, before or after the date of this report, the economic conditions affecting this property, intrinsic or extrinsic, may change significantly, and the present owner or developer, or subsequent owners, developers or mortgagees, will all analyze their interpretation of its value measured against the risks involved and come to conclusions as to what positive or negative action they should take. This appraisal therefore offers only an opinion of the present worth or Market Value of the subject property, as of a specified date in time, limited by the specific conditions and contingencies noted in the report and the risks of the market.

An appraisal of real estate does not fix or set its price, or value; it is an opinion that may be used by borrower or lender, by a buyer or a seller, or by a judge or jury, but it is just that and no more: an impartial opinion of value.

The assumption of this appraisal report is that the property, as of the valuation date, was under prudent and competent control and management, and that all efforts were being concentrated on developing it to its full potential and highest possible value. If, for any reason, should subsequent events, be they worldwide, national, regional, local, or caused or created by management, in any way affect or change the value of the subject property, the Appraisers assume no responsibility for their effect on value.

CERTIFICATION OF APPRAISAL

The undersigned does hereby certify as follows:

I have inspected the property.

I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.

I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

This appraisal report sets forth all of the limiting conditions, imposed by the terms of my assignment or by the undersigned, affecting the analyses, opinions and conclusions contained in this report.

This appraisal report has been made in conformity with and is subject to the requirements of the Principles of Appraisal Practice and Code of Ethics of the American Society of Appraisers.

Involved in the appraisal of the subject property is J. A. Duvernay, and it is his conclusions and opinions concerning real estate that are set forth in this appraisal report.

The real estate which is the subject of this appraisal report was valued as of March 1, 1982.

Opinion of Value: \$ 200,000⁰⁰

3-7-82

DATE


SIGNATURE

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY APPRAISED: House of Wickersham

LOCATION: 213 Seventh Street
Juneau, Alaska

LEGAL DESCRIPTION: Lot 8 and Portion of
Lots 6 & 7, Block 28
Townsite of Juneau

APPRAISAL DATE: March 1, 1982

APPRAISAL PROCESS: Market value, fee simple
interest, land & improvements.

LAND AREA: 9,562 square feet, more or less

IMPROVEMENTS: A three story wood frame
and siding residence with
basement, originally
constructed around 1899. There
is about 3,610 square feet
of gross area above the base-
ment.

DATE INSPECTED: February 9, 1982

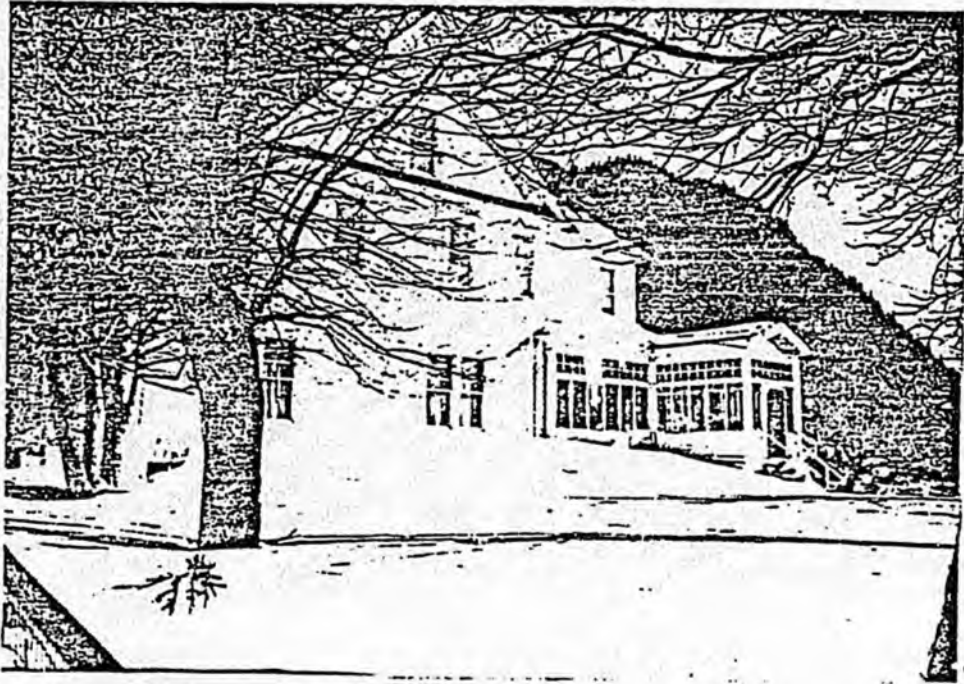
ZONING: RMM, medium density multi-
family residential

TOPOGRAPHY: Mostly level with a down-
slope at the rear of the lot

HIGHEST & BEST USE: Existing use considering
the historical nature of the
property.

VALUATION: Land Value: \$80,000.00
Market Approach: \$200,000.00
Cost Approach: \$181,000.00
Income Approach: \$139,000.00
Final Opinion of Value:
\$200,000.00

PHOTOGRAPHS



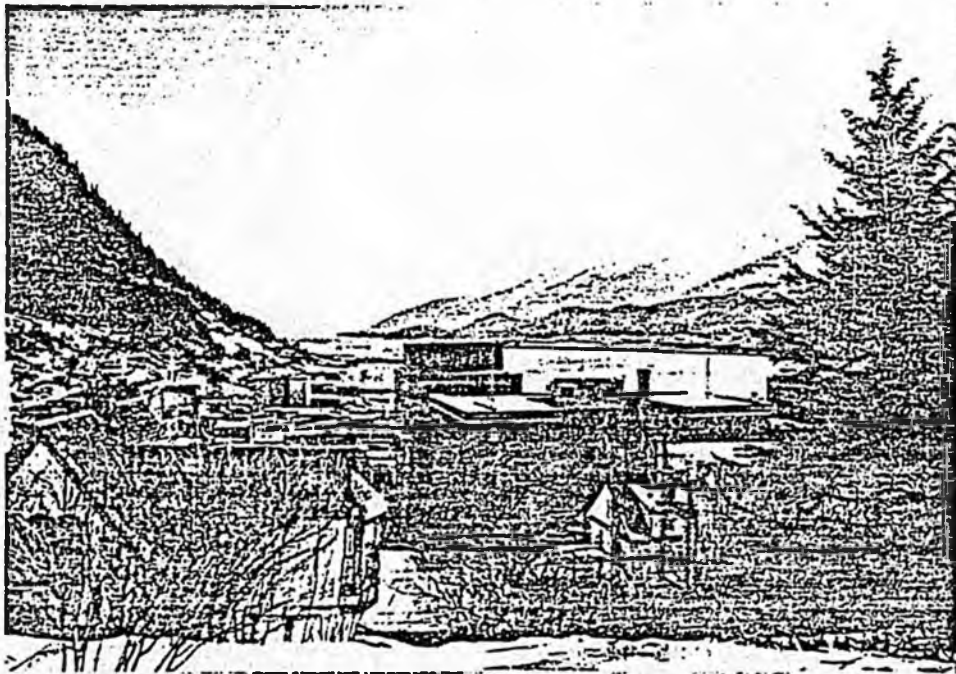
View of side yard along 7th Street.



Side entrance on west side of subject.



View along southerly side of subject.



View from subject looking over town and
down Gastineau Channel.



Looking east along 7th Street and
the intersection with Seward Street.



Front entrance to subject.

PURPOSE OF APPRAISAL:

The State of Alaska, Department of Natural Resources, Division of Parks, is interested in purchasing the House of Wickersham in order to preserve its historical nature and integrity. In this regard, I have been contracted to arrive at an opinion of its Market Value as of March 1, 1982.

DEFINITION OF MARKET VALUE:

The term Market Value as used herein is defined as:

"The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus."

CITY DATA:

Juneau is located in Southeastern Alaska, 600 air miles Southeast of Anchorage, the state's largest community, and about 1,000 miles northwest of Seattle, Washington

The City and Borough of Juneau became the first unified home-rule municipality in Alaska in 1970--and encompasses an area of 3,108 square miles (almost 2 million acres). Thirty percent of this area is a part of the famous Juneau Icecap which spawns numerous spectacular glaciers, and is a natural phenomenon of international interest.

Much of the area is mountainous, with the peaks along the Canadian Border (less than 35 air miles from downtown Juneau) reaching over 8,500 feet in elevation. The waters of Lynn Canal and Stephens Passage constitute a segment of the famed Inland Passage, and account for over 20% of the area within the City and Borough. The terrain is heavily forested with Sitka Spruce and Western Hemlock dominant species at the lower elevations.

Land physically suitable for development consists primarily of glacial and stream-cut valleys, and the gentler slopes of mountains open to the water. Residential and commercial development is largely confined to these valleys and to the coastal lands bordering Gastineau Channel, a body of water separating Douglas Island from the mainland.

Transportation modes linking Juneau to other areas of

CITY DATA: cont'd

Alaska and to the coterminous states include air and sea; with jet service several times daily to Anchorage, Seattle, and intermediate points. Several air taxi services provide frequent service to Haines, Skagway, Hoonah and the many smaller villages of Southeastern Alaska. The Alaska Marine Highway, a fleet of state-operated ships, provides daily service, and connects Juneau by sea with Skagway, Haines, Sitka, Petersburg, Wrangell, Ketchikan, Prince Rupert, B.C., and Seattle. Juneau's deepwater port is served by a barge line, and is a popular stop for the many cruise ships which ply the Inland Passage during the summer months.

Within the City and Borough, the major population areas are linked by the Egan Expressway, a four lane divided highway which connects the Juneau International Airport and the suburban neighborhoods of the area to downtown Juneau. The two lane Glacier Highway continues north to Echo Cove at Berners Bay, some 40 miles from the central city.

The Juneau area population has grown over 60% since the 1970 census with an estimated population of 21,650 as of July 1981. Almost half of the population lives in the original Juneau-Douglas urban areas, while the remainder reside in the suburban Lemon Creek and Mendenhall Valleys, and in the more rural North Douglas, Auke Bay and Lynn Canal areas.

CITY DATA: cont'd

The Juneau area offers a wide variety of excellent recreational opportunities including skating (both ice and roller), hiking, hunting, fishing, boating, camping, picnicing, tennis, basketball and skiing. A private enclosed tennis and racquet ball club has opened in the Mendenhall Valley. The City and Borough has also developed the Eaglecrest Ski area on Douglas Island and the National Forest Service maintains an impressive interpretive center at the site of the Mendenhall Glacier.

Municipal police protection is provided on a nonareawide basis. Juneau and Douglas are served by a single municipal police department. The outlying rural areas are served by the Alaska State Troopers. Fire protection is organized and funded by service areas, but operates under the direction of one fire chief. Fire stations and personnel include:

Juneau	- 12 fulltime firefighters, 36 volunteers
Glacier	- 8 fulltime firefighters, 40 volunteers
Douglas	- 25 volunteers
Auke Bay	- 25 volunteers
Lynn Canal	- 15 volunteers

Fire protection is rated 5 and 6 in the Juneau and Douglas areas respectively, and 9 and 10 in other areas of the City and Borough.

Traditionally, Juneau has been the major governmental, transportation, educational and trade center of northern Southeast Alaska. As its population (and consequently its

CITY DATA: cont'd

wholesale, retail and service base) has expanded, the people of the northern Panhandle area have become less dependent on Seattle, and Juneau has become more of a regional center. The jet service available at the Juneau Airport, expansion of the facilities and programs of the University of Alaska/Juneau, and the activities associated with Sealaska, Tlingit-Haida Central Council, and other Juneau-based corporations bode well for the continued development of the community as a true regional center.

Electricity, telephone services and solid waste disposal are available in all urbanized areas of the City and Borough. Electrical generation capacity from the Snettisham Hydroelectric facility far exceeds present demand, (large residential and commercial) and additional capacity is planned for 1985. Fuel oil and other petroleum products are currently available in adequate supply. Local oil storage capacity is 121,000 barrels.

The City and Borough operates sewage collection and treatment and water supply and distribution utilities on a nonareawide basis. The areas of the former cities of Juneau and Douglas, including West Juneau, are supplied by an integrated water system. Other areas of the City and Borough are largely supplied by private community water systems. Sewer systems have been constructed in the Mendenhall Valley, Auke Bay, Juneau and Douglas areas.

CITY DATA: cont'd

Local Improvement Districts are created to extend the sewer lines to new developments. Known as L.I.D.'s.

Public libraries are maintained at three locations: Juneau, Douglas and the Glacier Valley area. Cultural events such as lectures and concerts are generally performed in the local high school auditorium. Other cultural attractions include the Marie Drake Planetarium, the Alaska State Museum, Juneau-Douglas Little Theatre, and several motion picture theaters.

The availability of land for industrial or other economic development activities is generally good, although considerable site development would be required in some locations. Approximately 140 acres are zoned for industrial use in the Juneau Service Area, of which 70% is currently vacant. There are tracts totalling almost 2,000 acres zoned industrial north of the city center including large blocks of land near the International Airport.

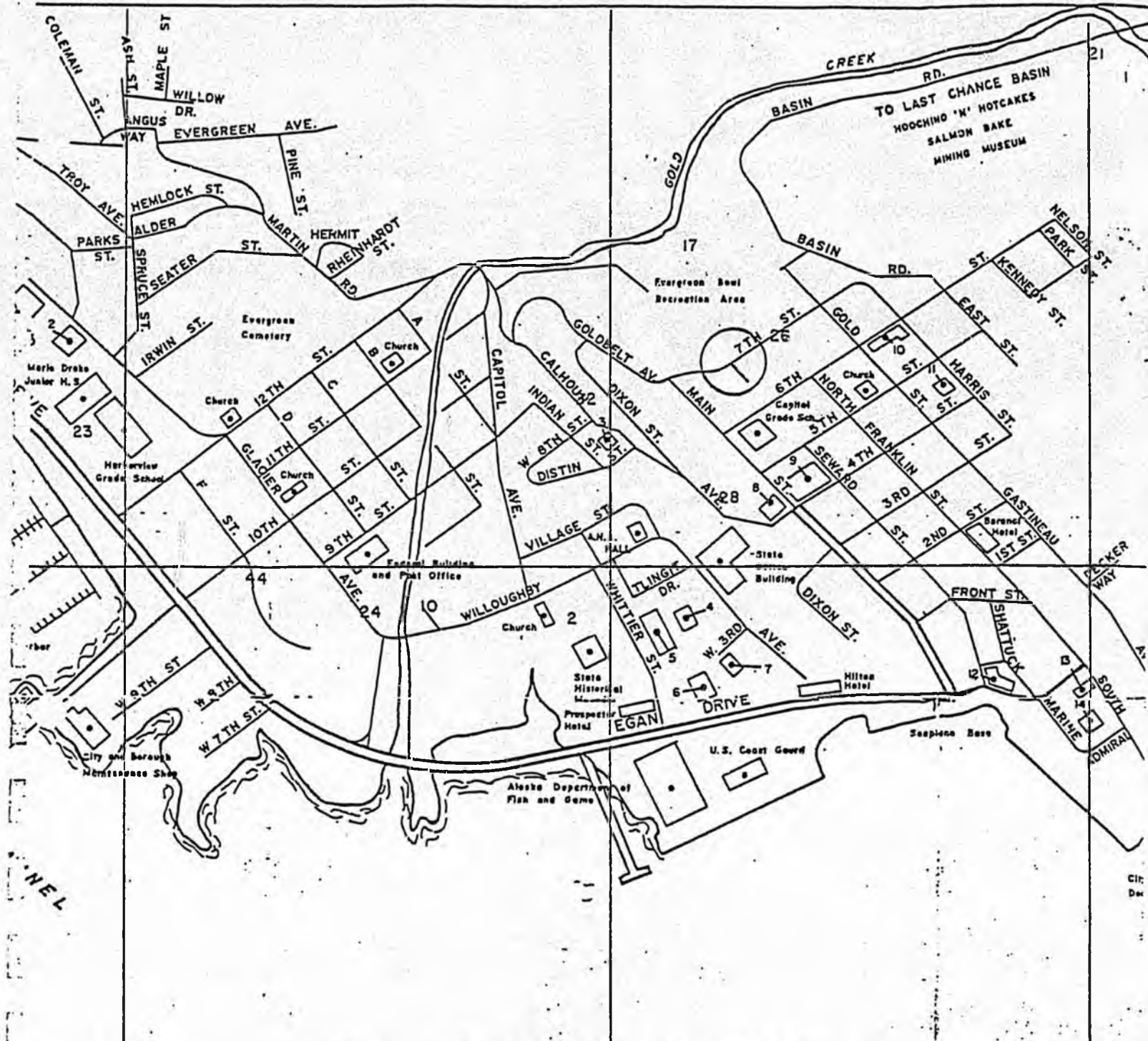
NEIGHBORHOOD DATA:

The subject property is located along "Chicken Ridge", only three blocks from the downtown Juneau area. The neighborhood name dates back to the early 1900s when the ridge above Juneau was a popular hunting spot for the miners who lived below on the flats and water-front at the base of Mt. Juneau and Mt. Roberts.

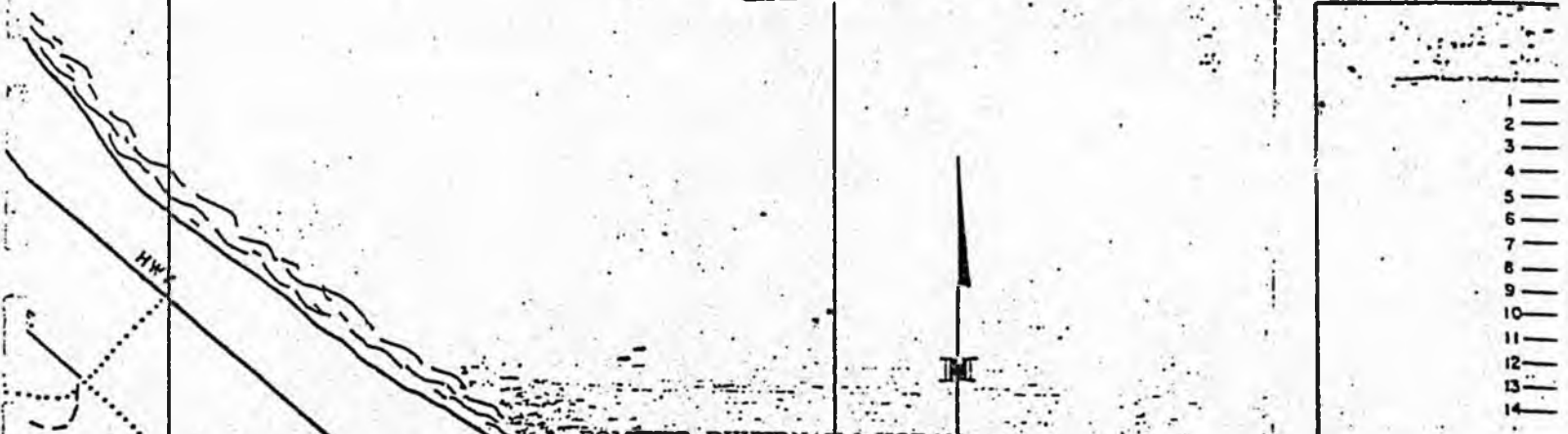
The neighborhood was developed during the early 1900's with larger houses that reportedly were built by executives of the mine or other influential personalities of the time. Many of these large homes have been converted into apartments or rooming houses. In recent years the area has become extremely desirable due to its close proximity to the State employment centers and downtown Juneau. The State Capital Building, new State Office Building and legislative offices are all within walking distance.

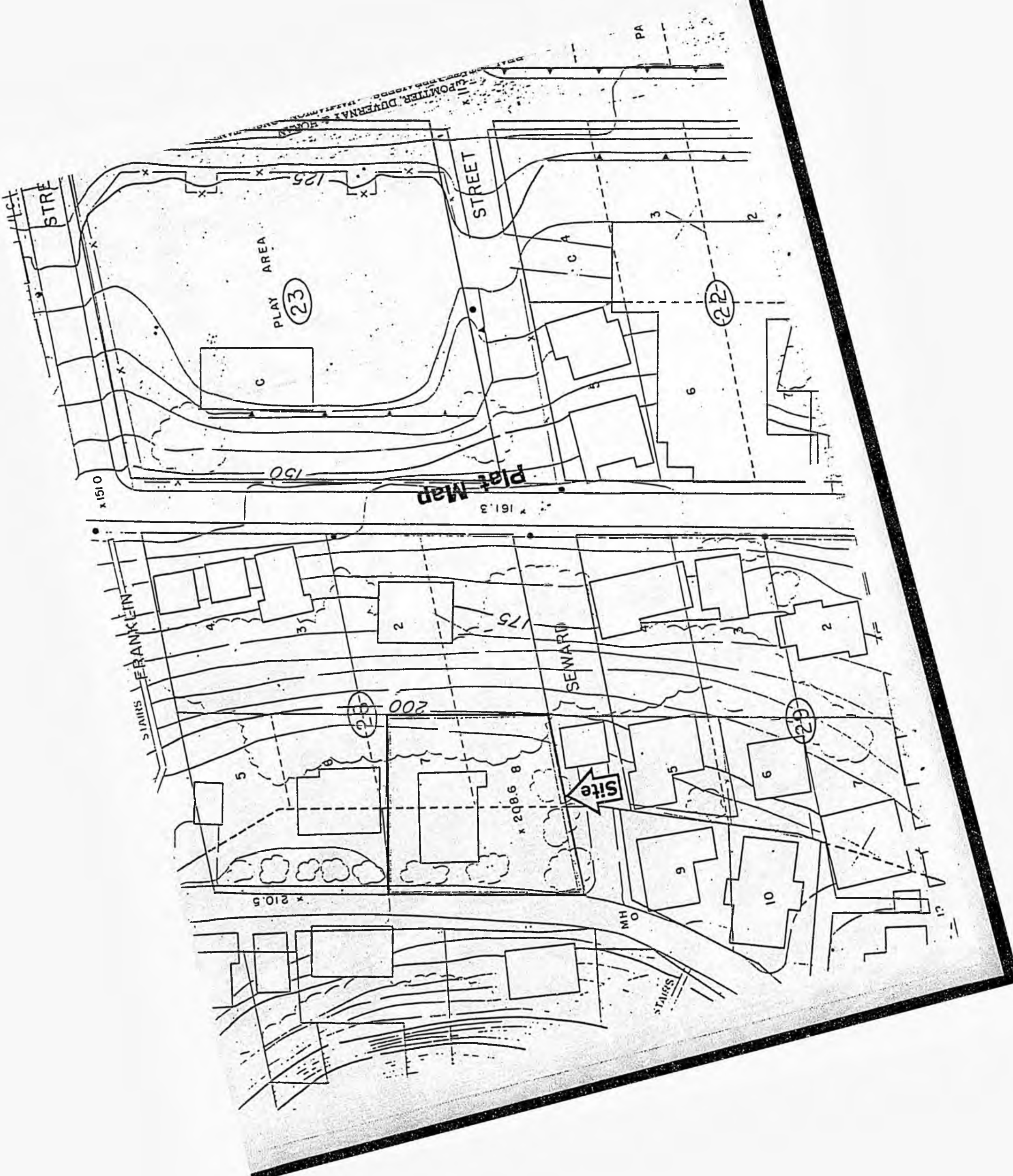
Access to the area is principally from Main Street which extends up from Egan Drive to 7th Street at the top of "Chicken Ridge". Properties on the downhill side of 7th Street enjoy a spectacular view of town and down Gastineau Channel.

The neighborhood has enjoyed an improving trend throughout most of its life. Even today due to its location, view, etc., many of the older homes in this area are being remodelled and modernized. This trend is expected to continue for some time in the future.



Neighborhood Map





STREETS

STREET

PLAY AREA
23

22

Plat Map

x 1510

x 161.3

STAIRS
FRANKLIN

SEWARD

Site

x 210.5

x 298.6

200

175

MH 0

STAIRS

4

3

2

5

6

7

8

9

10

5

6

7

4

3

2

10

11

PA

SITE ANALYSIS:

ADDRESS:

213 Seward Street
Juneau, Alaska.

LOCATION:

Southeasterly corner of 7th Street and Seward Street,
in the Chicken Ridge area above downtown Juneau.

LEGAL DESCRIPTION:

Lot 8 and part of Lots 6 and 7, Block 28, Townsite of
Juneau, and part of U.S. Mineral Survey 926, Juneau
Recording District, First Judicial District, State of
Alaska, described as follows:

BEGIN at the south corner of said Lot 8, run thence
North 44° 00' West on the southwest line of said Lot 8
and extension thereof, 100.00 feet; thence North 57°
52' east 108.00 feet; thence South 32° 08' East, 97.86
feet to the southeast line of said Lot 7 at a point
12.56 feet from the east corner; thence South 56° 52'
west, 87.44 feet to the point of beginning.

OWNER:

According to the records at the Assessor's Office, City
and Borough of Juneau, the assessed owner is Robert and
Lorraine V. Giersdorf.

ASSESSOR'S PARCEL NO.

1-A-181-028-7&8

ASSESSED VALUE - TAXES:

Year: 1981		Tax Rate: \$7.74 per \$1,000
Land	\$27,300.00	
Improvements	97,100.00	Estimated Taxes: \$962.86
Total	<u>\$124,400.00</u>	

SITE ANALYSIS: cont'd

ZONING:

The property is zoned RMM, medium density multiple family residential. This zoning is designed to provide adequate and appropriately located areas for the development of medium density multi-family uses and other compatible nonresidential uses. A copy of the RMM Zoning Regulations is included in the Addenda for additional details.

UTILITIES:

All normal utilities, including water, sewer, electrical and telephone are available to the site.

SIZE AND SHAPE:

The subject is an irregular shaped site with about 108 feet fronting 7th Street, the north line and 100 feet fronting Seward Street, the west boundary. The east line measures 97.86 feet and the south line 87.44 feet. Total area in the site approximates 9,562 square feet, more or less.

ACCESS:

Primary access to the subject is from 7th Street which forms the site's north boundary. This is a narrow paved street maintained by the City and Borough of Juneau. This is a through street running along the top of Chicken Ridge. Seward Street extends partially along the site's

SITE ANALYSIS: cont'd

ACCESS: cont'd

west boundary. This road terminates at a parking barrier about 70 feet south of 7th Street. Below the barrier and down the hillside the roadway does not exist. There is a public stairway with the road right of way in this area leading down to 6th Street.

TOPOGRAPHY:

The site is for the most part a level parcel. It begins to slope down near the south boundary.

VIEW:

There is an excellent view of the downtown area and Gastineau Channel from the subject property.

DESCRIPTION OF IMPROVEMENTS:

The subject improvements are described in detail in the Condition Survey Report dated November 1981-January 1982, prepared by Robert A. Mitchell, A.I.A., Historical Architect, Alaska Division of Parks. I refer you to this report for a detail description of the improvements. Following however, is a brief improvement description:

The subject improvements consist of a three story wood frame and siding residence constructed over a partial basement. Construction dates back to 1899 and it was remodelled during 1912. There have been obvious additions or modifications through the years.

SITE ANALYSIS: cont'd

DESCRIPTION OF IMPROVEMENTS: cont'd

General construction details include concrete and stone masonry wall, wood frame and wood siding exterior, single payne windows, asphalt shingle roof. Although there has been some new electrical service, most of the wiring is Z-wire knob-and-tube type, with screw-in fuses. Plumbing is a combination of original wrought iron and some later galvanized iron pipe, with some recent copper replacement. Hot water is from an oil fired 30-gallon hot water heater. The building is heated by cast-iron water radiators in two zones, heated by an oil-fired furnace.

The house has been operated as an historical tourist attraction being the house of the late Judge Wickersham. It has been operated by the Judge's niece, Ruth Allman as historical interpreter. Mrs. Allman's living quarters are on the second floor together with a rental apartment. There is also a rental unit on the third floor. A brief interior description of the house by floor follows:

Basement: Concrete floor, unfinished walls and ceiling, houses the furnace room, laundry and storage.

First Floor: Large entry, parlor, dining room, kitchen, bathroom, living room and porch areas. Mostly finished wood floors, lath and plaster walls and ceiling. There is a large "sun porch" at the southwest corner of the house.

SITE ANALYSIS: cont'd

DESCRIPTION OF IMPROVEMENTS: cont'd

Second Floor: Mrs. Allman's apartment consists of a large bedroom, closet, bath and small kitchen facility. There is a bathroom, separate guest room and another efficiency apartment located in the original library. Again, the floors are mostly finished wood with lath and plaster walls and ceiling.

Third Floor: This is a one bedroom apartment with a living room, bath and kitchen.

Condition: The property appears to be in average+ condition considering its age and in comparison with other older large homes in the area.

INCOME INFORMATION:

For some time the house has been open to the public in the form of a limited tour (first floor only) by Mrs. Allman. Other than the income for the tours, there are two rental units. The two room apartment which was at one time the library is rented for \$200 per month. The tenant also serves as caretaker and helper in consideration of this low rent.

The third floor apartment is rented for \$300 per month. This also appears low in light of the downtown rental market. Utilities are included in the rent.

The total gross receipts for 1980 from the tours (including entrance fees, books sold, etc.), was \$35,777. A summary of the operating cost is contained in Mr. Mitchell's Condition Survey Report already mentioned.

HIGHEST AND BEST USE:

According to the 1975 Edition of "Real Estate Appraiser Terminology", published by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers, Highest and Best Use is defined as:

"That reasonable and probable use that will support the highest present value as defined as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value."

I have assumed that the existing use represents the highest and best use of the property.

DATE INSPECTED:

The property was inspected on February 9, 1982, in the presence of Ruth Allman, owner representative and Mr. Hilton Wolfe, State of Alaska, Division of Parks.

APPRAISAL ANALYSIS:

APPROACH TO VALUE:

The task in this assignment is to arrive at a market value estimate of the House of Wickersham, a large old turn of the century house with special historical significance. I have considered the Market Data or Sale Analysis Approach to be the most relevant approach in valuing the subject property. Although both a Cost Approach and Income Approach will be processed separately; I have discounted these approaches for reasons discussed later in this report.

ESTIMATE OF LAND VALUE:

To assist me in arriving at an estimated land value for the subject site, a search of the market was done to obtain information on vacant lot sales in the Juneau area. Comparable land sales near the downtown area are scarce. Following is a summary of the sales considered:

<u>SALE-NO</u>	<u>SIZE</u>	<u>DATE</u>	<u>LEGAL DESC</u>	<u>PRICE</u>	<u>UNIT PRICE</u>
L1	4,893SF	12-79	Lot 6, Blk 119 Townsite	\$25,500	\$5.21/SF
L2	2,500SF	'78	Pt Lot 5, Blk 107 Townsite	\$15,000	\$6.00/SF
L3	7,893SF	12-79	Lot 10, Blk 1 Seatter	\$30,000	\$3.83/SF
L4	10,684SF	4-79	N 1/2 Lot 2 Highlands	\$23,750	\$2.22/SF
L5	11,528SF	7-78	Lots 2, 3, 4 Seatter	\$19,000	\$1.65/SF

APPRAISAL ANALYSIS: cont'd

The above sales took place during the late 1970's and require adjustment for time. They are all located within the City limits and for the most part are view sites. After adjusting the sales for time, a range of about \$3.00 per square foot to nearly \$10.50 per square foot is indicated. Three of the sales, Nos. 1, 2 & 3 indicate a close range, \$5.50 to \$10.50 per square foot. After making the necessary adjustments for size, topography, location, etc., it is my opinion the present day land value of the subject approximate \$80,000.00 or about \$8.40 per square foot.

COST SUMMATION APPROACH:

In this method of valuation, an estimate is first made of the current reproduction costs, new, of the improvements. This amount is then adjusted to reflect depreciation from physical deterioration and obsolescence. Land value is then added to produce an estimate of value.

Cost of Reproduction, new, of the improvements has been estimated by using the Marshall Valuation Service. This publication is a national index of construction costs that are constantly updated to keep up with the changes in cost of labor and materials. In addition, available construction data obtained from local builders in the Juneau area was considered. All data obtained was correlated into an estimate of New- Reproduction Cost, which is summarized as follows:

COST SUMMATION APPROACH: cont'd

New Replacement Cost:

Residence	3,610 S.F.	x	\$50.20	=	\$181,220
Porches	400 S.F.	x	\$20.50	=	8,200
Basement	575 S.F.	x	\$15.00		8,625
Fencing, landscaping, etc.					<u>3,500</u>
Total New Replacement Cost					\$201,545
Less Depreciation from all causes say 50% or					<u>\$100,772</u>
Depreciated Value of Improvements					\$100,773
Add Estimated land value					<u>\$ 80,000</u>
Indicated value by Cost Approach					\$181,000

MARKET DATA APPROACH:

Traditionally, an appraisal procedure in which the Market Value estimate is predicated upon prices paid in actual market transactions and current listings. This is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- (1) the availability of comparable sales data;
- (2) the degree of comparability or extent of adjustment necessary for time differences; and
- (3) the absence of non-typical conditions affecting the sales price.

My investigation of the "market" in the Juneau area disclosed several sales of large old residential properties, some of which are income producing properties with rental units. These sales were all inspected and analyzed and compared to the subject. On the following page is a Comparative Analysis Chart with a comparative analysis of the six different sales to the subject property. The sales represent the most similar and proximate properties found in my investigation. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing

MARKET DATA APPROACH:

the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA APPROACH: cont'd

As can be seen from the Comparative Analysis Chart, the sales when adjusted indicate a value range of \$170,500 to \$215,500. This is converted into a price per square foot of living area of \$47.23 per square foot to \$59.60 per square foot.

Considering the unique character of the subject property, the sales search was extended back to 1975 and to include relevant data which required little adjustments but for time.

Comparables No. 1, 2, 3 and 4 are all located above the downtown area along or near Chicken Ridge. No. 1, the oldest sale considered, is a comparable large older home on two lots located next door to the subject. This property has been extensively remodelled since its purchase in 1975. This sale was felt to be most comparable to the subject but for time and condition.

No. 2 is a smaller 2 1/2 story house on a single view lot over looking the Willoughby area. No. 3 is a smaller old home fronting 6th Street just below the subject property. No. 4 is a large home that has been converted into a 4-plex. It is located on a single view lot just down 7th Street from the subject.

Comparables 5 and 6 are located on commercial lots in the "flats" below Chicken Ridge and State Hill. These sites

MARKET DATA APPROACH: cont'd

are located very close to the downtown area and were purchased for their commercial potential. No. 5 has been completely remodelled into a dental office. No. 6 is also being slowly converted to offices.

It is my opinion after analyzing the comparable market data, that the subject property has a present day market value of \$200,000. This indicates a price per square foot of gross living area of \$55.40 which compares favorably to the sales data.

INCOME APPROACH:

This approach is a method of estimating value by analyzing the gross income and expenses to arrive at a net income. Through use of proper rates and procedures, the net income is then processed or capitalized into an estimate of value. In effect, it is a matter of estimating the present value of future benefits logically expected to be received in the future from the property.

As mentioned elsewhere in this report, the existing rents from the two tenants appear low in light of current rentals near the downtown area. Also, Mrs. Allman's apartment could be considered a third rental and a fourth could be obtained on the first floor if it were not used for the tours. A brief summary of some comparable nearby rentals follows: -

<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>RENT</u>	<u>RENT S.F</u>
420 East Street	2 BR - 1 BA, 900 SF	\$450	\$.50
420 East Street	1 BR - 1 BA, 528 SF	\$350	\$.66
433 4th Street	1 BR - 1 BA, 546 SF	\$400	\$.73
"	2 BR - 1 BA, 700 SF.	\$550	\$.79
"	Eff - 1 BA, 371 SF	\$300	\$.81

These rentals are all located within walking distance to town and the subject property. In all cases, the tenant pays his own heat and electricity. Also, they are all in old residential buildings. .

INCOME APPROACH: cont'd

Based on an analysis of the rental data it is my opinion that economic rent for the subject would be as follows:

First Floor Apt	\$775
Second Floor Apt 1.	\$400
Second Floor Apt 2	\$450
Third Floor Apt	\$450
Total	<u>\$2,075</u>

The estimated gross annual income of \$24,900 can be processed as follows:

Gross Annual Income	\$ 24,900
Less Vacancy & Credit Loss Say 3% or	<u>750</u>
Effective Gross Income	\$ 24,150

Less Expenses:

Management (3%)	\$ 725
Taxes (est at 12 mills)	1,500
Insurance (est)	2,500
Water/sewer	1,000
Miscellaneous repairs, reserves, etc.	2,000
Total Expenses (28% of E.G.I.)	<u>\$ 6,725</u>
Estimated Annual Net Income	\$ 17,425

Assuming an overall Capitalization Rate of 12.5%, the Net Income can be processed as follows:

$$17,425 \div .125 = \$139,400$$

Indicated Value by Income Approach say \$139,000.00

CORRELATION AND FINAL ESTIMATED OF VALUE:

The value indication from the three (3) approaches to value considered are as follows:

MARKET DATA APPROACH	\$200,000.00
COST APPROACH	\$181,000.00
INCOME APPROACH	\$139,000.00

The lowest value was indicated by the Income Approach. This value was given least weight considering the subject is not a true income producing property. Also, only about one-half of the land area would be required for the existing improvements and projected economic rent.

The Cost Approach indicates the next highest value and was also given little consideration as depreciation is somewhat difficult with such older buildings.

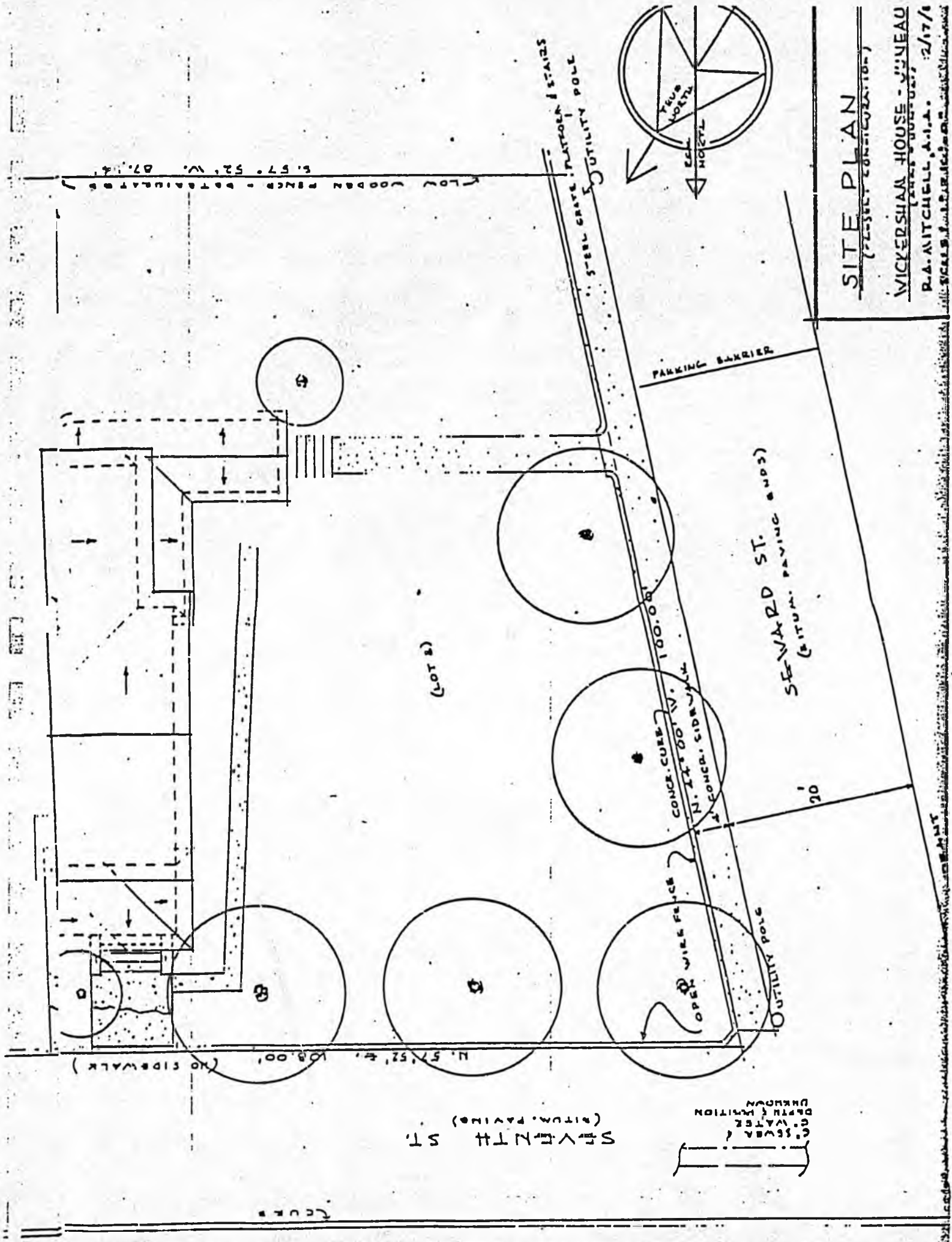
The Market Data Approach indicates the highest value and was given most weight and consideration. This approach indicates what the "market" is paying for similar whole properties. The opinion of value by this approach was reasonably well supported by an analysis of six comparable sales.

Therefore, it is my opinion, after analyzing all factors influencing value, that the Fair Market Value for the subject property, as of March 1, 1982 is:

TWO HUNDRED THOUSAND DOLLARS

(\$200,000.00)

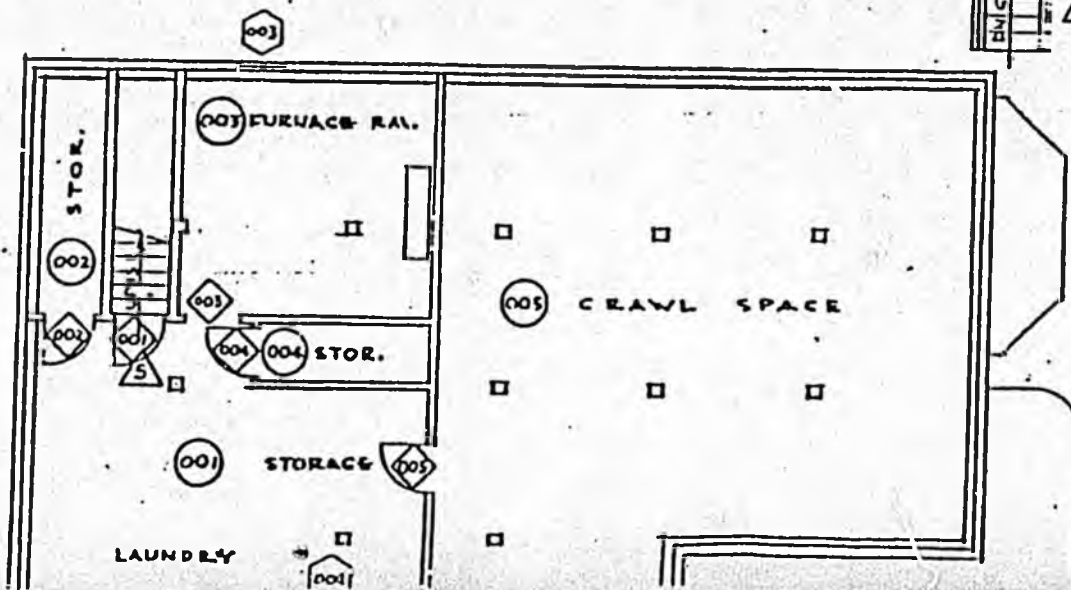
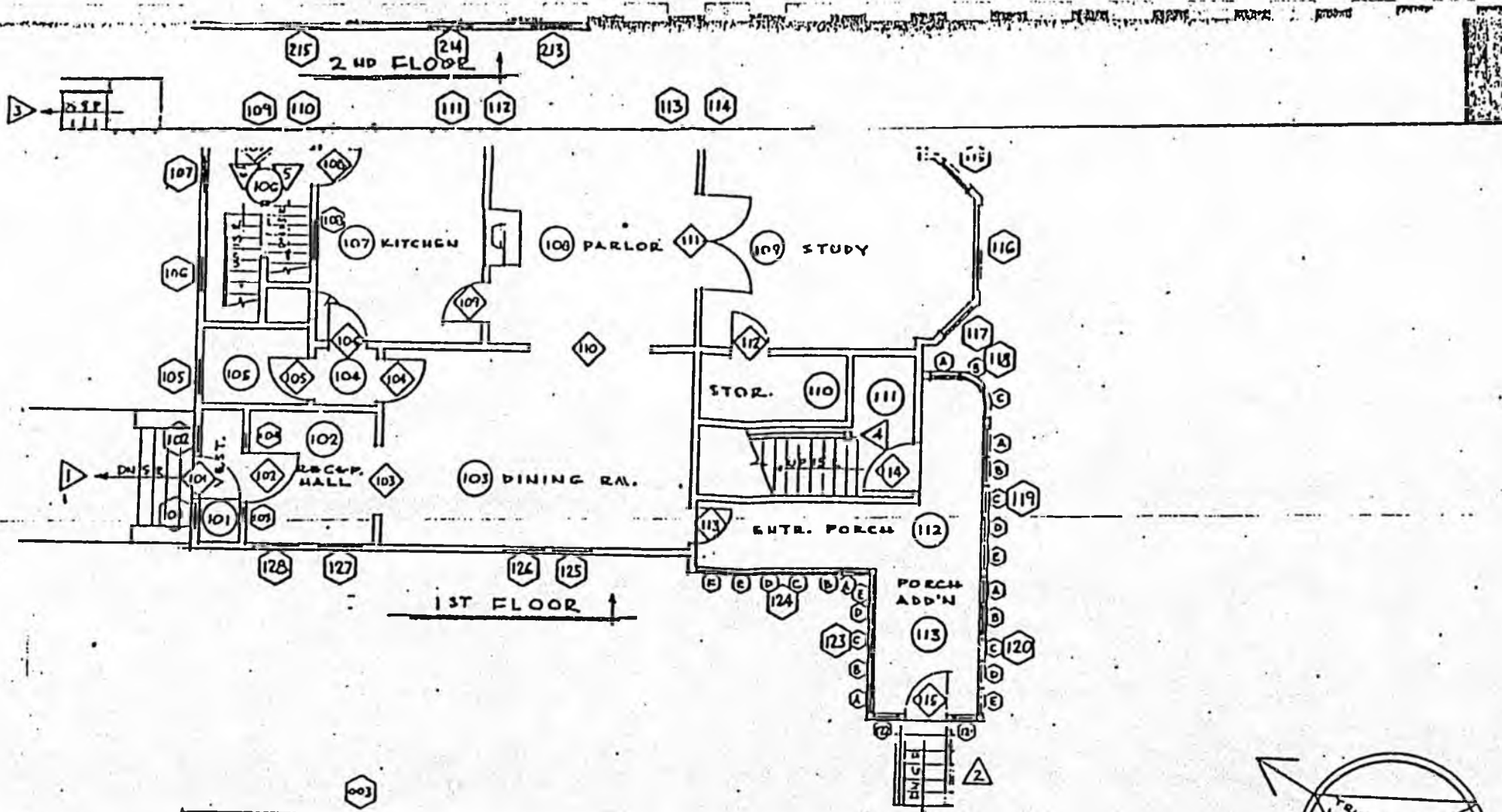
ADDENDA



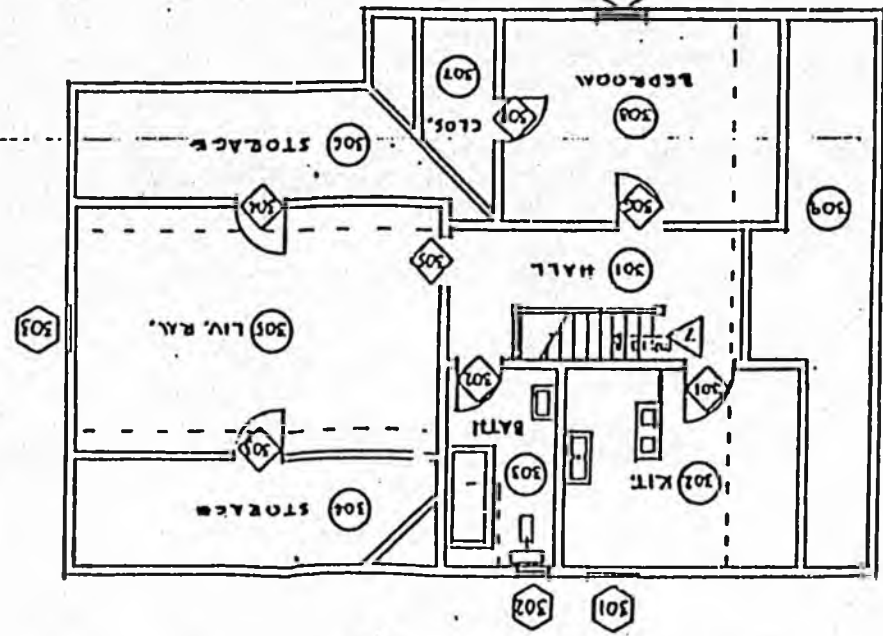
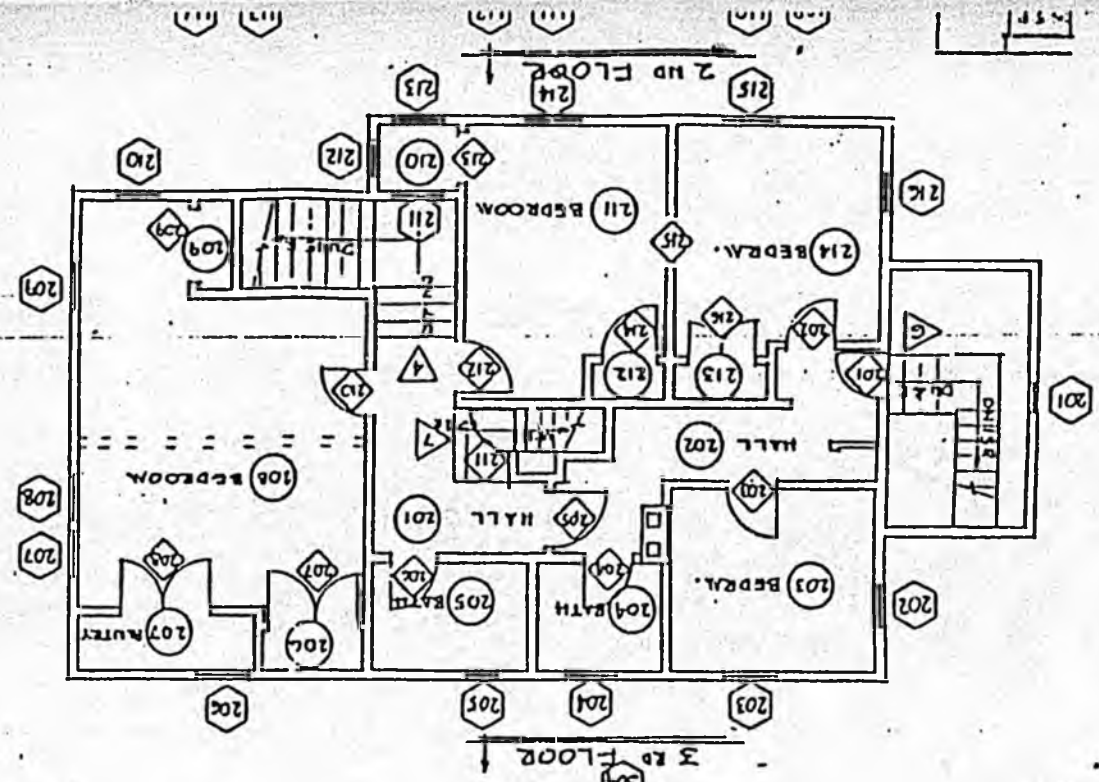
SITE PLAN
(PRELIMINARY CONSTRUCTION)

WICKERSHAM HOUSE - VIVREAU
 R.A. MITCHELL, A.I.A.
 2/17/6

SEWARD ST.
 (BITUM. PAVING)
 SEWARD ST.
 (BITUM. PAVING)
 SEWARD ST.
 (BITUM. PAVING)



FLOOR PLANS
(PRESENT CONFIGURATION)
-VICKERSHAM HOUSE - JUNE 1940 A1



HEIGHTS

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

± 8'-1"

± 11'-2 1/2"

± 10'-0 1/2"

FLOOR TO FLOOR



N
E
A
U

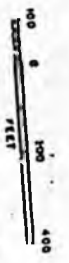
C
H
A
N
N
E
L

Comparable Sales Map

Subject Site

EVERGREEN
CEMETERY

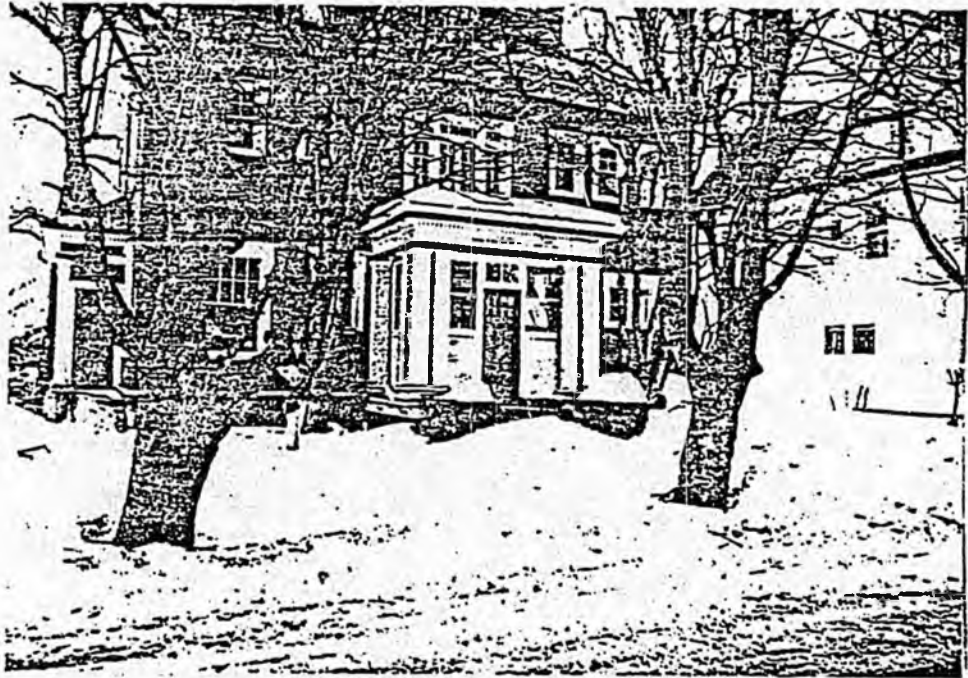
U.S. 3566



POMTIER, DUVERNEY & HOKAN

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A CONGRESSIVE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 101 OF THE HOUSING ACT OF 1954. AS A RESULT

PHOTOS OF COMPARABLE SALES



Comparable No. 1
227 - 7th Street



Comparable No. 2
126 - 7th Street



Comparable No. 3
202 - 6th Street



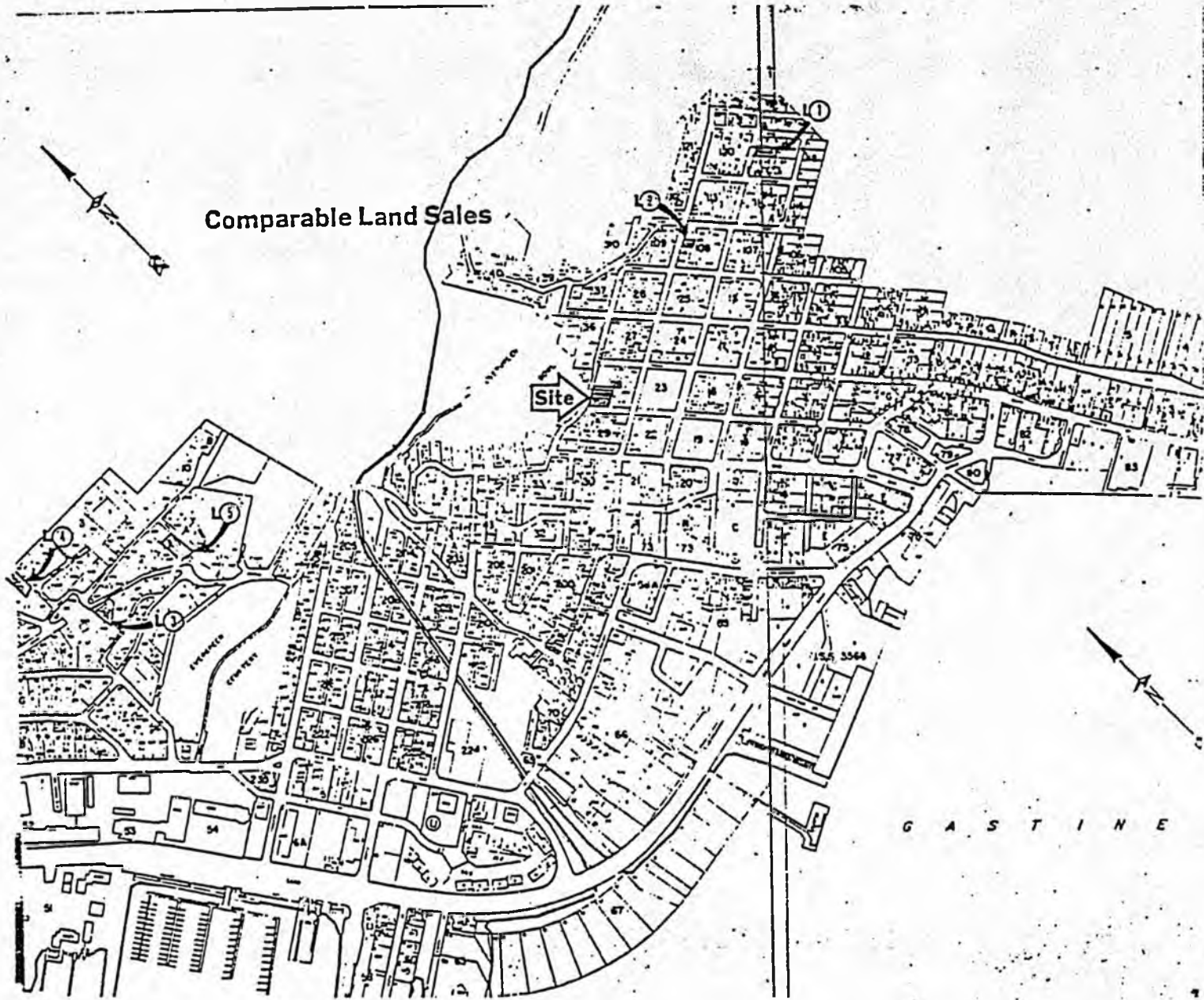
Comparable No. 4
317 - 7th Street



Comparable No. 5
418 - 4th Street



Comparable No. 6
433 - 4th Street



Comparable Land Sales

Site

G A S T I N E

ZONING REGULATIONS

(e) Off-street Parking Requirements. Off-street parking requirements are:

(1) As provided in Section 49.25.500.

(f) Sight-obscuring Structures or Planting.

(1) Maximum height of a sight-obscuring fence or planting located in a front yard area shall not exceed four feet.

(2) Corner lots shall have no sight-obscuring plantings or structures or other obstructions over three feet in height within twenty feet from the corner on the intersection; and further provided, where intersecting roads are at a different grade, no sight-obscuring plantings or structures are permitted which interfere with sight clearance of oncoming traffic. (Serial No. 77-53 §§ 8, 9, 1977; Serial No. 77-24 § 2 (part), 1977; Serial No. 74-47 §§ 11, 12, 1974; Serial No. 74-04 § 6, 1974; GJB § 49.25.405).

49.25.406 RMM (MEDIUM DENSITY) MULTIFAMILY RESIDENTIAL DISTRICT. Purpose: This zone is designed to provide adequate and appropriately located areas for the development of medium density multiple-family uses and other compatible nonresidential uses.

(a) Principal Uses Permitted. Principal uses permitted are:

(1) Single-family and duplex dwellings;

(2) Multifamily dwellings;

(3) Public and semipublic parks, playgrounds, swimming pools, other recreational uses, all of a noncommercial nature;

(4) Private docks, private moorage, private boathouse;

(5) Boardinghouse or roominghouse;

(6) Churches and other places of worship, including parish houses and Sunday school buildings;

(7) Libraries, museums and art galleries;

(8) Private and semipublic uses, such as: clubs, lodges, convents, social and community buildings;

(9) Orphanages and charitable institutions;

(10) A professional office limited to four persons;