

South Addition Historic Context Statement & Building Survey - Anchorage, Alaska



SOUTH ADDITION
HISTORIC CONTEXT STATEMENT

ANCHORAGE, ALASKA
[11115]

Prepared for
BGES &
MUNICIPALITY OF ANCHORAGE



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

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FINAL

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EXECUTIVE SUMMARY

This Historic Context Statement presents an overview of the South Addition Survey Area's history with a specific emphasis on describing the historic themes and patterns that have contributed to the neighborhood's physical development. It is intended to support the identification and evaluation of historic properties in the neighborhood.

Like all of Anchorage, the South Addition was used by early Alaska Native Peoples for fishing and hunting, but the built environment as it stands today primarily reflects the events and themes from the construction of the Alaska Railroad in 1914 and beyond. The northwest corner of the South Addition Community Council area was part of Anchorage's original townsite, which was platted in May 1915. However, the majority of the neighborhood was laid out as the South Addition—the first expansion of the original townsite—and the Third Addition. The South Addition was platted in August 1915 and comprised 49 blocks bounded by 9th Avenue, C Street, Chester Creek, and the Cook Inlet. Blocks were divided into parcels that grew progressively larger in size the further south they were located. The Alaska Engineering Commission created 5- and 8.3-acre parcels because it wanted to encourage agricultural development around Anchorage. It is important to note that the land for the Anchorage townsite and the South Addition was set aside, platted, and distributed without asking permission of the Alaska Native Peoples who had inhabited the region for centuries before the arrival of the railroad.

When Anchorage incorporated in 1920, the original city limits extended south to 11th Avenue and east to East G Street (now Gambell Street). However, a majority of the South Addition neighborhood remained unincorporated until after World War II. Isolated from downtown by the Delaney Park Strip (then a fire break and later an airstrip), the large parcels of the South and Third Additions were used in the early days for homesteads, dairies, and fur farms. Modest dwellings, including wood frame Craftsman style houses and log cabins, were scattered throughout the neighborhood. The area retained its rural agricultural appearance until the late 1930s.

World War II was a period of major physical growth in the South Addition neighborhood. Military build-up stimulated the economy and brought thousands to Anchorage, but the resulting population boom also caused a severe housing shortage. As residential subdivisions were created, the large agricultural blocks south of the Delaney Park Strip were no longer appropriate, so new streets were cut east-west through the blocks to mimic the grid size of the original townsite. Wartime development in the South Addition was concentrated primarily in the blocks closest to the Delaney Park Strip. Newly constructed houses scattered throughout the neighborhood featured near identical forms and styles, likely reflecting pattern book plans that were quickly and easily erected. The Army Housing Association, a cooperative created by military servicemen and their families, built a group of 32 Minimal Traditional-style pre-fabricated kit houses on Block 13 of the Third Addition in the summer of 1940; this block was later nicknamed "Pilots' Row" because many bush pilots lived there in the 1940s and 1950s.

During the war, several federal agencies and business corporations moved their headquarters to Anchorage. These agencies also did their part to address the inadequate supply of housing by building units for their employees, many of which were located in the South Addition. The Civil Aeronautics Administration (CAA) developed a two-block housing project called Safehaven and two

groups of two-story Colonial Revival style duplexes. The U.S. Army built a group of 12 military barracks at the west end of the Park Strip circa 1942, which were demolished in the early 1950s. Lastly, Northwest Airlines built clusters of identical small Ranch-style houses for their employees.

In order to properly plan for post-war growth, the city annexed the South Addition on September 18, 1945. After World War II, infill construction in the South Addition continued rapidly in order to support an influx of returning servicemen. Large tracts were platted for the southwest corner of the South Addition, while re-plats of single or pairs of properties were scattered throughout the neighborhood. Some of the new subdivisions illustrated new post-war urban planning concepts, such as cul-de-sacs and curvilinear or diagonal streets that did not align with the main street grid. They featured single-family houses in modern architectural styles, such as Ranch houses and Contemporary and Shed styles. Multi-floor apartment buildings were developed during this period in the International style, and civic institutional properties such as schools and churches provided community amenities for the continually growing population.

The Good Friday Earthquake on March 27, 1964, had a profound effect on the physical environment in the South Addition because portions of the neighborhood were especially hard-hit. Bootlegger's Cove and the neighborhood's apartment buildings received the most damage. The soft sand and gravel below the bluffs at the west end of the neighborhood gave way during the quake, and pressure ridges formed along the fault. Known as the "L Street Slide," the geologic movement in this area caused some of the most severe damage in Anchorage. Some damaged buildings were salvaged, but many simply had to be demolished. Consequently, much of the housing stock extant today in the L Street Slide area was constructed after the earthquake.

During the 1970s and 1980s, the oil industry surplus in state, city, and individual coffers stimulated the housing market and likely contributed to the build-out of the South Addition Survey Area's remaining vacant lots. Today, the South Addition is a largely residential neighborhood, with many parks and community buildings that support its residents.

This study finds that many resources in the South Addition are likely to be historically significant for their association with the historic themes described here, for their association with significant persons, or for their architectural character. Early residences such as the Oscar Anderson House (1915; listed in the National Register) may be significant for their association with the founding of Anchorage and the original townsite auction, while others may convey the early agricultural character of the neighborhood. Residential properties from World War II—particularly groups of identical properties developed by federal agencies or corporations—are likely to be significant as examples of the government's deliberate, coordinated response to the wartime housing shortage in Anchorage. Post-war era resources may be eligible as examples of post-war suburban development patterns, or as part of the reconstruction following the 1964 Earthquake. Cultural landscapes also play an important role in the neighborhood: the Delaney Park Strip is likely significant for its contribution to the birth of aviation and recreation in Anchorage, as well as being the site of the city's largest statehood-related celebration.

Using this document as a foundation, the South Addition will be poised to promote responsible stewardship of historic resources, and to engage and educate the community about the history of the neighborhood.

I. INTRODUCTION

A. Project Background & Purpose

The Anchorage South Addition Historic Context Statement was sponsored by the Municipality of Anchorage to provide a greater understanding of the history of the neighborhood. It will also serve as the foundation for the South Addition Intensive-Level Survey, which will be conducted by Braunstein Geological & Environmental Services (BGES). This historic context statement and survey project is funded by the Federal Highway Administration as part of the Knik Arm Crossing Project Programmatic Agreement (dated December 29, 2008) that was executed pursuant to Section 106 of the National Historic Preservation Act of 1966. A Memorandum of Understanding implementing the Programmatic Agreement was prepared on January 14, 2010 to further outline the required scope of this project.

This Historic Context Statement presents the history of the South Addition Survey Area's built environment from pre-history to the present in order to support and guide identification and evaluation of historic properties throughout the neighborhood, as well as to inform future planning decisions. The document identifies important periods, events, themes, and patterns of development, and provides a framework for evaluating individual historic properties and districts for the National Register of Historic Places. Historic property types associated with these periods and themes are also identified and described in the historic context statement, and significance and integrity considerations are included for each.

It is important to note that while the context statement identifies key historical themes that shaped development in Anchorage's South Addition Survey Area, it is not a comprehensive history of the city, nor is it a definitive listing of all the neighborhood's significant resources. Instead, it provides a general discussion of the overarching forces that created the South Addition's built environment, why properties associated with that development are important, and what characteristics they need to qualify as historic resources.

B. Definition of Geographical Area

The Anchorage South Addition Historic Context Statement addresses the geographical area within the boundaries of the South Addition Community Council, located near Downtown Anchorage, Alaska. The South Addition Community Council boundary is roughly L-shaped, with the Cook Inlet forming its western boundary and the southern edge bordered by Westchester Lagoon and the Chester Creek Trail. Its eastern boundary extends from the corner of C Street and the Chester Creek Trail north along C Street, jogs east on 15th Avenue and then jogs north on Cordova Avenue to 9th Avenue. The northern boundary extends along 9th Avenue from Cordova Street to L Street, thence turning to continue north on L Street to the Cook Inlet. **(Figure 1)**

Municipality of Anchorage Planning Department. Websites for the Alaska State Library, Alaska State Museums, Alaska Digital Archives, and Northwest Digital Archives were also especially useful.

Primary sources consulted included Sanborn Fire Insurance Maps, newspaper articles, city directories, census data, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation (see Section II), and internet sources. Information gathered from conversations and correspondence with community members was also integrated into the context statement.

The Anchorage South Addition Historic Context Statement also includes a number of current and historic images. Many of the historic images were obtained with permission from local repositories or gathered from secondary sources, which are cited in the image caption. The inclusion of these historic images is intended to be consistent with the “fair use” policies of the U.S. Copyright Office, which states that reproductions used for “criticism, comment, news reporting, teaching (including multiple copies for classroom use), scholarship, or research, is not an infringement of copyright.”³ It is also worth noting that unless specific measures have been taken to renew image copyrights, all published works made prior to 1923 are now in the public domain.⁴ This report has been prepared expressly as a scholarly research document, and the inclusion of these images was deemed vital for illustrating historic events and development patterns for which few, if any, alternative images are available.

Finally, because this historic context statement discusses hundreds of properties, the reader should assume that any individual building discussed remains extant today, unless specific mention is made otherwise. This is particularly true of buildings that are familiar landmarks in Anchorage, such as schools, churches and civic facilities. However, certain buildings, whether because of their size or relative obscurity, may still include a note emphasizing that they remain extant.

PROJECT TEAM

This historic context statement was prepared for the Municipality of Anchorage by Page & Turnbull, a San Francisco-based architecture and planning firm that has been dedicated to historic preservation since 1973. Page & Turnbull staff responsible for this project includes Principal-in-Charge Ruth Todd, AIA, AICP, LEED AP, Project Manager/Cultural Resource Specialist Rebecca Fogel, and Architectural Historian Christina Dikas, all of whom meet the Secretary of the Interior’s *Professional Qualifications Standards* in Historic Architecture, Architectural History, and/or History. Additionally, Page & Turnbull teamed with local Anchorage-based firms Braunstein Geological & Environmental Services (BGES) and Allied GIS for this project. Associated Muni staff include Muni Director Jerry T. Weaver, Jr., Supervisor of Long Range Planning Carol Wong, and Project Manager Kristine Bunnell.

D. How to Use This Document

The Anchorage South Addition Historic Context Statement is intended to be used as a tool by the Anchorage community to better understand and evaluate the neighborhood's historic resources. The document is organized as follows:

- Section **II. Previous Surveys, Studies and Reports** summarizes previous historic resource survey work in Anchorage.
- Section **III. Guidelines for Evaluation** provides an overview of National Register registration requirements; a summary of significant themes; a definition of each of the major property types found in the neighborhood (residential, commercial, civic/institutional, and cultural landscapes); and guidelines for evaluating the significance and integrity of these properties. The guidelines in this section do not provide any determinations of eligibility, but rather can be used by the Municipality of Anchorage as the framework for future evaluations.
- Section **IV. Historic Context** includes a narrative of the South Addition's developmental history that focuses on the evolution of the built environment. This history is broken into six periods that are defined by events, themes, and development trends. Property types associated with each of the periods are identified and analyzed. The information in this section can be used as a reference point when questions arise regarding a property's significance and integrity.

The Anchorage South Addition Historic Context Statement provides the framework for evaluating potential historic resources in the neighborhood; it does not include survey information about specific properties or evaluations of properties' eligibility for listing in the National Register. This information is instead included under separate cover in the documents prepared during the 2012 South Addition Historic Resource Survey (Alaska Historic Resource Survey Cards and associated Survey Report), available upon request from the Municipality of Anchorage.

II. PREVIOUS SURVEYS, STUDIES AND REPORTS

The following section identifies prior historic resource surveys, studies, and plans conducted in Anchorage's South Addition. These documents are on file at the Municipality of Anchorage Planning Department or the Alaska State Historic Preservation Office.

A. Patterns of the Past

One of Anchorage's most comprehensive historic resource inventories is *Patterns of the Past: An Inventory of Anchorage's Historic Resources*, completed in 1979 by Michael Carberry and Donna Lane. A second edition was published in 1986. The report was compiled as a basic source of information about Anchorage's historic resources, and includes a historic context statement and description of select resources. *Patterns of the Past* is organized according to major development themes, such as native habitation, mining, railroading, military, and townsite development, each of which is illustrated with examples of property types associated with each theme.⁵

Patterns of the Past was prepared to help inform local decision-makers about historic preservation issues, much like this South Addition Historic Context Statement. Thirty-four (34) residences in the South Addition Survey Area were recorded in *Patterns of the Past*, all of which are identified on the following two maps and key. **(Figures 2 and 3)**

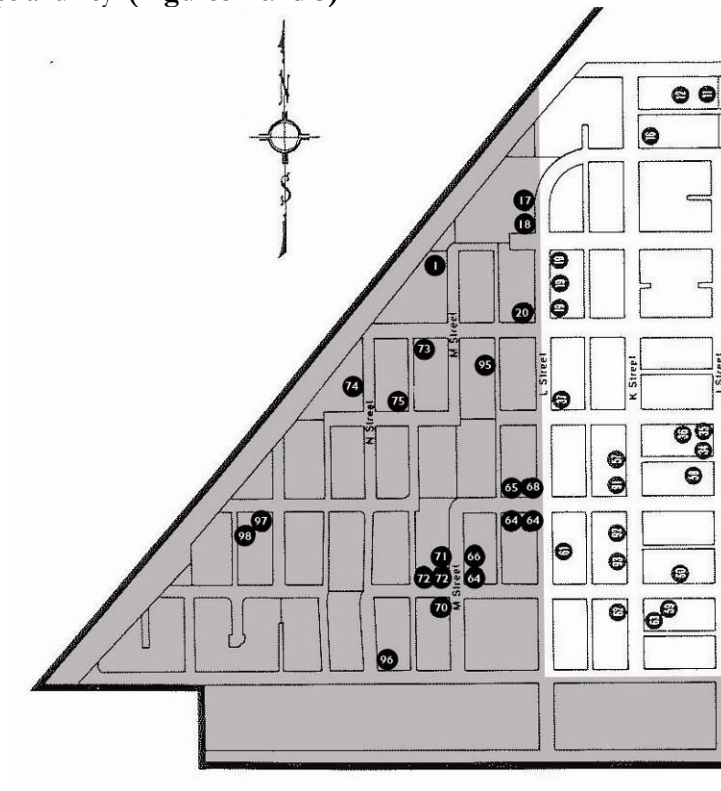


Figure 2. Selection from "Inventoried Buildings in the Original Townsite Map," with South Addition Community Council Boundary shaded. A key to the numbered buildings is located below.
(Carberry & Lane, *Patterns of the Past*, 11)

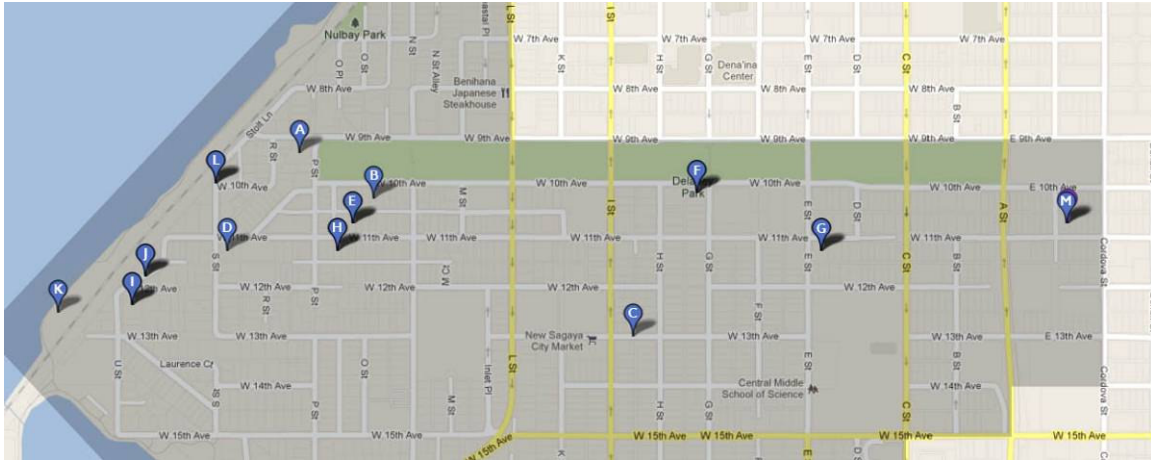


Figure 3. Inventoried Buildings in the South Addition & Third Addition, south of the Original Townsite (see Figure 2). The South Addition Community Council/Survey Area Boundary is shaded.

A key to the lettered buildings is located below.
(Google Maps 2011, edited by Page & Turnbull)

Table 1. *Patterns of the Past*: Key to Numbered and Lettered Buildings from Maps

Map	House Name	Address (If Known)	Date (Patterns of the Past)	Date (Assessor)	Listed in the AHRs?	Still Extant?
<i>Privately Built Frame Houses: Original Townsite</i>						
1	Oscar Anderson House	911 W. 4 th Avenue / 420 M Street	1915	1915	Y	Y
17	Bliss House	326 L Street	1915	1941	Y	Y Altered
18	Lingo Apartments	L Street & W. 4 th Avenue	1936			Y
20	Romig House	440 L Street	1940s	1960		Y
64	Erickson Houses	1102 & 1104 W. 7 th Avenue	1920s	1947	Y	Y
65	Kinsell House	1107 W. 7 th Avenue	1939	N/A	Y	Demo
66	McDermott House	727 M Street	1941	1941		Y
67	Aho-Vernon House	737 M Street	1920s	1935	Y	Y
68	Dehon House	1101 W. 7 th Avenue	1917	1950	Y	Y
69	Allenbaugh House	711 M Street	1916	N/A		Moved
70	Culver-Koslosky House	W. 8 th Avenue & M Street	1938	N/A		Moved
71	Plumb-Ely House	726 M Street	1932	1931	Y	Y
72	Raynor & Neimi-O'Neill Houses	1207 & 1215 W. 8 th Avenue	1937	1937		Y
73	Eikland House	1212 W. 5 th Avenue	1940s	N/A		Demo
74	Aylward House	530 N Street	1939	1947		Y Altered
75	Simco House	1229 W. 6 th Avenue	1938	1948		Y
<i>Log Cabins: Original Townsite</i>						
95	Blomquist-Reekie House	521 M Street	1915	N/A		Demo
96	Weber-Allman Cabin	W. 9 th Avenue & N Street	1918	N/A	Y	Moved
97	Erickson-Martin Cabin	701 O Street	1916	N/A	Y	Demo
98	Turner Cabin	710 O Street	1916	1930	Y	Y
99	Jones-Erickson House	717 M Street	1915	1939	Y	Y
<i>South Addition</i>						
A	Louis Strutz House	916 P Street	1918	1916	Y	Y
B	Oscar Gill House	1344 W. 10 th Avenue	1916	1913	Y	Y

Map	House Name	Address (If Known)	Date (Patterns of the Past)	Date (Assessor)	Listed in the AHRS?	Still Extant?
C	Patty Welch Homesite	842 W. 13 th Avenue	1918	N/A	Y	Moved
D	A.W. Bennett Fur Farm	1644 W. 11 th Avenue	1927	1939	Y	Y Altered
E	Ray Lockhead's Fur Farm	1401 & 1417 W. 11 th Avenue	1930s	1940	Y	Y
F	A.A. Shonbeck House	1006 G Street	1930s	1940	Y	Y
G	Jack Coats Home	1109 E Street	1938	1938	Y	Y
H	William L. Conover House	1424 W. 11 th Avenue	1937	1945	Y	Y
I	Blueberry Hill	1219 U Street	1940	1940	Y	Y Altered
J	Southerland House	1845 Bootlegger Cove Drive	1940s	N/A		Demo
K	Bootlegger Cove Cabin	Bootlegger Cove, west of tracks	1940s	N/A		Y
L	Rutz House	943 S Street	1940	1941		Y
<i>Third Addition</i>						
M	"Pilots' Row" (Army Housing Association Block 13)	209 & 217 E. 11 th Avenue	1940s	1941 & 1948		Y

B. Alaska Heritage Resources Survey (AHRS)

The Alaska Heritage Resources Survey (AHRS) is an inventory of all reported historic and prehistoric resources within the State of Alaska, including buildings, structures, objects, sites, districts, and landscapes that are over 50 years old. For each resource listed in the inventory, basic data about the property, a physical description, and relevant historical information are compiled. The AHRS is intended to prevent unwanted destruction of cultural resources, and although the inventory itself does not directly create protections, it can be used by various government agencies and private companies to responsibly plan for development projects that may affect historic resources. The AHRS is maintained by the Alaska Office of History and Archaeology. Access to inventory records is restricted to qualified personnel.⁶

To date, over 35,000 sites have been recorded across the State of Alaska; approximately 40 AHRS-listed properties are within the South Addition Community Council boundaries. Please contact the Office of History and Archaeology for details about listed properties. It appears that twenty of the thirty-four South Addition Survey Area properties described in *Patterns of the Past* are already listed in the AHRS. The Delaney Park Strip has not been listed in the AHRS.

C. National Register of Historic Places

The National Register of Historic Places (National Register) is the official list of the Nation's historic places worthy of preservation. Since the establishment of the National Register in 1966, more than 80,000 properties across the nation have been listed. Two historic buildings in the South Addition Survey Area have been listed in the National Register of Historic Places:

- Oscar Anderson House, 911 W. 4th Avenue (listed 1978)
- Oscar Gill House, 1344 W. 10th Avenue (listed 2001)

Nomination forms for these buildings can be viewed online through the National Park Service's website: <http://www.nps.gov/nr/research/>

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to the developmental history of Anchorage's South Addition Survey Area and defines major property types that are representative of these themes. The section concludes with general guidelines for evaluating properties for the National Register.

A. Summary of Significant Themes

The Anchorage South Addition Historic Context Statement makes use of themes and periods of development as its primary organizing principle. "Themes" are ways to organize and understand information about events, activities, people, communities, and patterns of change that have influenced historic and cultural development of an area. The National Park Service revised its framework for historic themes in 1994, replacing a more chrono-centric approach with themes intended to capture "the full diversity of American history and prehistory."⁷ This historic context statement discusses the following themes relative to the growth and evolution of the built environment in the South Addition:

- Ethnic Heritage
- Residential Settlement and Development
- Civic Growth
- Aviation
- World War II Federally-Funded Projects
- Transportation & Infrastructure

These themes contribute in varying degrees to the Anchorage South Addition Historic Context Statement, and are conveyed in different ways throughout the city's history. These themes are discussed more specifically as they relate to each of Anchorage's six periods of development.

RELATING THEMES WITH PERIODS OF DEVELOPMENT

The periods of development in this context statement combine specific time frames with themes that encompass related events, patterns of settlement and construction, activities of people important to the area, and socioeconomic changes. Each of the periods of development is also associated with specific property types that originated within or characterize the period. The periods of development also represent the potential periods of significance for properties associated with the respective contexts. A period of significance is the time span during which a property (or property type) attained its historic significance. Examples of such property types are found in the next section.

The periods of development considered for the Anchorage South Addition Historic Context Statement are as follows:

- **Pre-History & Alaska Native Peoples (to 1777)**
The dominant theme of this period is the pre-historic settlement of the Anchorage area by Alaska Native Peoples. The Athabascan people were the primary native group in and around

present-day Anchorage, and archaeological artifacts and traditional cultural properties or sites from this period are likely to yield information about Athabascan life and culture.

▪ **Russian & Early American Periods (1778 - 1914)**

The primary themes of this period are the exploration of Alaska by Russian, British and American explorers; the establishment of Russian Orthodox missions; the integration of Alaska into the United States, including the Alaska Purchase (1867) and subsequent creation of the Alaska Territory (1912); the discovery of gold, bringing large quantities of settlers to Alaska; and the early stages of development in the Cook Inlet region, beginning with the establishment of a permanent settlement at Knik. Although there are no known physical remnants from this period in the South Addition, these themes set the stage for the neighborhood's subsequent development.

▪ **Early Anchorage (1915 - 1938)**

The dominant themes of this period are the construction of the Alaska Railroad and the influence of the Alaska Engineering Commission (AEC); the original plat of the Anchorage Townsite, South Addition, and Third Addition; the subsequent auction of lots for homesteading and agriculture; incorporation of the City of Anchorage; the construction of the Providence Hospital at 9th Avenue and L Street (no longer extant); and the increasing importance of aviation in Alaska, as evidenced by the construction of the city's first airfield on what is now the Park Strip.

▪ **World War II (1939 - 1945)**

World War II was a period of major physical growth in the South Addition Survey Area. Key themes from this period include the military build-up of Anchorage in anticipation of World War II; the wartime housing shortage and subsequent construction of residences by federal agencies and private companies to house defense industry employees; the continued dominance of aviation; the effects of the war on the city's economy and population; and annexation of the South Addition neighborhood into the Anchorage city limits.

▪ **Post-War Era (1946 - 1967)**

After World War II, chief themes in the South Addition Survey Area included suburbanization and infill construction to support an influx of returning servicemen; continued military presence in response to mounting tensions with the Soviet Union; improvements in transportation, including construction of highways and Anchorage International Airport; and the influence of Alaska Statehood in 1959. Furthermore, the Good Friday Earthquake in 1964 and subsequent rebuilding efforts had a profound impact on the built resources in the South Addition.

▪ **Modern Anchorage (1968 - present)**

With the discovery of oil at Prudhoe Bay in 1968, new forces shaped the Alaskan economy, which in turn affected development of the built environment in Anchorage and the South Addition. Key themes from the recent past include the effects of the oil industry, especially the construction of the Trans-Alaska Pipeline; the creation of the Municipality of Anchorage; and the growth of tourism as a major economic force.

B. Summary of Property Types

Each period of development has one or more associated property types that help illustrate the period's significant themes. Property types that are discussed in this document are defined as follows:

- **Residential properties** include single-family dwellings, duplexes, and apartments. Single-family dwellings are by far the most common property type in the neighborhood, while multi-unit buildings are comparatively rare.
- **Commercial properties** are those with commercial spaces on all floors; buildings with retail space on the ground floor and office space above; or mixed use buildings that feature retail space on the ground floor and dwelling space above. Hotels are also considered commercial properties for the purposes of this study.
- **Civic/Institutional properties** may include libraries, courthouses, post offices, schools, churches, hospitals, social halls and union halls. These buildings are typically larger and more ornate than other property types, are associated with a particular group or organization, and were designed to serve a public or civic function.
- **Military Surplus properties** may include Quonset Huts and other temporary military buildings repurposed for private use.
- **Cultural landscapes** may include landscape elements or collections of landscape elements, since the physical history of a place can be told through more than just its buildings. A cultural landscape could be an entire designed landscape such as a park or cemetery, or could be composed of individual elements such as site features (e.g. fences, walls, etc.), public terraces, street furnishings (i.e. lights and benches), and circulation patterns.
- **Archeological resources** may include known camping and fishing sites found within the South Addition Survey Area. These are likely to be significant, but analysis of these resources is outside the scope of this document.

Property types that are found elsewhere in Anchorage, but are not located in the South Addition include industrial, military, and maritime properties.

Each section of this context statement identifies associated property types, provides a description of their character and distribution, and outlines the requirements for resource registration.

C. Evaluation Criteria

The following discussion of significance and integrity generally guides the property types analysis found in later chapters of this document, and should be used to support future evaluation of historic resources in Anchorage's South Addition. It is important to note that each property is unique; therefore, significance and integrity evaluation must be conducted on a case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. According to *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D below) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. These criteria are defined in depth in *National Register Bulletin Number 15*.

The four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register are:

- **Criterion A (Event):** Properties associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B (Person):** Properties associated with the lives of persons significant in our past;
- **Criterion C (Design/Construction):** Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- **Criterion D (Information Potential):** Properties that have yielded, or may be likely to yield, information important in prehistory or history.⁸

A resource can be considered significant to American history, architecture, archaeology, engineering, and culture on a national, state, or local level. Perhaps the most critical feature of applying the criteria for evaluation is establishing the relationship between a property and its historic context, which is defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear."⁹

CRITERIA CONSIDERATIONS

Certain types of properties are usually not considered for listing in the National Register. However, these properties *can* be eligible for listing if they meet special requirements, or Criteria Considerations. If working with one of these excluded property types, an evaluator must determine that a property meets the Criteria Considerations in addition to one of the four evaluation criteria described above in order to justify its inclusion in the National Register. These considerations are defined as follows:

- **Criteria Consideration A: Religious Properties:** A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.
- **Criteria Consideration B: Moved Properties:** A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.
- **Criteria Consideration C: Birthplaces & Graves:** A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.
- **Criteria Consideration D: Cemeteries:** A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- **Criteria Consideration E: Reconstructed Properties:** A reconstructed property is eligible when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same associations has survived. All three of these requirements must be met.
- **Criteria Consideration F: Commemorative Properties:** A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.
- **Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years:** A property achieving significance within the past fifty years is eligible if it is of exceptional importance.¹⁰

INTEGRITY

In order to qualify for listing in the National Register, a property must be shown to possess both significance *and* integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historic resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”¹¹ According to the *National Register Bulletin*:

How to Apply the National Register Criteria for Evaluation, the seven variables or aspects that are used to evaluate integrity are defined as follows:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property's integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property's integrity of materials are its construction method and architectural details.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property's integrity of workmanship are its construction method and architectural details.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- **Association** is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property's integrity of association are its use and its overall design quality.

Evaluating Integrity in the South Addition

For evaluation purposes, a historic resource must possess sufficient integrity. While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. Evaluators should look closely at characteristics such as massing, roof forms, fenestration patterns, cladding materials, and neighborhood surroundings when evaluating a property's integrity.

In order to convey its historical significance, a property in the South Addition that has sufficient integrity for listing in the National Register will generally retain a majority of its character-defining features. However, the necessary aspects of integrity also depend on the reason the property is significant. High priority is typically placed on integrity of design, materials, and workmanship for

properties significant under Criterion C, while for properties significant under Criterion A or B, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criterion A or located within a historic district, but are typically less important for properties individually significant under Criterion B or C. For properties significant under any of these criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts, but not in an individual property designed by a master architect.

In the South Addition Survey Area, integrity of materials and workmanship may be somewhat flexible. It is likely that a property that has had its windows and cladding replaced in a sensitive manner may still be eligible for listing in the National Register. Replacement windows may be acceptable, provided the original fenestration pattern, opening size, and window configuration have all been retained. Similarly, houses that feature horizontal vinyl, aluminum, composite wood, or other cladding material designed to mimic traditional wood siding installations may still retain sufficient integrity for listing.

Evaluations of integrity should also include some basis of comparison. In other words, the evaluator should understand the relative levels of integrity associated with each property type. For instance, increased age and rarity of the property type may also lower the threshold required for sufficient integrity. Conversely, some properties may rate exceptionally highly in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from its original location.

Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

HISTORIC DISTRICTS

Historic districts are groups of buildings which are not significant individually, but are significant as a whole. Historic districts are not collections of individually significant buildings; instead, districts are made up of components which are significant only when grouped together. Districts must work together to tell the story of their significance and must have distinguishable boundaries. Typically, while working toward understanding the historic context and significance of an area, historic districts become apparent. Boundaries of a historic district are frequently defined by use (i.e. theater district), connection to an event (i.e. commercial district), or architectural style (i.e. Craftsman Bungalow district). Historic districts will include both contributors and non-contributors, and not all properties need to be of the same historical or architectural quality. The district functions as a group, and may include both contextual buildings and stand-outs that help anchor a district.

Eligibility for listing for historic districts, just as for individual resources, is based on two factors: criteria and integrity. National Register criteria are a means of evaluating the district's historical significance. In addition to embodying one or more of the necessary criteria, it is also imperative that the district have sufficient integrity. Integrity of each contributing resource may be a little lower than would be necessary to list a property individually, but as a whole, the contributing resources must retain enough integrity to collectively characterize the district's period of significance. Also, there should be more contributing resources than non-contributing resources within the boundary. A rule of thumb is that at least two-thirds of the properties within historic district boundaries should be contributing resources, otherwise the district does not hold together with sufficient integrity.

IV. HISTORIC CONTEXT

A. Pre-History & Alaska Native Peoples (to 1777)

The dominant theme of this period is the pre-historic settlement of the Anchorage area by Alaska Native Peoples. The Athabascan (sometimes spelled “Athabaskan,” “Athapascan,” or “Athapaskan”) people were the primary native group in and around present-day Anchorage.¹² There are eleven different Athabascan languages spoken throughout Alaska today. Dena’ina (Tanaina) is the linguistic sub-group of the Athabascans that live around the Cook Inlet.¹³ (Figure 4)

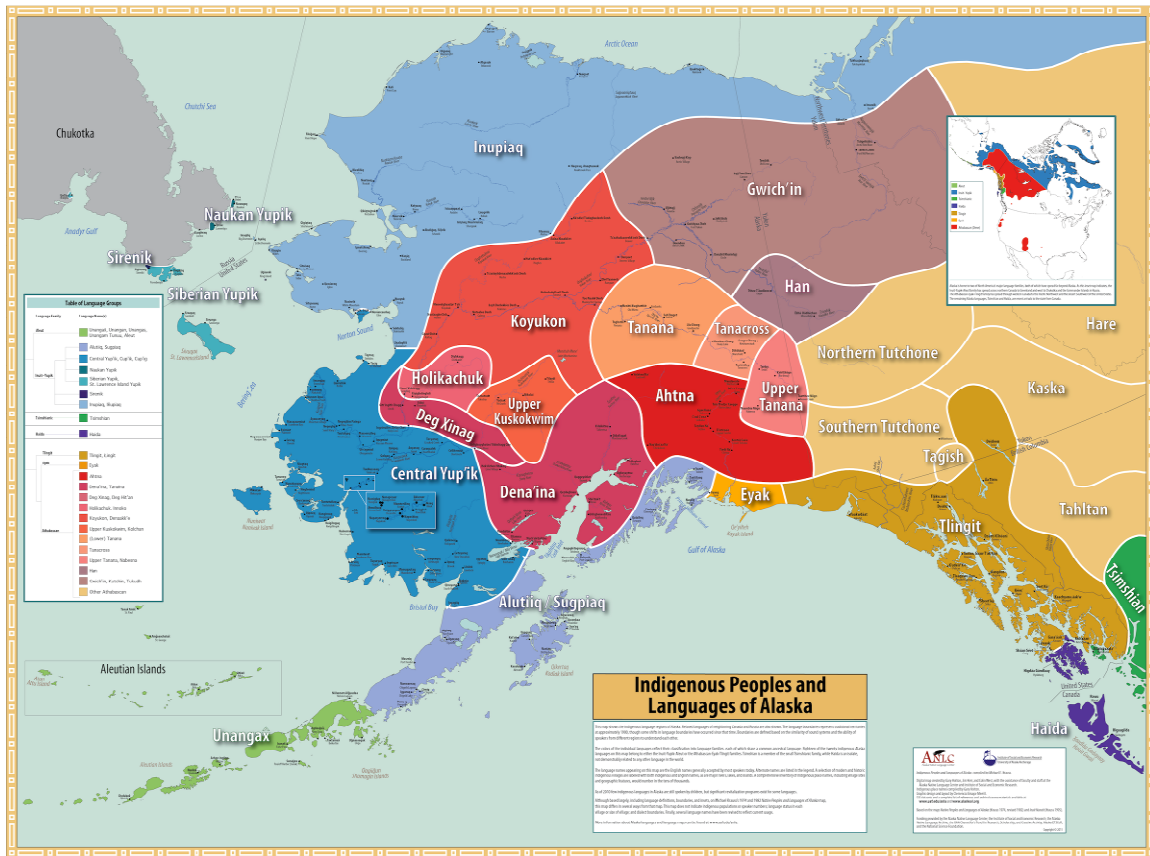


Figure 4. Map of Indigenous Peoples and Languages of Alaska.
(Krauss, Michael, Gary Holton, Jim Kerr, and Colin T. West. 2011. *Indigenous Peoples and Languages of Alaska*. Fairbanks and Anchorage: Alaska Native Language Center and UAA Institute of Social and Economic Research. Accessed at <http://www.uaf.edu/anla/map>)

The Athabascans traditionally lived in Interior Alaska in groups of 20 to 40, and migrated seasonally between summer fish camps and winter villages in order to hunt, fish, and trap. A variety of traditional dwelling types were used, depending on the season and available resources.¹⁴ (Figure 5) While most Athabascan groups hunted large animals, particularly caribou, the Dena’ina people at the Cook Inlet partially adapted to the local maritime environment. Some Dena’ina developed tools and techniques for hunting sea mammals, as their Alutiiq neighbors had, and thus relied less on land animals for food.¹⁵ These early hunting traditions and seasonal migrations likely occurred in the South Addition, especially around Chester Creek and Westchester Lagoon.



Figure 5. "Athapascan Indian woman and dwelling." Photograph by Miles Brothers, 1903.
(Anchorage Museum of History & Art / Cook Inlet Historical Society.
Crary-Henderson Collection, #AMRC-b62-1-579, at <http://vilda.alaska.edu/>)

For additional information about the history of the Dena'ina people in the Anchorage area, please visit the Alaska Native Heritage Center (www.alaskanative.net) and the Anchorage Museum (www.anchagemuseum.org). The contributions of the Alaska Native Peoples to the history of Anchorage from pre-history to the present is an essential theme, but in keeping with the purpose of the Historic Context Statement, this topic is mentioned here only as it pertains to the built environment in the South Addition neighborhood.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

No known built resources exist from Anchorage's early Native American period within the South Addition Survey Area: traditional dwellings and other structures constructed by the Athabascans were typically designed to be temporary, and have disappeared due to Euro-American settlement in the Anchorage area. However, sub-surface archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Athabascans, and are thus assumed to be significant under Criterion D (Information Potential).

B. Russian & Early American Periods (1778 - 1914)

The primary themes of this period are the exploration of Alaska by Russian, British, other European, and American explorers; the establishment of Russian Orthodox missions; the integration of Alaska into the United States, including the Alaska Purchase (1867) and subsequent creation of the Alaska Territory (1912); the discovery of gold, bringing large quantities of settlers to Alaska; and the early stages of development in the Cook Inlet region, beginning with the establishment of a permanent settlement at Knik. Although there are no known physical remnants from this period in the South Addition Survey Area, these themes set the stage for the neighborhood's subsequent development.

EXPLORING ALASKA

The Cook Inlet was named for Captain James Cook, a British explorer who is credited with making the first European claim in the Anchorage area. Cook sailed into the inlet in May 1778, on an expedition in search of the fabled Northwest Passage—a non-existent water route through North America that geographers hoped would connect the Atlantic and Pacific Oceans—and claimed the area for England.¹⁶ Cook was especially well known for his efforts mapping the coastline and recording descriptions of Native peoples and culture. A statue commemorating his achievements is located in Downtown Anchorage today.¹⁷

Prior to Cook's expedition, however, other parts of Alaska were visited by Russian explorers sailing east out of Kamchatka. Mikhail Gvozdev first sighted the Alaskan mainland in 1732, and Vitus Bering, a Danish explorer commissioned by Russia's Peter the Great, was the first to send boats ashore in 1741. Spain and France also sent expeditions in the late eighteenth century, and by 1800, many countries were actively trading on Alaskan shores.¹⁸

RUSSIAN TRADERS & MISSIONARIES

Although Cook's expedition has become especially famous, it was the Russians who first colonized Alaska. Russia's primary interest in Alaska was the fur trade—especially sea otter pelts—and to that end, the first permanent trading post was set up on Kodiak Island in 1784 by the Russian American Company.¹⁹ Although there were many early outposts along the Kenai Peninsula and Gulf of Alaska, Russian fur traders did not have much of a presence in the upper Cook Inlet. The only Russian settlement near the Anchorage area was a winter trading post on the delta between the Matanuska and Knik Rivers.²⁰ Sitka developed as the heart of the Russian colony in Alaska, which was then known as “Russian America.”

In addition to the fur trade, the introduction of Russian Orthodoxy to Alaska Native Peoples was another notable contribution of the early Russian settlers. The Cook Inlet was not the focus of Orthodox missionaries, but a mission was established at Knik, across the Knik Arm from present-day Anchorage, in 1835.²¹

U.S. TERRITORY

In 1867, the United States government purchased the entire Alaska territory from Russia for the bargain price of \$7.2 million—just over 2 cents per acre—in a deal brokered by Secretary of State William H. Seward (**Figure 6**). The Alaska Purchase earned the nickname “Seward's Folly” because many were skeptical of Alaska's worth to the United States at the time. The transaction also meant

little to the residents of Alaska, as the government did nothing to establish an official presence, and development was slow to occur. From 1867 until 1884, the territory was known as the Department of Alaska and was variously under the jurisdiction of the State Department, Interior Department, U.S. Army, U.S. Customs Service, and U.S. Navy.²²



Figure 6. Check for the purchase of Alaska, 1868.
(U.S. National Archives & Records Administration (NARA), at
<http://www.ourdocuments.gov/doc.php?doc=41>, accessed 21 September 2011)

In 1884, the first civil government was formed in Alaska, at that time known as the District of Alaska. The new government provided the ability to stake land and mining claims, although a loophole prevented homesteaders from gaining legal title to their claims under U.S. law.²³

After the discovery of gold near Juneau in 1880 and in Canada's Yukon Territory in 1896, prospectors flocked to the Klondike and Alaska's population began to boom. Discovery of gold in Nome in 1899 and Fairbanks in 1902 further fueled the state's growth, and finally brought more U.S. attention to Alaska. Most prospectors were not successful in the gold fields, but many of these new arrivals decided to stay in Alaska and establish permanent communities.²⁴ In response to increasing pressure for local control over Alaskan affairs, Congress established the Alaska Territory as an organized incorporated territory in 1912. Alaska remained a U.S. Territory from 1912 until it was admitted to the Union as the 49th State in 1959.²⁵

Town of Knik

During the first years of the twentieth century, prospectors and settlers arrived in the Cook Inlet for a few reasons: some came in search of a practical overland route from the inlet to the Yukon, while others were trying to strike it rich in the nearby Turnagain, Willow Creek, and Iditarod mining districts.²⁶ The town of Knik was established 35 miles from present-day Anchorage as the inlet's main port of call, trading post, and commercial center. Knik was also a popular place for prospectors to spend the winter months (Figure 7). By 1904, Knik had its own post office, and by 1914, it was the largest community on the upper Cook Inlet. However, when Anchorage was selected over Knik

as the hub of the new government-sponsored railroad in 1915, commercial activity followed the railroad across the inlet and Knik quickly faded.²⁷

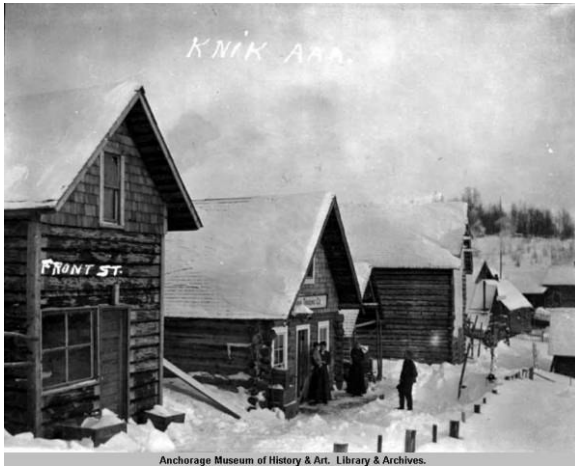


Figure 7. Winter scene in Knik, Alaska, circa 1913. (Anchorage Museum / Cook Inlet Historical Society. General Photograph File, #AMRC-b67-1-133, at <http://vilda.alaska.edu>).



Figure 8. The Oscar Gill House was originally built in Knik in 1913 and was moved to the South Addition in 1916. It is listed in the National Register. (Page & Turnbull, 2011)

The South Addition survey area has an unusual connection to Knik: the neighborhood's oldest building, the Oscar Gill House (**Figure 8**), was originally constructed in Knik in 1913 and barged across the Cook Inlet to Anchorage in 1916. The house's original owner, Oscar Gill, came to Seward, Alaska, in 1907, and became a prominent entrepreneur and politician in early Anchorage. The Oscar Gill House stood in the South Addition at 918 West 10th Avenue from 1916 until the early 1980s, when it was moved into storage to make way for an enlarged Anchorage Pioneers' Home. In 1993, the house was moved back into the neighborhood and restored: it now stands at 1344 West 10th Avenue, less than four blocks from its historic Anchorage location.²⁸

Dena'ina at Chester Creek

In addition to the themes of European settlement during the Early Anchorage period, the Native American presence in Anchorage continued into the early twentieth century. In the South Addition Survey Area, the large tidal estuary at the mouth of Chester Creek—called Chanshtnu, meaning “Grass Creek” by the Dena'ina—was a rich source of salmon. In the early twentieth century, Dena'ina families still had fish camps and cabins along the creek, although no remnants of these settlements are extant today.²⁹

When Euro-American settlement began in Anchorage, many Dena'ina helped to build the Alaska Railroad.³⁰ Though they were enveloped by Western influence in the coming years, particularly during and after World War II, Anchorage remains the largest tribal village in Alaska.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

Although the Oscar Gill House was originally constructed in Knik in 1913, it was moved to the survey area in 1916 and is now significant for its associations with the development of early Anchorage, rather than the history of Knik (see C. Early Anchorage). Aside from the Gill House, there are no known physical remnants from the Russian & Early American Periods in the South Addition survey area. However, the themes from this era set the stage for the neighborhood's later development.

C. Early Anchorage (1915 - 1938)

The “Early Anchorage” period from 1915 to 1938 witnessed the first real growth of the South Addition Survey Area as a vegetated semi-rural community on the outskirts of a bustling downtown. **(Figure 9)**. The dominant themes of this period are the construction of the Alaska Railroad and the influence of the Alaska Engineering Commission (AEC); the original plats of the Anchorage Townsite, South Addition, and Third Addition; the subsequent auction of lots for homesteading and agriculture; incorporation of the City of Anchorage; the construction of the Providence Hospital at 9th Avenue and L Street (no longer extant); and the increasing importance of aviation in Alaska, as evidenced by the construction of the city’s first airfield on the Park Strip.

Extant properties capable of representing these themes include residences and cultural landscapes. Early residences similar to the Oscar Anderson House (1915; listed in the National Register) may be significant for their association with the founding of Anchorage and the original townsite auction, while others may convey the early agricultural character of the neighborhood. The Park Strip is significant for its contribution to the birth of aviation and recreation in Anchorage.



Anchorage Museum of History & Art. Library & Archives.

Figure 9. Aerial view of Anchorage, circa 1925.
Note the Park Strip and very sparsely developed South Addition in the foreground
(Alaska Digital Archive, #AMRC-b65-2-6)

ALASKA RAILROAD & THE FOUNDING OF ANCHORAGE

Anchorage is by all accounts a classic railroad boomtown, and its early development followed many of the same patterns that accompanied the railroads across the American West. The first railroad in Alaska was a 50-mile span built north out of Seward by the Alaska Central Railway Company in 1903. The Alaska Central Railroad went bankrupt in 1907, but was reorganized as the Alaska Northern Railroad Company in 1910, which extended the railroad another 21 miles.³¹ In March 1914, Congress agreed to fund the construction and operation of a railroad from Seward to Fairbanks. A new federal agency—the Alaska Engineering Commission (AEC)—was created to plan the route and supervise construction.³²

Ship Creek, located at the northern edge of present-day downtown Anchorage, became the field headquarters of the AEC in 1914. The delta was a desirable location for a camp because it was conveniently located on the inlet, and rail yards and shops could easily be built on the mud flats. A few log buildings were erected immediately for the AEC staff. Although the chief engineers did not know whether or not the railroad would actually go through Ship Creek as their initial report suggested, they left behind a small crew to build a mess hall and hospital over the winter. On April 9, 1915, President Woodrow Wilson announced the approval of the AEC's recommended route through Ship Creek, and ordered construction of the railroad to commence.³³

Within weeks, construction had begun; early efforts centered on building a line to the Matanuska coal fields, which was completed in 1917. Meanwhile, railroad crews worked year round along the Turnagain Arm and north from Matanuska.³⁴ In 1923, President Warren Harding traveled to Alaska to drive a golden spike into the rails at the town of Nenana, three hundred miles north of Anchorage, marking the completion of the Alaska Railroad.³⁵

Tent City

As early as 1914, speculation that Ship Creek might be the starting point for the new government railroad was enough to attract hundreds of men hopeful for employment. Squatters arrived in droves, and by the time of the President's announcement, a temporary settlement had already developed on the north side of the creek. "Tent City," as the squatters' settlement was often called, was primarily comprised of canvas tents, although a few entrepreneurs built more solid wood buildings to house their businesses.³⁶ **(Figure 10)** Many of the squatters were European immigrants who had immigrated to the West Coast but could not find work there. Others were enterprising laborers from a variety of ethnic backgrounds, including many Dena'ina Athabascans. The AEC did eventually hire some of these men as laborers, but in general, Alaska Railroad jobs were not as readily available as squatters had hoped.³⁷



Alaska Pacific University
Figure 10. Anchorage Tent City, 1915.

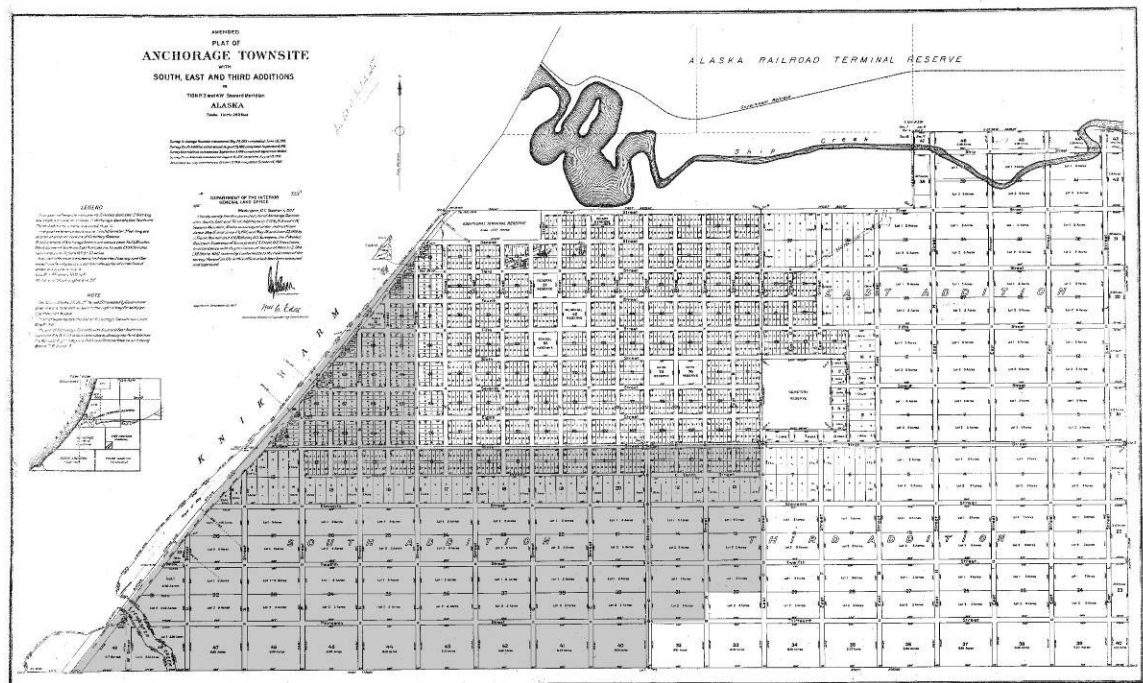
(Alaska Pacific University Collection #UAA-HMC-0778-14-1-2, at <http://vilda.alaska.edu>)

Anchorage Townsite Platted

Conditions in Tent City were so squalid and sanitation problems were so severe that within a few months, the government had to invest some of its railroad resources in creating a livable town instead.³⁸ The land for the Anchorage townsite had already been set aside by the General Land Office during a cadastral survey of the region in 1914, but it was not until May 1915 that the townsite was platted. It is important to note that the land for the Anchorage townsite was set aside, platted, and distributed without asking permission of the Alaska Native Peoples who had inhabited the region for centuries before the arrival of the railroad.

In May 1915, Andrew Christiansen, chief of the Alaska field division of the General Land Office, created a simple street grid on the plateau immediately south of Ship Creek (**Figure 11**). The original 240-acre townsite included 121 blocks, each 300 feet square; lots measured 50 x 140 feet, with approximately 1,400 lots created by the original plat. A few blocks of the townsite were not subdivided but reserved for specific uses, such as federal, municipal, school, and parks. Elderberry Park, which is within the survey area for this context statement, was an original park reserve.³⁹

Streets in the original townsite were 60 feet wide, with 20-foot alleys bisecting the square blocks. To simplify the plan, the engineers numbered the east-west streets and named the north-south streets with letters. “J” Street was omitted, reportedly as a courtesy to the early Scandinavian settlers who had trouble pronouncing the letter.⁴⁰ Washington D.C. was also laid out without a “J” Street because it was hard to differentiate from the letter “I” when written, so as an alternative theory, it is possible that a similar approach was taken in Anchorage.



**Figure 11. “Amended Plat of Anchorage Townsite, with South, East and Third Additions” (1916).
The South Addition Survey Area is shaded gray.
(Municipality of Anchorage, Planning Department)**

Because the AEC was anxious to proceed with railroad construction, platting the original Anchorage Townsite was done as quickly as possible, and completed within two months. The grid pattern used in Anchorage was typical of railroad town planning in western states and territories, which likely helped expedite the process.⁴¹

Platting the city was the most important event in the early development of the built environment in the South Addition Survey Area, as it marked the first formal plan for the area and laid the foundation for all subsequent growth. The northwest corner of the South Addition Survey Area—sometimes known as the “Elderberry Triangle”⁴²—was part of the original townsite, but the majority of the survey area was laid out as the South and Third Additions.

South Addition & Third Addition Platted

The South Addition was the first expansion of the original townsite, laid out in August 1915 to address a shortage of homestead sites. The East Addition soon followed in late September 1915, and includes blocks east of the original townsite in what is now the Fairview neighborhood. The Third Addition was added in the summer of 1916, and includes land that is now the South Addition and Fairview neighborhoods.⁴³

When it was platted in 1915, the South Addition comprised 49 blocks to the south of the original townsite, bounded by 9th Avenue, C Street, Chester Creek, and the Cook Inlet. Blocks 1 through 12 between 9th and 10th avenues (now the Park Strip) featured the same small lots as the original townsite, while the blocks between 10th and 11th avenues (Blocks 13-20) were divided into one-acre tracts. South of 11th Avenue, the blocks were much larger—660 feet square—each containing two 5-

acre lots. The blocks at the southern edge of the South Addition (Blocks 40-47) were not divided at all, and measured 8.3 acres each. The same 50-square foot, 1-acre, 5-acre, and 8.3-acre lot pattern was carried over into the Third Addition in August 1916. Twelve blocks of the Third Addition (between C Street and East C Street, now Cordova) are within the survey area for this context statement.⁴⁴

The 5- and 8.3-acre parcels in the South and Third Additions were created because the AEC wanted to encourage agricultural development around Anchorage. Thus, in 1917, a Presidential Executive Order was issued prohibiting the subdivision of tracts containing two or more acres into smaller lots.⁴⁵ This Executive Order remained in effect until the beginning of World War II.

Townsite Auctions

The “Alaska Railroad Townsite Regulations,” issued by President Wilson in June 1915 after the completion of the original townsite plat, set the rules and regulations for the sale and use of the land. These regulations called for an auction to distribute the land, and the General Land Office decided that “the lots should be sold at public outcry, to the highest bidder.”⁴⁶ A lottery system was considered, but the live auction was selected to promote investment for legitimate use, rather than speculation. The auction was held at the northern end of C Street on July 10, 1915, with Andrew Christensen as the auctioneer.⁴⁷ Six hundred fifty-five (655) lots were sold for an aggregate total of \$148,000. The minimum purchase price was set at \$25 for residential lots, while highly desirable commercial lots sold for up to \$1,150.⁴⁸

Several lots in the “Elderberry Triangle” portion of the South Addition Survey Area were sold as part of the original townsite auction. Most notably, local entrepreneur Oscar Anderson successfully bid on a lot on Block 32 of the Anchorage Townsite (near the intersection of M Street and 4th Avenue), where he soon constructed a small frame house with an impressive view of the inlet. The Oscar Anderson house, which was the first permanent wood frame residence to be completed after the auction, was deeded to the Municipality of Anchorage in 1976 following Anderson’s death in 1974. In order to preserve the building, it was moved that same year southwest 60 feet, across the West 4th Avenue extension, to Elderberry Park. The building still stands today, and is listed on the National Register of Historic Places.⁴⁹

Demand for lots was so great in 1915 that subsequent auctions were held in August and November to sell lots in the newly-platted South and East Additions. The first lots in the South Addition to sell were the one-acre tracts at the west edge of the tract, at 11th Avenue between N and S streets. These home sites typically sold for \$200 to \$300, although only a few homes were actually constructed.⁵⁰

The auctions were deemed a huge success, but by 1919, the survey area’s distance from town and the lagging economic conditions caused by World War I limited the apparent value of property in sales. Some of the 5- and 8.3-acre parcels even sold for as little as \$25.⁵¹ According to Bureau of Land Management (BLM) property records from 1918 to 1919, payments were recorded for 65 lots in the survey area. This likely represents only a fraction of the total land sales in the area from 1915 to 1919, as some lots purchased at the original auction may have already been paid in full by this time.⁵²

(Figure 12)

materials—especially finished lumber—were scarce in early Anchorage because most resources were being used for the railroad, so many families lived in canvas tents in 1915 and 1916. In a few cases, houses were shipped from Knik to Anchorage as a solution to the lumber shortage. As previously mentioned, the Oscar Gill House (1913) was originally constructed in Knik and moved to a one-acre lot on West 10th Avenue in the South Addition in 1916. The Gill House was among the few permanent residences south of the Park Strip before the 1920s, and it pre-dated the transition from farmland to residential neighborhood.⁵⁶

Some Anchorage pioneers, especially those of Scandinavian descent, built small log cabins in the South Addition Survey Area. Log cabins had long been a favored building type in Alaska by Dena'ina Athabascans, Russians, and Americans. They were used by early Anchorage settlers because the simple forms were easy to construct. Logs were more readily available than framing, which typically had to be brought in from Seattle. Various construction methods were used, and examples of saddle, dovetailed, square, half, and double notching are found on log houses in the South Addition Survey Area, particularly in the “Elderberry Triangle” area. For example, Isak Bloomquist constructed four log cabins near West 6th Avenue and L Street in 1917 (no longer extant), while the small Turner Cabin at 710 O Street is the only known example of double notching in Anchorage.⁵⁷ **(Figures 13 & 14).** Log houses continued to be constructed in the South Addition Survey Area through the 1950s, using evolving details and materials. However, log houses from the Early Anchorage period are likely to be significant as examples of this unique Alaska building type and early construction method.



Figure 13. Johnson Cabin, 1121 6th Avenue, built in 1917 by Isak Bloomquist (no longer extant) (“Johnson, John & Esther,” *Anchorage 1910-1935*, at <http://www.alaskahistory.org/detail.aspx?ID=107>)



Figure 14. Turner Cabin, 710 O Street (Google Maps 2011, <http://maps.google.com/>)

Among the first frame houses in Anchorage were a series of thirteen identical cottages built by the AEC on Government Hill in 1915. The original AEC cottages were simple one-and-a-half story, wood frame residences with front gabled roofs, wood shiplap siding, and wood sash windows. They were unornamented except for exposed rafter tails, flat board trim, and a functional porch. Over the next several years, the AEC continued to build similar cottages throughout Anchorage to house government employees.⁵⁸ Although none of the AEC cottages were located within the South Addition Survey Area, the design of the cottages likely influenced the construction of private homes in the neighborhood.

Between 1915 and 1930, homes in the South Addition Survey Area were largely of wood frame construction, and like the AEC cottages, were often one- or one-and-a-half stories with a gable roof. Brackets, flat board trim, dormer windows, and porches were common architectural details. A few professional contractors and carpenters were involved in early home building, but residences from this period were often built by the owners themselves.⁵⁹ The Oscar Anderson House (1915), the Murphy-Bliss House at 326 L Street (1915), the Dehon House at 1107 West 7th Avenue (1917), and a bungalow at 916 P Street (1918) were among the first frame houses constructed in the South Addition Survey Area. Some, like the Oscar Anderson House (**Figure 15**) and the Strutz House at 916 P Street (**Figure 16**), took on Craftsman style details, such as knee braces and exposed rafter tails at the roofline. Frame houses that were constructed in the 1910s and 1920s in the South Addition are likely to be significant as representations of the neighborhood's early development.



Figure 15. Oscar Anderson House, 1953.
(Alaska State Library, #ASL-P414-4433, at
<http://vilda.alaska.edu>)



Figure 16. Bungalow at 916 P Street, constructed in 1918
and purchased by the Strutz family in 1924.
("Strutz, Louis and Aline," *Anchorage 1910-1935*, at
<http://www.alaskahistory.org/detail.aspx?ID=155>)

By the late 1930s, new and larger housing forms were introduced to Anchorage. One-and-a-half story dwellings remained the standard, but featured steeper pitched roofs and shallower eaves than earlier houses.⁶⁰ The use of styles such as Tudor Revival and Cape Cod Revival were adopted for a small handful of residences during this time, and marked a departure from the earlier vernacular building traditions. These revival styles were influenced by popular trends in home design throughout the continental United States during the 1910s through 1930s. Examples include the Jack Coats Home at 1109 E Street and William L. Conover House at 1424 West 11th Avenue.⁶¹ Though the revival styles used building technologies and materials from the lower 48 states, the designs were adapted in various ways to the harsher arctic climate in Anchorage. One of the most ubiquitous modifications was the addition of "Arctic entries," which are projecting enclosed entries that were likely adapted from Alaska Native Peoples' building traditions. Many revival style houses, as well as later World War II-era kit designs, had open entries with perhaps a porch hood. These were enclosed with three walls to create an additional barrier to the cold and space for changing into and out of winter clothing layers.

Dairy and Fur Farms

Aerial photographs show that some of the early residences scattered throughout the South Addition were actually the centers of small farms (**Figure 17**). For example, the bungalow at 916 P Street (**Figure 16**) was originally constructed in 1918 by a lawyer, but was purchased by Louis Strutz in 1924. The Strutz family planted a vegetable garden and started a dairy farm with fourteen cows and five hundred chickens around the house.⁶² Thomas “Patty” Welch had a dairy, pig farm, and potato field at West 13th Avenue and I Street in the heart of the South Addition, and supplied Anchorage residents with milk for many years. Welch built a small frame house on his farm circa 1918. Scroll letters installed in 1970 have made the house a local icon in recent years; it is now commonly known as the “I Am” House. Though originally located at 13th Avenue and I Street, Welch’s house was moved down I Street to a location closer to West 15th Avenue in 1996.⁶³



Figure 17. Aerial view of farms in the South Addition, circa 1925. 9th Avenue is on the left edge of the photograph. (Alaska Digital Archive, AMRC-b65-2-7)

Fur farming was also a lucrative business in the 1920s and 1930s, and several fur farms are known to have existed in the South Addition. Fox and mink farms were most prevalent because those furs were in highest demand. According to mink farmer A.W. Bennett, the Anchorage climate was a key reason for the success of fur farms in the area: “Chief among the attributes is the temperate weather, cold enough in winter to insure prime pelts and warm enough during pupping season to protect the young animals.”⁶⁴ Fur farms typically included long huts or cages for the animals. Besides Bennett, whose farm was at West 11th Avenue and S Street, other South Addition fur farmers included Ed Everett, Fred Kroesing, Ray Lockhead, and Gilbert Turner. Lockhead’s house at 1417 West 11th Avenue had ten inches of cork insulation so it could serve as both a dwelling and cold storage plant for his furs. Turner raised up to 200 mink behind his log cabin on O Street, feeding them salmon caught in the Turnagain Arm.⁶⁵ Although these farms were enveloped by residential development in subsequent periods, the houses are still extant.

Municipal Reserves

One of the very first parcels reserved for municipal use was Elderberry Park, which was included in the Anchorage original townsite plat. It was one of two properties that were reserved for public parks at that time, the other consisting of two downtown blocks bounded by West 6th Avenue, West 7th Avenue, A Street, and C Street.

When the South Addition was first platted, the Park Strip was divided into small lots for residential development, but in 1917, these blocks were reserved for fire protection purposes. At the time of its founding, Anchorage had been part of the Chugach National Forest, and after a forest fire burned just south of the townsite in June 1916, residents looked for ways to protect themselves from the dangers of fire.⁶⁶ The Park Strip has served as a buffer ever since, distinguishing much of the South Addition Survey Area from downtown Anchorage.

After being cleared for use as an airstrip in 1923 (see below for more information), the Park Strip became a popular place for recreation: the long flat park was the perfect location for Anchorage's first golf course, which attracted many visitors to the survey area. According to longtime South Addition resident Frank Reed, the nine-hole golf course was situated primarily on the Park Strip between E and M streets, but also included land south of West 10th Avenue. The first tee was located near West 11th Avenue and E Street, with the first hole near West 9th Avenue and E Street. The golf course was closed in 1941.⁶⁷

Chester Creek formed the southern boundary of the South Addition. The mouth of the creek was a large tidal estuary, and land on the north and south of the snaking creek formed tidal flats that were bordered by forested land. Alterations to the Chester Creek tidal estuary began when the Alaska Railroad built an embankment and a new trestle across the mouth of the creek in 1934.

The other large municipally-owned tract reserved in the early years of South Addition development was the five-acre parcel between C and E streets and West 12th and West 13th avenues, where the Chugach Optional School (1973) stands today. The parcel was originally federal land available for homesteading. Land sale records suggest that the parcel's first homestead claimants were speculators—no residence was ever built, and the land was never cultivated. The City of Anchorage soon took interest in the property, and the federal government relinquished the parcel to the City in 1923. The City immediately cleared the land and began using it as the main municipal garbage dump, which was needed to service the city's expanding population. The land just south of the dump was originally owned by homesteader Charles Balhiser, but again, the parcel was never developed. The City also acquired Balhiser's parcel in 1923 in order to establish a municipal dog kennel at the corner of West 14th Avenue and E Street.⁶⁸

AVIATION

The first airplane flight in Alaska was a demonstration flight in Fairbanks in 1913. It was not until after World War I that significant aviation developments occurred in the state, however, and by the late 1920s, airplanes had revolutionized transportation in Alaska.⁶⁹ The territory's vast size and rough terrain necessitated the use of airplanes, and remote communities relied—and still rely—on bush pilots to fly puddle jumpers filled with supplies.⁷⁰ The first aviation event in Anchorage was in 1922, when World War I aviator Otis Hammontree shipped a Boeing seaplane to the young city. Test pilot

Roy Troxell flew the seaplane a few hundred feet in the air and immediately crashed into the inlet (he was not injured, but the plane was demolished).⁷¹

By 1923, Anchorage citizens had realized the potential of aviation and banded together to create a landing strip out of the firebreak between 9th and 10th avenues (today's Park Strip). In May, the whole town turned out with horses, tractors, and shovels to clear the stumps and brush from the rough firebreak.⁷² **(Figure 18)**

Noel Wien piloted the first flights out of the Park Strip runway in the summer of 1924. Alaska Railroad conductor James Rodebaugh shipped a standard J1 biplane to Anchorage and hired Wien and his mechanic W.N. Yunkers to assemble and fly it. Wien piloted several stunt flights and “joy rides” carrying Anchorage residents, and painted the name “Anchorage” on the tail of Rodebaugh’s plane. Later that year, Wien departed from the Park Strip runway on the first nonstop flight from Anchorage to Fairbanks. Wien would go on to form Wien Alaska Airways, a famous early airline in Alaska that operated for over 60 years; Oscar Underhill, a pioneer pilot for the airline and Wien’s right-hand man, lived for many years at 10th and Barrow streets after World War II.⁷³ The first aerial photography of Anchorage was also taken at this time by Guy Cameron of Bragaw Studios on flights out of the Park Strip.⁷⁴ **(Figure 19)**



Figure 18. Clearing the Park Strip, 1923.
(Reed, Frank and Pauline, *Anchorage 1910-1935*, at <http://www.alaskahistory.org/detail.aspx?ID=141>)



Figure 19. “Star’s Beechcraft on the golf links, between 9th and 10th Ave.” 1941.
(Russ Dow Papers, Archives and Special Collections, Consortium Library, University of Alaska Anchorage. At Alaska’s Digital Archives, #UAA-hmc-0396)

In 1926, a group of local businessmen determined to make aviation a profitable endeavor organized the first local airline company, Anchorage Air Transports, Inc., to fly freight and passengers to various bush villages. Led by Shonbeck, the board included Oscar Anderson, Gus Gelles, Roy Southworth, Will Clayson, and Dr. C.A. Pollard. Adventurous young pilot Russell Merrill was hired as the company’s first pilot, and the Park Strip was their airport.⁷⁵ Merrill made important contributions to Alaska aviation history—he piloted the first air mail delivery, the first flight across the Gulf of Alaska, the first commercial flight to Juneau, and the first flight across the Alaska Range. Many of his flights were out of the crude Park Strip airfield **(Figure 20)**. Merrill also executed the first night landing in Anchorage in 1927. The Park Strip runway had no landing lights, so after circling with a wounded passenger, residents set bonfires around the field and used automobile lights to guide his landing. Merrill disappeared on a flight out of Anchorage in September 1929.⁷⁶

The Park Strip served as a landing strip for the rickety biplanes of the bush pilots throughout the 1920s, but by 1929, it could no longer support Anchorage's aviation needs. Houses began to spring up dangerously close to the runway, and power poles, surface traffic, and recreation activities in the South Addition Survey Area were beginning to interfere with air traffic. The Chamber of Commerce petitioned to relocate the runway, and Mayor James J. Delaney responded by requesting funds from the federal government to build a new airfield.⁷⁷ Clearing and plowing the new "Aviation Field" at the east end of the city took place in the summer of 1929. The sod was packed and seeded in 1930, and the new field was officially dedicated as "Merrill Field" in 1930. For a couple of years after Merrill Field was completed, spring breakup occasionally forced pilots to use the more solid "old aviation field" at the Park Strip. But in 1931, the City Council ordered Alaskan Airways to "discontinue the use of the Golf Course as a landing field," officially ending the Park Strip's aviation era.⁷⁸



Figure 20. Russell Merrill's famous "Anchorage No. 1" on the Park Strip, n.d. (Anchorage Museum of History and Art #B65.2.16, reproduced in Strohmeyer, page 2).

The rise of aviation in Anchorage, in part with the creation of the airport at the Park Strip, also had broader effects on the South Addition Survey Area and the city as a whole. Connecting Anchorage to Alaska's growing network of airfields provided job opportunities and renewed the city's dominance as a transportation hub. This would later earn Anchorage the nickname "Air Crossroads of the World."⁷⁹ Bush pilots built houses near the Park Strip in the 1920s and 1930s, especially in the Third Addition subdivision, which illustrates the importance of this new business enterprise. Any residence or business associated with the growth of the aviation industry is likely to be significant as a representation of this theme.

ECONOMIC DEPRESSION

1920s Economic Struggles

By 1923, Anchorage's initial boom was beginning to fade. The city's economy had relied so heavily on railroad construction jobs that unemployment soared after its completion. The government's demand for coal from the Matanuska Valley had also declined, as the U.S. Navy found it more

advantageous to modify their boilers to burn oil that could be provided more cheaply from California wells. The Alaska Railroad spur line built to bring coal from the Matanuska Valley to the bunkers at the Ship Creek port was therefore underused, and the railroad floundered.⁸⁰

Gold was discovered in the Talkeetna Mountains north of Anchorage at the turn of the century, and mining continued throughout the 1920s. However, increasing mining costs added to a slump in gold production, which contributed to the economic downturn. The depressed Alaska economy did not lure many settlers north.⁸¹ Between completion of the railroad in 1923 and commencement of war construction in 1940, Anchorage survived primarily as a supply center for fishermen, trappers, and miners.⁸²

The Great Depression and New Deal Programs

In 1929, the Wall Street stock market crash ushered the United States into the Great Depression. Alaska did not suffer as much as the rest of the country, partly because its economy had already been stagnant in the 1920s. Funds from the federal government contributed significantly to the local economy, however. President Roosevelt instituted a series of economic programs called the New Deal between 1933 and 1936. The Works Progress Administration (WPA) constructed a new federal building in 1939 and a highway that connected the city to the Matanuska Valley. The Civilian Conservation Corps (CCC) worked on several projects, including a ski jump at the City Ski Bowl. As part of a larger federal relief project endorsed by the Federal Emergency Rehabilitation Administration, 202 impoverished families from Minnesota, Wisconsin, and Michigan were transplanted to the Matanuska Valley to develop an agricultural base.^{83 84}

Meanwhile, the price of gold rose during the Depression, as mines in the Talkeetna Mountains prospered. Air travel was becoming a burgeoning business, and the military was beginning to establish a larger base of personnel in Anchorage. Though Anchorage and Alaska as a whole had some economic booms during the 1920s and through the Great Depression, it can be surmised that the overall crisis caused homestead development in the South Addition Survey Area to slow considerably during these difficult years.

Providence Hospital

As early as 1934, Anchorage officials were looking to establish a hospital for its then-3,000 residents. At that time, the only hospital in town was a small government clinic operated by the Alaska Railroad. In 1935, the Sisters of Providence—a Catholic missionary group that arrived from Montreal in 1902 to establish hospitals in Nome and Fairbanks—were approached about building a hospital in Anchorage. In 1937, the Sisters formally announced the construction of a \$500,000 fifty-bed hospital adjacent to the Park Strip at West 9th Avenue and L Street, within the South Addition Survey Area. The cornerstone was laid in 1938 and the WPA Moderne-style Providence Hospital opened on June 29, 1939. Upon its completion, the hospital was thought to be much more extravagant than the city needed, but as Anchorage boomed during and after World War II, it was in high demand.⁸⁵ **(Figures 21 & 22)**



Alaska State Library - Historical Collections
**Figure 21. Providence Hospital (no longer extant),
circa 1944.**
(Alaska Digital Archives, #ASL-P448-04)



Anchorage Museum of History & Art. Library & Archives.
**Figure 22. Providence Hospital and surrounding
neighborhood, circa 1959.**
(Alaska Digital Archives, #AMRC-b92-15-4)

In 1962, the new Providence Hospital was built near the University of Alaska, Anchorage campus.⁸⁶ The old hospital was repurposed as a nursing home and renamed St. Mary's Residence, but was demolished in the 1970s.⁸⁷ Although Providence Hospital was completed in 1939 (after the close of the Early Anchorage period) and is no longer extant, its planning and design began during this period and thus represent the themes of Early Anchorage. The hospital was the first large building in the South Addition Survey Area, responded to the needs of the growing city during the Depression, and played an important role in the neighborhood during subsequent periods.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS (1915-1938)

Property types associated with the significant themes of the "Early Anchorage" period include residential properties and cultural landscape elements.

RESIDENTIAL PROPERTIES

All of the surviving buildings constructed between 1915 and 1938 in the South Addition Survey Area are residential, consisting of single-family homes. During the early years of the twentieth century, many residences were constructed using log cabin building techniques and materials. By the end of this period, most residences in the South Addition Survey Area were of wood frame construction. Modest vernacular folk style buildings were quite common, while other styles were also present as a minority, including the Tudor Revival style, Cape Cod Revival style, and Craftsman style. These styles were influenced by popular trends of the era throughout the United States. The log cabins may be significant as examples of their unique Alaska building type and construction method, and the wood frame houses may be significant as representations of the neighborhood's early development and/or departure from early vernacular building traditions.

As a general rule, most residences are rectangular and frequently only one or one-and-a-half stories in height. Wood frame construction is universal. Gable and hip roofs are by far the most common for this time period. Houses typically feature a setback from the front lot line, though few are deeply recessed on their lot. As the private automobile grew more popular during this period, it was not uncommon for residences to reserve space for a detached garage. For residences facing the numbered streets, the detached garages were often accessed by parallel rear alleys that bisected the block. Former farm properties may have associated outbuildings and larger lots. Some properties also have associated original site or landscape features, such as site walls, steps, fences, or large trees.

All residential buildings dating to this period would originally have had double-hung or casement wood-sash windows and paneled or glazed wood doors. Typical cladding would have consisted of wood channel drop, shiplap, or bevel siding. Many houses featured "Arctic entries," which are projecting enclosed entries that created an additional barrier to the cold and space for changing into and out of winter clothing layers. Sometimes, Arctic entries were added at a later date to enclose open entry porches.

Buildings constructed during this period are frequently found in the "Elderberry Triangle" area in the northwest quadrant of the South Addition Survey Area, north of West 9th Avenue and west of L Street. Some of the oldest buildings in the South Addition Survey Area are located in this area because it was part of the original Anchorage Townsite. Buildings from the 1920s through 1938 are

located in an area generally bounded by the Park Strip and West 10th Avenue on the north, A Street on the east, West 14th Avenue on the south, and L Street on the west. The original lots were large—one to eight acres—for agricultural uses, and vacant lots remained common throughout the neighborhood at this time. There were no large concentrations of buildings from this period on any particular street, and there was no subdivision development during this period.

Architectural Styles & Character Defining Features

The following section provides an outline of the relevant residential architectural styles and a bulleted list of the character-defining features associated with each style. Dates correspond to the general period in which each style was popular nationwide.

1. Local Vernacular: Log House (1900-Present)



- 1 or 2 stories
- Gable or cross-gabled roof
- Shallow eaves
- Exposed log siding
- Notched corners
- Multi-light windows
- Stone chimney

2. Craftsman/Bungalow (1900-1930)



- 1 or 1 ½ stories
- Rectangular plan
- Gable roofs with dormers, broad eaves, projecting rafter tails, purlins, and/or knee braces
- Windows, often with asymmetrical muntin patterns
- Horizontal (originally wood lap) or shingle siding; No ornamentation
- Use of brick (sometimes clinker brick) in chimneys, foundations, and around porches

3. Local Vernacular: Folk Cottage (1915-1940)



- Small, 1 or 1 ½ story
- Rectangular or irregular plan
- Front or side-gabled roof
- Eaveless or shallow eaves
- Arctic entries
- No ornamentation
- Horizontal siding
- Double-hung windows



4. Revival Styles: Cape Cod (1925-1945)



- 1 ½ stories
- Rectangular plan
- Symmetrical form
- Side-gabled roof
- Center projecting porch with gable roof
- Arctic entries
- Paired dormer windows
- Horizontal siding
- Double-hung windows with multi-light glazing

5. Revival Styles: Tudor Revival (1910-1935)



- 1 ½ stories
- Rectangular or irregular plan
- Steeply pitched gable roofs with cross gables and dormers
- Diverse wall cladding: smooth or textured stucco, decorative half timbering, brick and/or stone, and horizontal siding or shingles
- Tall, narrow casement windows with multi-light glazing
- Prominent chimneys

Significance

The table below discusses the significance of residential buildings from the “Early Anchorage” period according to criteria established by the National Register of Historic Places. It appears that many of the surviving residential buildings from this period are already listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	<p>Residential buildings from the Early Anchorage period may be significant for their association with the theme of residential development tied to a key period of city growth. For example, residences in the South Addition Survey Area may reflect the early establishment of permanent housing in the “Elderberry Triangle” area of the original townsite or the expansion of the city south of the Park Strip to include residential and agricultural homesteads.</p> <p>Because close clusters of residences from Early Anchorage do not exist, individual properties will likely be better able to convey this period of development than districts. Evaluators should also consider the architectural merits or associations with prominent individuals (see below) for properties to qualify individually.</p>
B	Persons	<p>Residential buildings from this period may be significant for their association with persons important to Anchorage history. Such residences may be associated with significant persons like prominent merchants or government officials, such as Oscar Gill or Oscar Anderson. If this is the case, however, the residence should be compared to other associated properties (such as a place of work) to identify which property(s) best represent that person’s achievements or reasons for being significant.</p>

National Register Criteria	Significance	Discussion
C	Architecture/ Design	<p>Residential buildings from this period may be significant for their architecture, expressed by intact stylistic features, forms, or construction methods. Buildings may also qualify as the work of a prominent builder, though none were found during research for this report. Resources qualified under this criterion should be good examples of types and/or styles and retain most of their original features.</p> <p>Log cabins may be eligible under this criterion as intact examples of their type and method of construction. Frame houses, particularly designed in revival styles, may exemplify the departure from earlier vernacular building traditions to popular trends influenced by the Lower 48 States. Former farm properties may be eligible for their combination of farmhouse, larger lot, and associated outbuildings.</p>
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building development may be significant for their potential to provide information important to history.

Integrity

In order to be eligible for listing in the National Register, a residential property from the first decades of the twentieth century must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. The aspects of integrity deemed most important for this period are setting, design, materials, association and feeling.

Buildings from this era are less common than those constructed during later periods. They have had more time to accumulate alterations. Thus, they require a somewhat lower overall standard of integrity versus later periods. A property must retain most of the physical features that made up its historic character. Buildings qualified as individual resources at the national level should retain nearly all of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Retains the original pattern of windows and doors
- Retains some of its original ornamentation, if applicable (The retention of entry, window and/or roofline ornamentation should be considered most important)
- Replacement of doors and windows is acceptable as long as they primarily conform to the original door/window location, pattern, and size of the openings. Windows should imitate

the original muntin pattern (for example, multi-light windows), even if the material has been replaced

- Original cladding may be replaced, but should resemble the original material configuration (for example, horizontal vinyl, aluminum siding, or hardiplank siding is acceptable to replace horizontal wood channel drop, shiplap, or bevel siding)

Other Integrity Considerations:

- Some houses from this period were moved, either from Knik or from the original town site. Integrity of location should not be considered a concern if the moved property remains on the same street or in the same vicinity within the South Addition Survey Area, where the general feeling and setting remain consistent to the original or longest-inhabited location. To that end, the move itself may have gained significance in its own right if it represented a development trend, and the new location may be integral to the significance of the property.
- It is generally acceptable for entry stairs and porch features to have been replaced, as these are subject to greater deterioration from weathering and use. However, replacement porches should substantially conform to the original configuration. Incompatible porch replacement would likely jeopardize a residence's eligibility for the National Register. Arctic entries that replaced open porches early in a building's history are acceptable, as they represent Alaska building tradition and the history of housing development in Anchorage.
- Rear additions that have respected the scale of the original building are generally acceptable. However, additions that compromise a building's form and scale are not acceptable.
- The retention of original windows greatly enhances integrity of materials, and likewise enhances integrity of design and workmanship. However, it should be recognized that window replacement was common during the mid- to late-twentieth century. Thus, the fact that a building does not retain its original window material should not—in and of itself—be viewed as an obstacle to historic registration. Far more important is that the building retains its original pattern of windows, and that the replacement windows are located within the original frame openings. Ideally, they should also imitate the original muntin pattern. The National Park Service notes that “a property that has lost some historic materials or details can be eligible *if* it retains the majority of features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.”⁸⁸
- Likewise, the retention of original cladding enhances integrity of materials, design and workmanship. However, replacement of wood cladding has been very common in Anchorage, particularly due to harsh weather conditions. Thus, the fact that a building does not retain its original cladding material should not—in and of itself—be viewed as an obstacle to historic registration. It is more important that the building retain the character of its original cladding, particularly horizontal siding to replace original horizontal wood siding.
- The replacement of the original cladding and windows may be a detriment to integrity when found in combination with other alterations and replacement materials, including replacement doors, roof cladding, ornament, and/or additions. The replacement of most or all original materials on a building would likely jeopardize a residence's eligibility for the National Register.
- A residence that was later altered into another style has lost association with this period, and may be considered to have association with the period during which it was altered—so long as it displays the character-defining features of the new style.

- Many residences from this period originally had associated detached automobile garages that sometimes faced a rear alley. An early twentieth century Anchorage residence that retains its original garage would be considered to have especially high integrity. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right.
- The presence of original site or landscape features is not essential, but could enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are more likely to qualify for listing in the National Register.
- Residences that have been converted to commercial use are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of early twentieth century architectural styles and residential development patterns.

CULTURAL LANDSCAPE ELEMENTS

Cultural landscapes from this period may include designed landscapes such as Elderberry Park (1915) and the Delaney Park Strip (1917). As mentioned previously, site features such as retaining walls, fences, and large specimen trees associated with a residence should be evaluated in conjunction with that residence. Remnants of Dena'ina fish camps at Chester Creek or Westchester Lagoon dating from this period are not classified as a cultural landscape property type, but rather as an archaeological site. As such, while they are likely to be significant, they are outside the scope of this report.



Elderberry Park.
(J. Stephen Conn,

<http://www.flickr.com/photos/jstephennconn/2851119316/>)



Delaney Park Strip.
(Page & Turnbull, 2011)

Character-defining features that were installed during the Early Anchorage period that may collectively contribute to a cultural landscape:

- Topography
- Vegetation
- Circulation (e.g. roads, paths, steps, and walls)
- Site features & objects (e.g. fences, benches, lights, flag poles, sculptures)
- Structures or buildings

Significance

The table below discusses the significance of cultural landscapes from this era according to criteria established by the National Register of Historic Places. These properties do not appear to be listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	<p>Cultural landscapes from this period may be significant as expressions of recreation during this period, or may illustrate important city-wide development or transportation trends. For example, the Delaney Park Strip was an early firebreak to protect the original town site, and was later used as a recreational park and golf course. Cultural landscapes may have been sites of important events or reflect the influence of the aviation industry.</p> <p>The Park Strip and Elderberry Park are regarded as properties of the Early Anchorage period because they were first created during this time. However, they continued to evolve and may have been sites of important social and cultural events during later periods. Thus, it should be considered that later events during World War II or the Post-War Era may contribute to the significance of these cultural landscapes.</p>
B	Persons	<p>Cultural landscapes from this period may be significant for their association with persons important to Anchorage history. If this is the case, however, the site should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.</p>

National Register Criteria	Significance	Discussion
C	Architecture/ Design	<p>Cultural landscapes from this period may be significant for their distinctive design values. In order to qualify under this criterion, the landscape must be purposefully designed, and must clearly express aesthetic principles or technological achievements in city planning, landscape architecture, engineering, or sculpture. These properties may also be significant if they represent the work of a master landscape architect.</p> <p>Both the Delaney Park Strip and Elderberry Park received improvements after 1938. It should be considered that buildings, structures, and objects that were added during World War II or in the Post-War Era may contribute to the significance of the parks, and that their period of significance may extend into later periods.</p>
D	Information Potential	<p>Cultural landscapes from this period are not likely to yield important information not available in built resources or other extant documentary evidence.</p>

D. World War II (1939 - 1945)

World War II was a period of major physical growth in the South Addition survey area (**Figure 23**). During the war, the federal government spent nearly \$3 billion in Alaska, some of which was used to fund housing in the survey area.⁸⁹ Key themes from this period include the military build-up of Anchorage in anticipation of World War II; the wartime housing shortage and subsequent construction of housing by federal agencies and private companies to house defense industry employees; the continued dominance of aviation; the effects of the war on the city's economy and population; and annexation of the South Addition neighborhood into the Anchorage city limits.

The extant properties capable of representing these themes are primarily single-family and duplex residences of various pattern styles, including Minimal Traditional, Small Cape, Small Ranch, and Colonial Revival. Several distinct residential developments were erected by the federal government or private companies for their employees during the war. Other housing types and styles continued from the previous era of neighborhood development, infilling vacant lots.

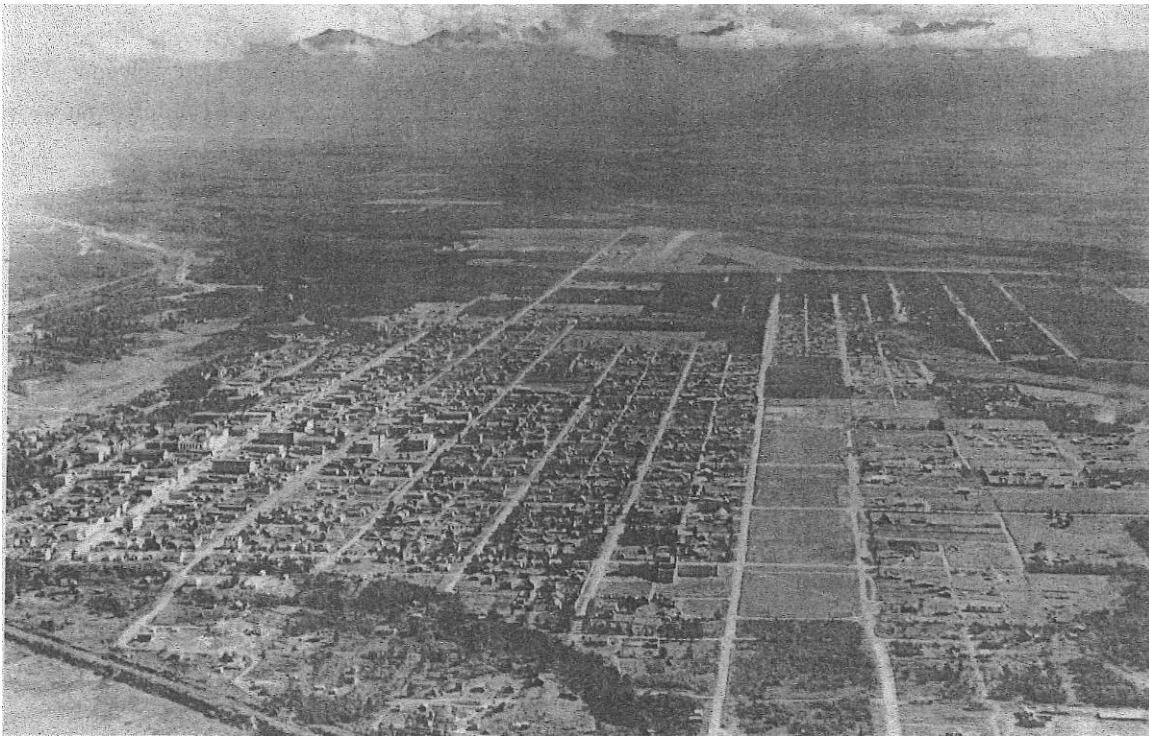


Figure 23. Aerial View of Anchorage on the eve of World War II, circa 1940.
Note sparse development in the South Addition Survey Area at right.
(Anchorage Chamber of Commerce, "Anchorage: Crossroads of the World," 1945.
In Anchorage Museum Vertical Files)

Please note that the discussions about the role of the military in Alaska during World War II included in this chapter are intentionally brief. This is an important theme, but in keeping with the purpose of the Historic Context Statement, it is mentioned here only as it pertains to the built environment in the South Addition neighborhood. For those interested in learning more about Alaska during the war, many publications on this topic are available at the Z.J. Loussac Public Library and other local Anchorage repositories.

PREPARING FOR WAR: MILITARY BUILDUP

Hepburn Report

In the late 1930s, the U.S. military began to prepare for the possibility of involvement in another world war. A worldwide study was conducted by the U.S. Navy that investigated and reported on the need for additional naval bases. The report was submitted to Congress by Admiral Arthur J. Hepburn in December 1938 and signed into law in early 1939. The “Hepburn Report”⁹⁰ recommended the appropriation of \$19 million for the construction of air, submarine, and destroyer bases in Alaska and the Aleutian Islands, marking the beginning of defense build-up in the territory. Although the Navy did not see the Northern Pacific as the main theatre of war, Dutch Harbor, Kodiak, and Sitka were identified in the Hepburn Report as key strategic locations that could aid in the defense of Alaska and the Pacific Northwest. However, the construction of these facilities was spread over the course of several years.⁹¹

The Army also began to establish a presence in Alaska in the late 1930s. At the outbreak of World War II in September 1939, the only Army presence on the ground was a garrison of 400 troops at Chilkoot Barracks, near Skagway. However, three factors quickly piqued the Army’s interest in Alaska: aviation improvements, especially of long-range bombers, gave Alaska an important strategic position as the west coast’s first line of defense from an air attack; the growing strain in relations between the United States and Japan caused increasing concern given the proximity of the Aleutian Islands to Japan; and the publication of the Hepburn Report calling for naval bases in Alaska created work for the Army, which was responsible for local protection of naval installations.⁹²

Elmendorf Field and Fort Richardson (Joint Base Elmendorf-Richardson)

After several failed attempts in the mid-1930s to gain Congressional support for an Alaska air base, President Roosevelt finally ordered the withdrawal of 43,490 acres of land on the outskirts of Anchorage for Elmendorf Field and Fort Richardson in April 1939.⁹³ This location was chosen for the air base due to favorable topography, soils, and weather conditions; access to the Alaska Railroad; and proximity to the Cook Inlet.⁹⁴ Construction of a permanent military airfield and army base began on the reserved lands in June 1940, and included hundreds of barracks, hangars, and tactical runways. Fort Richardson and Elmendorf Field were officially occupied by the Army in August 1940, and operated as the Army’s headquarters for the militarization of Alaska. After World War II, the Army relocated its operations to the eastern edge of the reserve (Fort Richardson), while the Air Force assumed control of the original base, renaming it Elmendorf Air Force Base in 1948.⁹⁵

As the railroad had done decades earlier, military construction turned Anchorage into a boomtown.⁹⁶ Thousands of civilian workers were employed to construct the new fort; construction efforts employed 2,144 civilian laborers in June 1941 and peaked at 3,145 workers in August 1941.⁹⁷ In April 1940, just before construction of Fort Richardson began, Anchorage had a population of only 4,000, but by the summer of 1941, the town had grown to over 9,000. After the U.S. entered World War II in December 1941, Anchorage’s population declined sharply because many men enlisted and the Army ordered the evacuation of soldiers’ families from active military bases. But the city’s population stabilized at about 6,000 by April 1942, and was primarily comprised of military personnel and civilians associated with the base.⁹⁸ At this time, the South Addition Survey Area was still on the outskirts of Anchorage, but many of the new arrivals working at the base looked to the South

Addition's vast tracts of available lands in convenient proximity to downtown as a desirable place to build or rent homes.

Alaska (Alcan) Highway

Defense build-up brought a heightened awareness of Alaska's remoteness, and there was an urgent need for improved communications and transportation infrastructure.⁹⁹ Thus, as part of the war effort, the Army Corps of Engineers and the Alaska Road Commission (ARC) were tasked with constructing roads that connected Fort Richardson to the rest of Alaska. The 150-mile Glenn Highway (completed in 1942) linked Anchorage with the Richardson Highway that already ran from Valdez to Fairbanks, while a tunnel through the Kenai Peninsula mountains (completed in 1943) provided a railroad and highway connection to the deep-water port at Whittier, an attractive alternative to the long railroad route to Seward.¹⁰⁰



Figure 24. Alcan Highway Map, 1943, showing months of construction.
(Yukon Archives, <http://www.alaskahighwayarchives.ca/en/resources/hwmap.php>)

The largest and most important road constructed during the war was the Alaska (Alcan) Highway, a 1,422-mile military supply route that connected Alaska to Canada and the continental U.S. for the first time (Figure 24). The road ran from Dawson Creek in British Columbia to Big Delta, Alaska. Work commenced in spring 1942, and was completed in less than nine months, despite extremely harsh conditions and a shortage of materials. Many of the Army Corps of Engineers' regular engineers had been dispatched to the South Pacific, so African-American troops were sent to construct the highway. The Army was still segregated in 1942, and officials were hesitant to post African-American troops in the far north, but the three black regiments—the 93rd, 95th, and 97th Engineers—assigned to the project comprised over a third of the manpower and were an integral part of the highway's timely completion. The Alcan Highway was officially completed on November 20, 1942, and many troops remained in the region after its opening to continue maintenance of the

road and its bridges.¹⁰¹ The route served the American and Canadian military throughout the war, and opened to civilian traffic in 1947.¹⁰²

Once the Alaska Highway, Glenn Highway, and Whittier Tunnel were completed, Anchorage was firmly established as the transportation hub of Alaska, which facilitated the city's growth during and after World War II. The construction of the Alcan Highway also brought demographic changes to Alaska: African-American soldiers who participated in the construction of the highway went on to serve in the Aleutian Islands in some of the first desegregated U.S. Army units, and some remained in Alaska after the war.¹⁰³ An African-American community emerged in the Fairview neighborhood, and it is possible that some families moved to the South Addition, as well.

Northwest Staging Route

In addition to a secure overland route, the military looked to develop a similar route for air travel. Commercial aviation had grown tremendously in the 1930s, but most planes were privately owned and there was little infrastructure to support them. In 1939, the Canadian government conducted a survey of airfields in the Yukon, Alberta, and British Columbia to establish a route that linked and improved existing airports. Officially known as the Northwest Staging Route, the new airway was developed based on the routes flown by bush pilots and the "Great Circle Route," the shortest path between North America and Asia. In 1941, Canada offered the use of the Northwest Staging Route to the United States for the duration of the war. The U.S. entered into a lend-lease agreement with Canada, and used the route to ship supplies to the front in the Aleutian Islands and ferry bombers to Russia for use in the eastern front. In fact, the Northwest Staging Route was the only shipping route used to supply both the European and Pacific theatres.¹⁰⁴

When the U.S. began using the Northwest Staging Route, many of the facilities along the route were still quite primitive, so the Civil Aeronautics Administration (CAA), forebear of the Federal Aviation Administration (FAA), began to make improvements. The CAA soon created a vast network of landing strips, airports, radio stations, and support structures across Alaska and northwest Canada.¹⁰⁵ The Alcan Highway and the Northwest Staging Route were also closely linked: the highway was mapped to connect with the staging route's airstrips because supplies for the airports needed to be transported by road, and the highway could be used by pilots as a navigational tool on their way to Alaska. The improvements to the Northwest Staging Route airports were undertaken by the Army Corps of Engineers' highway engineers.¹⁰⁶

The military appropriated civilian aircraft for the war effort, and in return, offered contracts to airlines to conduct operations for the Air Transport Command.¹⁰⁷ In 1942, the U.S. Army chose Northwest Airlines—which was founded in Minnesota in 1926 and had a reputation for reliable flying in harsh winter conditions—as its civilian carrier in Alaska.¹⁰⁸ **(Figure 25)**. The airline was selected to establish and fly the "Flying Boxcar" route, an airborne supply route to Alaska from the railroad terminus at Edmonton, Alberta, Canada. The Flying Boxcar route included the Northwest Staging Route, but also extended to the Aleutian Islands and Minneapolis/St. Paul. As part of its military contract, Northwest Airlines was also responsible for constructing some of the landing facilities along the Northwest Staging Route/Flying Boxcar route.



Figure 25. Northwest Airlines planes on the Alcan Highway. photographed by “Red” Kennedy circa 1943. (Jones, *Northwest Airlines: The First Eighty Years*, 31).

Invasion of the Aleutian Islands

In June 1942, the Japanese bombed Dutch Harbor and captured Attu and Kiska in the Aleutian Islands, marking the first occupation of American soil since the War of 1812. Invasion of the Aleutians spurred an enormous burst of military activity as men and materials poured into Alaska. The defense and supply routes set up in and around Anchorage were in use for the duration of the Aleutian campaign (1942-1943). Allied forces recaptured Attu in May 1943 and Kiska in August 1943.¹⁰⁹ After the Aleutians were secured, military activities declined sharply; 152,000 members of the armed forces in Alaska in 1943 declined to 60,000 in 1945 and to 19,000 in 1946.¹¹⁰ However, the Aleutian campaign still spurred civilian growth in Anchorage, especially in the sparsely settled South Addition Survey Area.

SOUTH ADDITION'S FIRST SUBDIVISIONS

The 1940s military build-up described above stimulated the economy and brought thousands to Anchorage. The resulting population boom caused a severe housing shortage.¹¹¹ Despite the 1917 Executive Order prohibiting further subdivision of tracts two acres or larger, Anchorage's first subdivisions in the South Addition were drawn for A.A. Shonbeck's land in 1938 and John W. Hansen's land in 1939 (the Executive Order was eventually revoked).¹¹² **(Figures 26 & 27)**. During the war, many more entrepreneurs saw the rural, wooded South Addition Survey Area as the perfect place to create residential lots to meet the high demand for housing. Thirty-two subdivision plats were registered with the City between 1939 and 1945, and construction activity occurred right away on many of the new lots. **(Figure 28)**

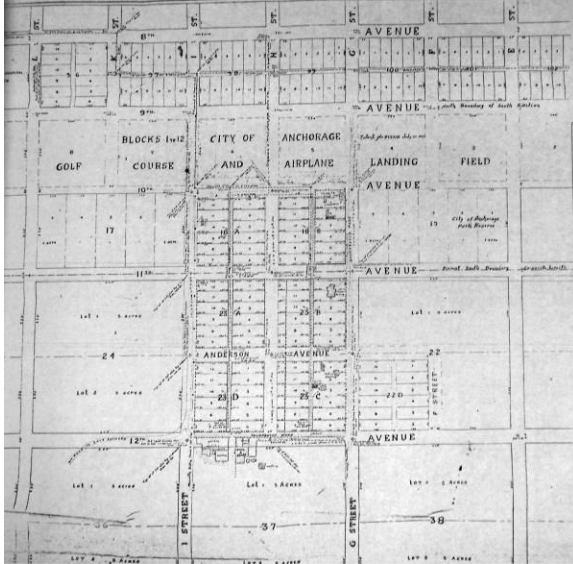


Figure 26. "Subdivision No. 1: A.A. Shonbeck's Area and A.B. Martin's Area, South Addition," 1938-1942. (Municipality of Anchorage Plat Maps, #C-2)

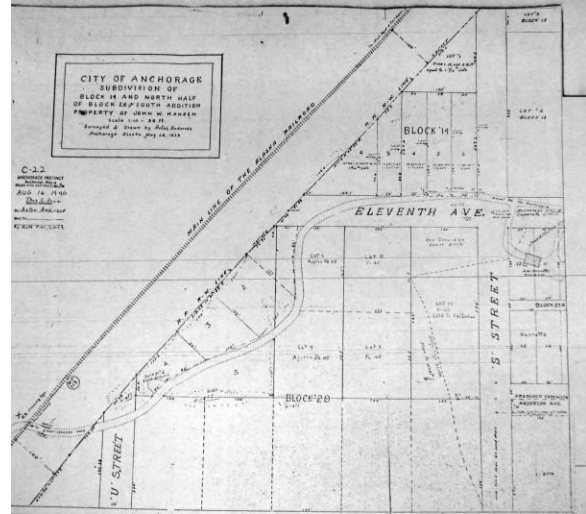


Figure 27. "Subdivision of Block 14 and north half of Block 28 in South Addition" Property of John W. Hansen," 1939. (Municipality of Anchorage Plat Maps, #C-)



Figure 28. Map of Anchorage, showing residential subdivisions and new streets, circa 1944. (Bank of Alaska, in Anchorage Museum Vertical Files)

As residential subdivisions were created, the large agricultural blocks south of the Park Strip were no longer appropriate, so new streets were cut through the blocks to mimic the grid size of the original townsite. The new streets divided the blocks south of 11th Avenue in half by cutting east-west into the centers of the blocks, parallel to the numbered streets. Thus, the original numbered streets and new named streets alternated. Anderson Avenue (present-day 12th Avenue) was cut between the original 11th and 12th avenues, while Welch Avenue (present-day 14th Avenue) was cut between the original 12th and 13th avenues. This caused much confusion. Cab driver Dan Gilda described his frustration at driving south of the Park Strip in a 1942 *Anchorage Times* interview:

...we pass the intersections at 10th and 11th. Everything is rosy. Then we get to the next one. It isn't 12th Street, though, that's "Anderson Avenue." The next street [is] 12th. The next corner should be 13th. Some people call it that. Others call it Welch Avenue and others call it Adams. I call it something not so nice, because I get a block farther and that's 14th. One more block and we'd be in Chester Creek.¹¹³

Sometime in 1946 or 1947, not long after Mr. Gilda raised the issue to the City Council, the streets south of 11th Avenue were renumbered as they are today.¹¹⁴ Alleys were also cut through the center of the new blocks in both north-south and east-west directions. As housing was developed, detached automobile garages often faced the rear alleys.

According to aerial photographs from this era, development was concentrated in the blocks closest to the Park Strip (**Figures 29 & 30**). Some blocks were fully built out with twelve to fourteen houses by 1945, while others—especially those near the southern edge of the survey area—only had four to six houses. The southwest corner of the survey area (south of present-day 13th Avenue and west of L Street) was still heavily wooded until well after the war, and the "Elderberry Triangle" area contained only a few scattered homesteads. Although the neighborhood still contained many vacant lots at the end of the war, this period marks the first time that large-scale residential development occurred in the South Addition Survey Area.



Figure 29. Looking north along L Street towards Knik Arm, October 1943. (Clinton H. Bentz Collection, Alaska State Library. Alaska's Digital Archive #ASL-P448-16)



Figure 30. View along 11th Avenue, ca. 1950. (Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.AncAir.5.1.62)

Newly constructed houses scattered throughout the neighborhood featured near-identical forms and styles, likely reflecting pattern book plans that were quickly and easily erected. For example, Small Capes, a simplified version of the Cape Cod Revival, featured a modest rectangular plan, side gable roof, centered projecting entry vestibule, and no ornamentation. Individuals and possibly a few enterprising builders erected these houses in response to the population influx in need of housing. Consequently, residences and subdivisions from this period in the South Addition may be significant as representations of the military build-up and associated housing shortage in Anchorage. A handful of individual homes from this period simply represent a continuation of the homesteading theme that had developed in the South Addition during the “Early Anchorage” period, as well.

Army Housing Association / Pilots' Row

In 1940, a group of 32 small Minimal Traditional-style houses were constructed for the Army Housing Association on Blocks 12 and 13 of the Third Addition (bounded by A Street, East 10th Avenue, Cordova Street, and East 11th Avenue).¹¹⁵ The development was “probably the largest construction program for homes ever undertaken in the city since it was established.”¹¹⁶ The Army Housing Association was a cooperative created by servicemen and their families, and financed by Anchorage businessman R.H. Stock. Stock was active in the building of Anchorage upon his arrival in 1928, and his company was responsible for paving West 4th Avenue from A to L Street in 1938—the first and only paved street in Anchorage until the 1940s—among other bridge and road construction projects across the state.¹¹⁷ As the “operative builder,” Stock bought the land and building materials, while the men of the Army Housing Association worked together during the summer of 1940 to clear the land and erect their houses on Block 13.¹¹⁸ As a community, members of the Association cleared and graded roads; laid foundation work, water and sewer lines; and erected framing and siding. Each individual finished their own house.¹¹⁹ Officers built their homes on the east half of Block 13 (between Barrow and Cordova streets), while the enlisted men lived on the west half of the block (between Barrow and A streets). East B Street—now known as Barrow Street—was a 30-foot single-lane road that divided the two areas.¹²⁰

The subdivision was designed by William A. Manley & Associates, a local architecture firm that designed a number of major buildings in Anchorage from 1937 to 1967. **(Figure 31)**.¹²¹ Manley also served on the Alaska Territorial Board of Engineers and Architects Examiners.¹²² His best-known designs include the Art Moderne-style Loussac-Sogn Building at 425 D Street (1947), which was listed in the National Register in 1998; West High School (1953); and Ursa Major (1952) and Ursa Minor (1954) elementary schools.¹²³

The subdivision followed the Federal Housing Authority’s (FHA) Technical Bulletins for planning small-scale communities in order to qualify for FHA mortgage insurance, with the orientation of the houses and the narrow width of Barrow Street clearly designed to facilitate the creation of a close-knit community.¹²⁴ The houses on Block 13 were pre-fabricated kits—*Modelow* structures—designed by a Seattle-based company that made pre-cut houses specifically for U.S. territories such as Alaska and the Hawaiian Islands.¹²⁵ However, many of the kits were customized by Manley or the building owners; the addition of Arctic entries after the servicemen experienced their first Alaskan winter was the most common alteration **(Figures 32 & 33)**. Indeed, *FHA Technical Bulletin 4: Principles of Planning Small Houses* recommended a minimum lot square footage and guidance on the placement of the house on the property to provide for flexibility for later additions. *Technical Bulletin 4* reads, “A garage, a terrace, or a porch may be added later, as the circumstances of the owner permit.” The addition of

other features “year by year” fits into the FHA Small House Program using their concept “Through these means value may be gradually augmented,” with the ultimate FHA goal that “...a house becomes increasingly a home as the owner grows in his satisfaction with his property.”¹²⁶

The members of the Army Housing Association lived on Block 13 for only one year. When the U.S. entered World War II in December 1941, the men were ordered to report for duty and their families were ordered to leave Alaska for their safety (**Figure 34**). Most did not return, and the houses were sold. However, many of the men who built Block 13 went on to become decorated soldiers or make important contributions to the community after the war.¹²⁷ For example, in 1941 Stock sold 1009 Barrow Street to Captain Robert C. Ratcliff, who was company commander on Attu Island when the Japanese attacked. Ratcliff sold the house to bush pilot Oscar Underhill the following year.¹²⁸ Block 13 later earned the nickname “Pilots’ Row” because so many bush pilots and aviators lived here in the 1940s and 1950s.¹²⁹ Resident aviators included Bob Reeve, Oscar Underhill, and Ray Petersen, who achieved great fetes in bush aviation. For example, Reeve (1902-1980) became known as “the Glacier Pilot” after making 2,000 glacier landings, among other accomplishments.¹³⁰

Most of the residences on Block 13 are still extant today. The group of houses on Block 13 is likely to be significant as an example of a unique cooperative response to the wartime housing shortage in Anchorage, an example of FHA neighborhood planning principles, and as a collection of important individuals who have resided there over the years.

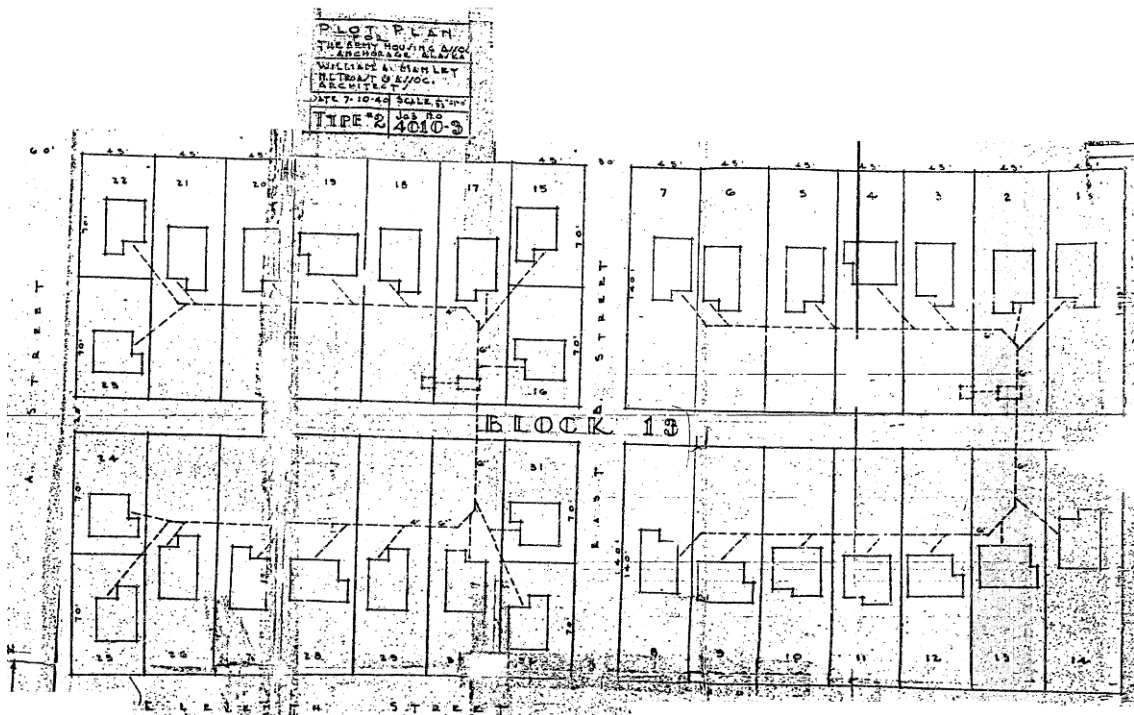


Figure 31. “Plot Plan for Army Housing Association,” 1940.
This group of houses was developed at 10th Avenue between A and Cordova streets.
(Municipality of Anchorage Plat Maps, #C-21)



Figure 32. 1009 Barrow Street, north
façade on East 10th Street, n.d.
(Courtesy M & M San Angelo)



Figure 33. Lt. Bert Perrin at the foundation of his future house on
Block 13.
(Courtesy M & M San Angelo)



Figure 34. Army Housing Association, Block 13.
(Historic Block 13 Army Housing Association Poster, n.d. Courtesy M & M San Angelo)

FEDERAL AND CORPORATE HOUSING PROJECTS

During the war, several federal agencies and corporations moved their headquarters to Anchorage. These agencies also did their part to address the inadequate supply of housing by building units for their employees.¹³¹ In most cases, federally-funded housing projects were designed and built simply, quickly, and cheaply, reflecting the urgent need for housing and the scarce supply of materials available for non-military projects. Residential properties—particularly groups of identical properties developed by federal agencies or corporations during World War II—are likely to be significant as examples of the government’s deliberate, coordinated response to the wartime housing shortage in Anchorage.

Civil Aeronautics Administration (CAA)

The Civil Aeronautics Administration (CAA) shared responsibility with the Army Corps of Engineers for the military development of supplemental airfields, and thus had a strong presence in Alaska during World War II.¹³² In addition to building airfields, the CAA was tasked with providing air traffic control, airman and aircraft certification, and safety enforcement. The CAA was reorganized as the Federal Aviation Agency (now the Federal Aviation Administration, or FAA) in 1958.¹³³

The CAA established Anchorage as its headquarters in Alaska and built hundreds of new employee housing units, many of which were located in the South Addition Survey Area.^{134 135 136} The first of the CAA housing projects in Anchorage was Safehaven, a two-block housing project at West 11th Avenue and P Street constructed in 1942 to house CAA personnel. **(Figures 35 & 36).** The site design was carried out by the CAA, and the units were assembled on-site by a local contractor.¹³⁷ The Safehaven complex features twelve one-story Minimal Traditional-style duplexes arranged around landscaped courtyards. Safehaven was sold by the CAA in 1956-1957, and the units are maintained today as private condominiums.¹³⁸



Figure 35. Aerial view of Safehaven, 1940s.
(Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.Anc.Air.1.20)



Figure 36. Aerial view of Safehaven and surrounding neighborhood, 1945.
(Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.Anc.Air.1.21)

The CAA was also responsible for two groups of two-story Colonial Revival-style duplexes: one along H and I streets between West 11th and 13th avenues, and the other along West 11th Avenue between C and E streets, likely built during the fall of 1943. The cluster on H and I streets was primarily for CAA employees, while the group along West 11th Avenue between C and E streets was

nicknamed the “Cumulus Chateaus” because they were reserved for Weather Bureau personnel. An identical set of duplexes was built along Manor Avenue on Government Hill for Alaska Railroad personnel,¹³⁹ suggesting that the duplex may have been a standard design supplied by the Federal Housing Authority or the Army Corps of Engineers. According to historic photographs (**Figures 37 & 38**), each of the 34 CAA duplexes in the South Addition originally featured a side gable roof; an enclosed porch; wood lap siding on the second story and tightly jointed vertical wood siding on the first story; twelve-light, double-hung, wood sash windows; a white picket fence; and two driveways (no garage or carport). The duplexes were arranged such that they shared a center backyard at the center of the blocks. Most of the duplexes are still extant, but some have received modifications that obscure their original character.

The CAA also built a two-story, U-shaped apartment building at the southwest corner of West 11th Avenue and I Street in a similar style to the duplexes. Across I Street from the duplexes was a group of four long motel-style apartments that may have also been commissioned by the CAA. Combined, the duplexes and apartments of the CAA housing projects provided over 100 units by the fall of 1943.¹⁴⁰ The U-shaped and motel-style apartments were demolished in the late 1960s, but a majority of the CAA duplexes are still extant.



Figure 37. View of CAA duplexes and U-shaped apartments from roof of 1200 L Street, 1951. Note portion of motel-style apartment visible in lower right corner. (Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.AncAir.3.5)



Figure 38. Detailed view of CAA duplexes at 13th Avenue and I Street from roof of 1200 L Street, 1951. (Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.AncAir.3.13)

U.S. Army

According to aerial photographs, a group of 12 military barracks buildings were constructed at the western end of the Park Strip (between N and P streets) circa 1942.¹⁴¹ **(Figure 39)**. The two-story barracks were arranged in two groups, each facing into a central square courtyard. The barracks remained on the Park Strip for over a decade, but were demolished between 1951 and 1954. Nothing replaced the barracks after their demolition, and the land is again part of the Park Strip.



Figure 39. Aerial view of 11th Avenue and P Street after the war, 1948. This photo clearly shows the World War II barracks at the west end of the Park Strip (between N and P streets), Safehaven, scattered residential development, and a handful of small vegetable gardens.
(Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.AncAir.5.1.30)

Northwest Airlines Housing

In 1942, Northwest Airlines received a government contract to fly cargo and supplies along the Northwest Staging Route because of its good reputation for cold-weather flying. The airline, originally based out of Minnesota, made Anchorage a hub for its wartime activities and built 25 to 30 housing units for its pilots in the South Addition.¹⁴⁸ A cluster of identical houses was built around the intersection of West 10th Avenue and C Street exclusively for Northwest personnel **(Figure 40)**, and another cluster was located on West 11th Avenue at L Street **(Figure 41)**. Northwest Airlines houses were small Ranch-style homes. Each one-story cottage had a shallow hipped roof, an integral porch supported by a wood post at the corner, ribbon windows wrapping the corners, and a small detached garage at the rear of the lot. Many are still extant in the South Addition Survey Area today, although some have been altered beyond recognition.



Figure 40. “Northwest Airlines housing units at C Street and 10th Avenue... Only Northwest personnel reside in this group of houses—there are about 20 other similar units within 8 blocks” (20 February 1948). (Alaska Department of Health & Social Services, Alaska State Library. Alaska Digital Archives, #ASL-P143-0559)



Figure 41. South Addition, with cluster of Northwest Airlines houses at West 11th Avenue and L Street visible at right. View from roof of 1200 L Street, 1951. (Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.AncAir.5.3.15)

SOUTH ADDITION ANNEXED

By the end of World War II, the population boom described above was severely taxing Anchorage’s resources, and the original townsite was too small to accommodate the influx of new residents. In order to properly plan for post-war growth, the city annexed the South Addition on September 18, 1945, marking the beginning of suburbanization in Anchorage.¹⁴⁹ Including this 21-block suburban area within the city limits instantly doubled the city’s population¹⁵⁰ and raised revenue through property taxes. The entire South Addition tract—from C to U streets south of West 11th Avenue to “Boundary Avenue” (present-day 16th Street)—was annexed, and a majority of the South Addition Survey Area was now within the city limits.

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS (1939-1945)

Property types associated with the significant themes of the “World War II” period include residential properties (both single-family and multi-family residential).

RESIDENTIAL PROPERTIES

The vast majority of surviving buildings constructed between 1939 and 1945 are residential, primarily consisting of single-family and duplex residences constructed in response to the housing shortage brought about by World War II. Several distinct developments were erected by the federal government or private companies for their employees during the war. The residences from this time period primarily exist as infill following the division of former agricultural properties.

Residential architecture of the period encompasses a range of styles, with the most popular being Minimal Traditional, Small Cape, the slightly more elaborate Cape Cod Revival, Art Moderne, Small Ranch, and Colonial Revival. As was the case in the previous era, vernacular buildings are common, most frequently appearing as simplified folk cottages with varying details and continuing the tradition

of log cabins. A rare vernacular type from this period uses concrete masonry unit (CMU or concrete block) wall construction.

As a general rule, most residences are rectangular and either one or two stories in height. Wood frame construction is near universal, although CMU structural systems are possible. Gable and hip roofs are most common, and combination gable and hip roofs may also be apparent.

Houses typically feature a moderate setback from the front and rear lot lines, which is consistent with patterns established during the earlier period of growth. The increased dominance of the private automobile raises the likelihood of encountering detached garages and even integral garages. Most detached garages are accessed off the rear alley.

Multi-unit construction is common in uniform, federally-funded developments, such as the CAA's two-story Colonial Revival duplexes (some have since been converted to single-family residences) on two blocks bounded by West 11th Avenue, H Street, West 13th Avenue, and I Street; similar houses on the north side of West 11th Avenue between C and E streets; flat-roofed duplexes on G Street and in Bootlegger's Cove; or the Safehaven apartment complex at West 11th Avenue and P Street.

Nearly all residential buildings dating to this period originally featured wood-sash windows and wood doors. Typical cladding included wood shiplap, bevel, lap, and vertical board siding. Minimal Traditional houses typically used vertical board siding, often with scalloped edges, to decorate the gable ends. Many houses featured "Arctic entries," which are projecting enclosed entries that created an additional barrier to the cold and space for changing into and out of winter clothing layers. Sometimes, Arctic entries were added at a later date to enclose open entry porches.

In addition to the CAA's developments, the U.S. Army built a cluster of Minimal Traditional houses on the blocks bounded by East 10th Avenue, Cordova Street, East 11th Avenue, and A Street. Two small clusters of Small Ranches were developed by Northwest Airlines at West 11th Avenue and L Street and at West 10th Avenue and C Street. Aside from these uniform groupings of residences, individual buildings from this period may be found scattered as infill throughout the central portion of the South Addition. Residences from the World War II period are most commonly located within the general boundaries of 10th Avenue to the north, Cordova Street to the east, 15th Avenue to the south, and P Street to the west.

Architectural Styles & Character-Defining Features

The following section provides an outline of the relevant residential architectural styles and a bulleted list of the character-defining features associated with each style. Dates correspond to the general period in which each style was popular nationwide. Residences from this period are typically one story in height, and are mostly modest in size.

**1. FHA Minimum House: Minimal
Traditional (1935-1950)**



- Small, 1 story
- Rectangular or L-shaped plan
- Eaveless gable roofs, usually in combination of a side and front-facing gable
- Horizontal siding
- Open or enclosed porches (Arctic entries)
- Decorative trim in gable end, often with scalloped edge
- Decorative window shutters

**2. FHA Minimum House: Small Cape
(1935-1950)**



- Small, 1 story
- Rectangular plan
- Symmetrical facade
- Side-gabled roof
- Central entry with portico or enclosed porch with gable roof (Arctic entry)
- No ornamentation
- Fixed and double-hung windows
- Mass-produced design (numerous nearly identical houses throughout neighborhood)

**3. FHA Minimum House: Small Ranch
(1935-1955)**



- Small, 1 story
- Rectangular plan
- Shallow hipped roof
- Horizontal siding
- Entry to one side, primarily with slightly recessed porch
- Fixed or casement windows
- No ornamentation
- Mass-produced design (numerous nearly identical houses throughout neighborhood)

**4. Local Vernacular: Concrete Block
(1925-present)**



- 1 or 2 stories
- Rectangular or irregular plan
- Use of CMU (concrete masonry unit, aka concrete block) construction, which is exposed as the exterior cladding
- Designed in a simple Vernacular Folk Cottage or Small Cape style
- Gable or cross-gabled roof
- Multi-light windows
- Minimal ornamentation

5. Local Vernacular: Folk Cottage (1915-1950)



- Small, 1 story
- Rectangular or irregular plan
- Front or side-gabled roof
- Eaveless or shallow eaves
- No ornamentation
- Horizontal siding
- Double-hung windows

**6. Local Vernacular: Log House
(1900-Present)**



- 1 or 2 stories
- Gable or cross-gabled roof
- Projecting eaves
- Exposed log siding
- Notched corners
- Multi-light windows
- Stone chimney

7. Modernistic: Art Moderne (1930-1940)



- 1 story
- Rectangular plan
- Smooth wall surfaces, usually stuccoed
- Flat roof
- Horizontal grooves or lines in wall surfaces (speedlines)
- Horizontal awnings and balustrades
- Rounded corners
- Portal windows
- Glass block inserts
- Asymmetrical facades

8. Revival Styles: Cape Cod (1925-1945)



- 1 ½ stories
- Rectangular plan
- Symmetrical form
- Side-gabled roof
- Center projecting porch with gable roof
- Paired dormer windows
- Horizontal siding
- Double-hung windows with multi-light glazing

9. Revival Styles: Colonial Revival (1885-1955)



- 2 stories
- Rectangular plan
- Strict symmetry
- Central projecting entry with decorative hood, portico, or enclosed porch (Arctic entry)
- Double-hung windows with multi-light glazing
- Side-gabled roof
- Horizontal siding
- Decorative shutters
- Brick chimneys
- Shallow eaves

Significance

The table below discusses the significance of residential buildings from the World War II era according to criteria established by the National Register of Historic Places. It appears that few residences constructed during this period are currently listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	<p>Residential buildings from this period may be significant for their association with the theme of residential development that resulted from the military build-up during World War II, particularly when they illustrate strong patterns in the growth and character of the South Addition. This would include cohesive residential block developments or clusters of uniform housing associated with federal agencies and private corporations, such as the CAA's Colonial Revival duplexes, the Army Housing Association's Minimal Traditional houses on Block 13, or Northwest Airlines' Small Ranches.</p> <p>Groups of residences may be better able to convey these patterns than individual structures; evaluators should consider the presence of historic districts that illustrate this criterion, though some properties may also qualify individually for their architectural merits or associations with prominent individuals (see below).</p> <p>Though many of the residences constructed between 1939 and 1945 reflect Anchorage's military build-up, earlier themes of independent home building continued on some parcels throughout the neighborhood, particularly between 1939 and 1941. Thus, some individual residences may be significant as late examples of the Early Anchorage residential development theme.</p>
B	Persons	<p>Residential buildings from this period may be significant for their association with persons important to Anchorage history. For example, residences associated with prominent aviators during this period (such as Ray Peterson, Bob Reeve, and Oscar Underhill, among others) may be significant under this criterion. If a residence is significant for its association with a person, however, the residence should be compared to other associated properties to identify which property(ies) best represent that person's achievements or reasons for being significant.</p>

National Register Criteria	Significance	Discussion
C	Architecture/ Design	<p>Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms, or construction methods. Buildings may also qualify as the work of a master architect or prominent builder, though none were identified during research for this report. Resources qualified under this criterion should be good examples of types and/or styles, and retain many of their original features.</p> <p>Some residential types and styles from this period, such as vernacular folk cottages and log cabins, may be significant as late examples of the building traditions of the Early Anchorage period. Other residential types and styles may be significant as mass-produced pattern forms, which were common during the war era throughout the United States and were used for individual houses, as well as federally-sponsored developments. Groups of residences may be better able to convey these similar pattern forms and styles than individual structures; evaluators should consider the presence of historic districts that illustrate this criterion.</p>
D	Information Potential	<p>Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building development may be significant for their potential to provide information important to history. However, such examples would be extremely rare.</p>

Integrity

In order to be eligible for listing in the National Register, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. The aspects of integrity deemed most important for this period are location, setting, design, materials, association and feeling.

Buildings from this era have not had as long a period to accumulate changes, and thus require a higher overall standard of integrity versus previous periods. A property must retain most of the physical features that make up its historic character. Buildings qualified as individual resources at the national level should retain nearly all of their original features.

Minimum Eligibility Requirements:

- Clear example of residential architecture from this period
- Retains original form and roofline
- Retains the original pattern of window and doors
- Retains most of its original ornamentation, if applicable.
- Original cladding may be replaced, but should resemble the original material (for example, horizontal vinyl, aluminum siding, or Hardiplank siding is acceptable to replace horizontal wood shiplap or bevel siding).

Other Integrity Considerations:

- For FHA Small House Program properties, such as the “Pilot’s Row” houses of the Army Housing Association, augmentation or additions of amenities was part of the FHA Small House Program, as described in FHA Technical Bulletins. Thus, later additions of features such as garages or porches should not jeopardize these residences’ eligibility for the National Register.
- For other residences, it is generally acceptable for entry stairs and porch features to have been replaced, as these are subject to greater deterioration from weathering and use. However, replacement porches should substantially conform to the original configuration. Incompatible porch replacement would likely jeopardize a residence’s eligibility for the National Register.
- Rear additions that have respected the scale of the original building are generally acceptable. However, additions that compromise a building’s form and scale are not acceptable.
- The retention of original windows greatly enhances integrity of materials, and likewise enhances integrity of design and workmanship. However, it should be recognized that window replacement was common during the mid- to late-twentieth century. Thus, the fact that a building does not retain its original window material should not—in and of itself—be viewed as an obstacle to historic registration. However, the building should retain its original pattern of windows, and the replacement windows should be located within the original frame openings. Ideally, they should also imitate the original muntin pattern. The National Park Service notes that “a property that has lost some historic materials or details can be eligible *if* it retains the majority of features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.”¹⁵¹
- Likewise, the retention of original cladding enhances integrity of materials, design and workmanship. However, replacement of wood cladding has been very common in Anchorage, particularly due to harsh weather conditions. Thus, the fact that a building does not retain its original cladding material should not—in and of itself—be viewed as an obstacle to historic registration. It is more important that the building retain the illusion of its original cladding, particularly horizontal siding to replace original horizontal wood siding.
- The replacement of the original cladding and windows may be a detriment to integrity when found in combination with other alterations and replacement materials, including replacement doors, roof cladding, ornament, and/or additions. The replacement of most or all original materials on a building would likely jeopardize a residence’s eligibility for the National Register.
- A residence that was later altered into another style has lost association with this period, and may be considered to have association with the period during which it was altered—so long as it displays the character-defining features of the new style.
- Many residences from this period originally had associated detached automobile garages that sometimes faced a rear alley. A World War II-era residence that retains its original garage would be considered to have especially high integrity. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right.

- The presence of original site or landscape features is not essential, but could enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and old trees are more likely to qualify for listing in the National Register.
- Residences that have been converted to commercial use are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of World War II-era architectural styles and residential development patterns.

E. Post-War Era (1946 - 1967)

After World War II, chief themes in the South Addition included suburbanization and infill construction to support an influx of returning servicemen; continued military presence in response to mounting tensions with the Soviet Union; improvements in transportation, including construction of highways and Anchorage International Airport; and the influence of Alaska Statehood in 1959. Furthermore, the Good Friday Earthquake in 1964 and subsequent rebuilding efforts had a profound impact on the built resources in the South Addition. **(Figures 42 & 43)**

Extant properties capable of representing these themes primarily include subdivisions of single-family housing in modern architectural styles, such as Ranch houses and Contemporary and Shed styles. Multi-floor apartment buildings were developed during this period in the International style, and civic institutional properties such as schools and churches were built for the first time in the South Addition Survey Area to provide community amenities for the continually growing population. There is also one instance of a temporary military building that was repurposed after the war: the Stake Shop at 135 East 13th Avenue. This building was constructed during World War II and relocated to the South Addition in the early 1960s.



Figure 42. Aerial view of Anchorage after World War II, circa 1950. The South Addition was developed with federally-funded housing projects, but still had large swaths of vacant land.
(Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.Anc Air 1.4)



Figure 43. Aerial view of Anchorage before Good Friday Earthquake, 1963.
The South Addition was largely built out by this time.
(Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.Anc Air 15.36)

HOUSING SHORTAGE & SUBURBANIZATION

Anchorage's role as the military center of Alaska during World War II brought federal funding and construction jobs, ensuring that the city would enter the post-war era as the economic and political center of the territory.¹⁵² However, many who had served in Alaska during World War II returned to Anchorage with their families to find that the housing shortage that had started during the war had not been adequately resolved. In the South Addition Survey Area, the population boom and resulting housing shortage manifested itself in the rapid infill of vacant lots in previous wartime subdivisions. New subdivision plats also reflected the nationwide suburbanization trend. Higher-density housing options were introduced, and the automobile was further integrated into home design.

By the 1960s, the South Addition had developed into a primarily working- and middle-class neighborhood. Residents included sheet metal workers, contractors, dock workers, firefighters, clerks, teachers, air traffic controllers, US Army and Air Force servicemen, Fort Richardson civil service workers, FAA and Weather Bureau personnel, and Northwest Airlines employees, among others.¹⁵³

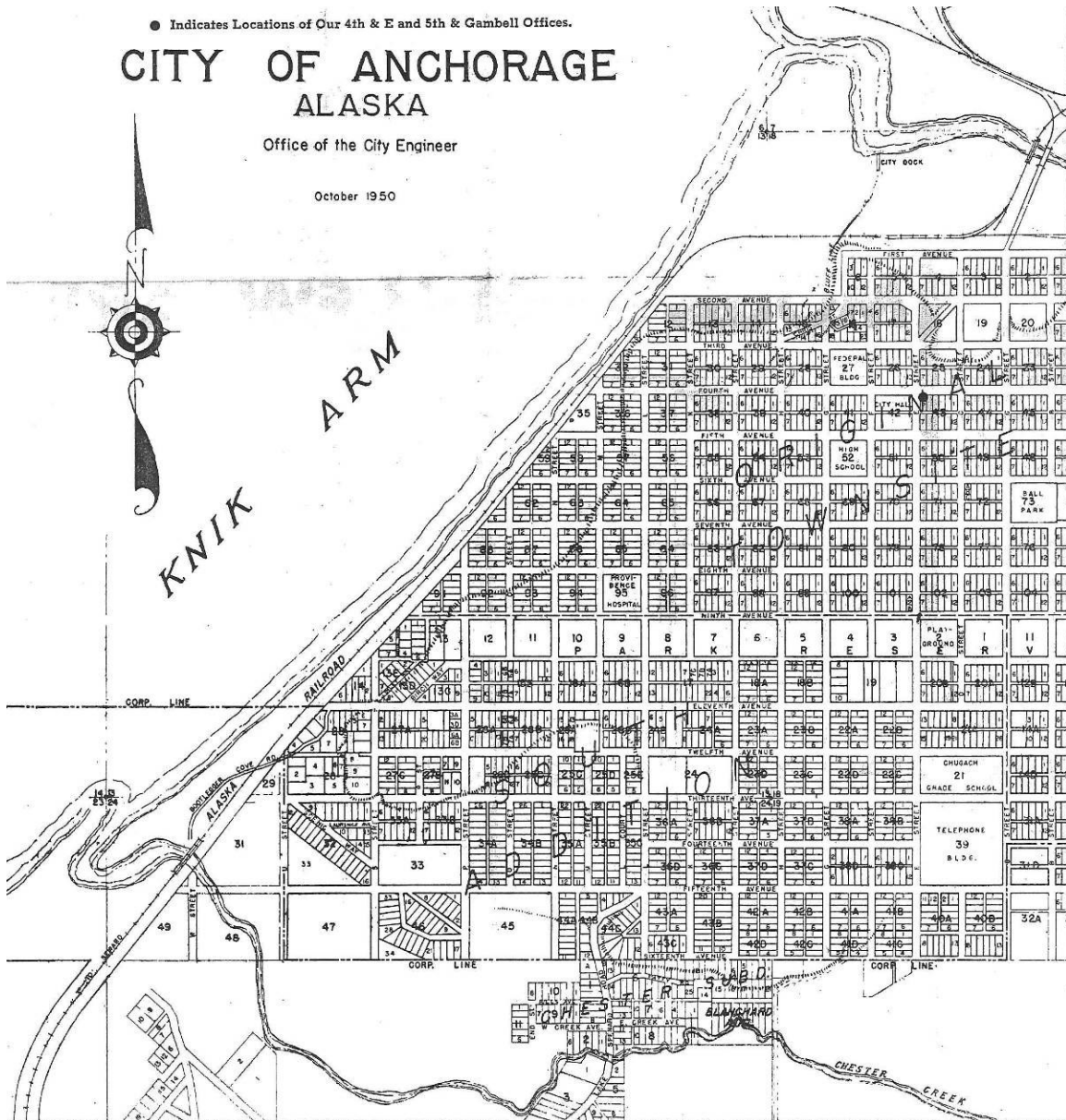


Figure 44. Map of Anchorage, October 1950. Compare the number of subdivisions in this map—especially in the southwest corner—to the map in Figure 28.
(Bank of Alaska Maps, in Anchorage Museum Vertical Files)

New Subdivisions Platted

Although the South Addition Survey Area began to develop in earnest during the war, there was still an abundance of available land for residential subdivision during the post-war period. Over 50 new plats were registered in the South Addition Survey Area during the post-war era. Large tracts were located in the southwest corner, while re-plats of single or pairs of properties were scattered throughout the neighborhood. Some of the new subdivisions illustrated new post-war urban planning concepts, such as cul-de-sacs and curvilinear or diagonal streets that did not align with the main street grid. (Figure 44). For example, the Chester Subdivision (1942-1956) established an entirely new street pattern south of the South Addition grid; the Schodde Subdivision (1947) established Scenic Way running diagonally through a former 8.3-acre block; and Hidden Lane (1957)

curved through the South Addition's Block 46.¹⁵⁴ Despite this rapid subdivision of land, construction of residences still occurred in a piecemeal fashion. The high cost of building materials and lack of funds from local banks prevented developers from developing huge tracts of land, and federal assistance was needed. Some individual homeowners and developers took advantage of Federal Housing Administration (FHA) low-interest insured loans to finance construction. In fact, by 1950, one-third of the total FHA loans in the Alaska Territory were in the Anchorage area.¹⁵⁵

One Anchorage developer who was especially active in the 1950s and 1960s was Walter J. Hickel, who founded Hickel Construction Co. in 1947. Doing his part to relieve the housing shortage, Hickel became quite successful building groups of houses to sell on the outskirts of town. Hickel would later go on to a successful political career at both the state and federal levels.¹⁵⁶ While research did not uncover any developments in the South Addition Survey Area specifically associated with Hickel Construction Co., it is possible that the firm was responsible for a small amount of construction in the neighborhood, which may be significant.

Apartment Buildings and Duplexes

The Alaska Housing Authority (AHA) was created by the Alaska Territorial Legislature in 1946 to help relieve the post-war housing shortage. The AHA was authorized to issue bonds, apply eminent domain, and disburse federal funds for urban renewal projects. In 1959, the AHA was renamed the Alaska State Housing Authority (ASHA), and was reorganized and renamed in 1971 as the Alaska Housing Finance Corporation (AHFC). Today, the AHFC still funds and constructs affordable housing units across the state.¹⁵⁷

The AHA was responsible for two apartment buildings in the South Addition: the Inlet Tower at 1200 L Street (1951) and the Hillside Manor Apartments at 16th Avenue near Chester Creek (pre-1952, destroyed in 1964 Earthquake).¹⁵⁸ 1200 L Street—now the Inlet Tower Hotel—was one of a pair of identical fourteen-story International Style apartment buildings (**Figures 45 & 46**). Its twin north of the Park Strip in downtown Anchorage is the McKinley Tower Apartments (now McKay Building), renovated and listed in the National Register of Historic Places in 2008 (**Figure 47**). Built of reinforced concrete and clad with stucco, the Inlet and McKinley Tower Apartments were the first high-rise buildings in Anchorage.¹⁵⁹ The Hillside Manor Apartments was a five-story, split-level, concrete block building with multi-light steel-sash windows.¹⁶⁰ (**Figure 48**)

Two other International Style apartment buildings were constructed by private developers in the survey area: the four-story Hohn Apartments 843 West 11th Avenue (1951) and the six-story Knik Arms Apartments at 1110 West 6th Avenue (1951) (**Figures 49 & 50**). By 1960, the Dolando Apartments at 400 West 11th Avenue and Swank-Mortenson Apartments at 926 West 11th Avenue (also called Park Manor), and a handful of other small apartment buildings had all been constructed.¹⁶¹ The Four Seasons Apartment Building (1963), a six-story concrete building on M Street behind Providence Hospital, was completely destroyed in the 1964 Earthquake before it could be occupied.¹⁶²

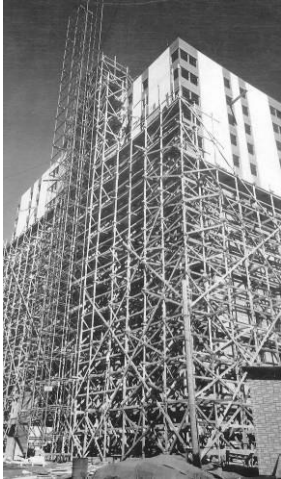


Figure 45. Scan: Inlet Tower under construction, 1951 (Anchorage Museum, Candy Waugaman Collection. Reproduced in Chandonnet, 109)



Anchorage Museum of History & Art. Library & Archives.
Figure 46. Inlet Tower, 1954.
(Alaska Digital Archive, #AMRC-wwc-1288)



University of Alaska Anchorage. Archives & Manuscripts Dept.
Figure 47. Mt. McKinley Tower, circa 1953.
(Donald Arthur Post Collection, Archives and Special Collections, Consortium Library, University of Alaska Anchorage. Alaska's Digital Archive, #UAA-hmc-0917-393)



University of Alaska Anchorage. Archives & Special Collections
Figure 48. Hillside Apartments in 1964, after Good Friday Earthquake.
(Alaska Digital Archive, #UAA-hmc-0809)



Figure 49. Hohn Apartments, 1960s.
(Anchorage Chamber of Commerce brochure, in Anchorage Museum Vertical Files)



Figure 50. Knik Arms Apartment Building, 1951.
(Gelles, Gus and Wanda, *Anchorage 1910-1935*, at <http://www.alaskahistory.org/detail.aspx?ID=96>)

Two clusters of nearly identical duplexes are located in the South Addition Survey Area: six duplexes on West 11th Avenue between Bootlegger Cove Dr. and S Street, and two duplexes on G Street between West 12th and West 13th avenues. These duplexes are one story in height and feature flat roofs with extended eaves, plate glass corner windows, and side entrances. They are staggered on their lots. Research has failed to uncover the organization or builder who developed these parcels.

The construction of apartment buildings and duplexes is an important trend in the South Addition Survey Area because it represents the introduction of higher-density housing options into a neighborhood previously dominated by scattered single-family residences and farms. Extant apartment buildings from this period may therefore be significant as representations of this new building type and development trend.

Military Surplus & Prefabricated Housing Options

In constructing Elmendorf Field and Fort Richardson during World War II, numerous temporary military buildings were constructed. The Army Corps of Engineers and possibly also the Civil Aeronautics Administration (CAA) developed construction systems that could be erected easily and quickly on bases throughout the United States. The buildings featured standard plans for simple wood structural frames, used inexpensive and prefabricated materials, and could be erected in assembly-line fashion. These flexible construction plans could meet a range of needs by providing different uses, including barracks, mess halls, recreation buildings, and supply buildings.¹⁶³ In Alaska, the arched, corrugated metal Quonset hut was the most ubiquitous wartime solution to the need for pre-fabricated, temporary buildings.¹⁶⁴

After the war, the military began to sell its unused Quonset huts to the public to relieve the housing shortage. Anchorage's first large-scale military surplus sale was announced in May 1945, and offered Quonset huts, one- and two-story wood frame buildings, and miscellaneous other equipment to the public at a reasonable price.¹⁶⁵ In the South Addition Survey Area, there is only one example of a World War II temporary military building repurposed during the post-war era: the Stake Shop at 135 East 13th Avenue. For unknown reasons, the building was moved to this location between 1961 and 1962 and has functioned as a commercial building ever since. It first housed a company called Alaska Aluminum Windows and Doors, but has been occupied by the Stake Shop, a manufacturer of wood stakes and fences, since 1966. This building type may be considered significant as an example of World War II temporary military construction to be moved and re-purposed outside a military base in Anchorage; however, further research would be required to assess the rarity of this type by gaining an understanding of the number of remaining World War II temporary buildings outside the South Addition Survey Area.

In addition to re-purposing temporary military buildings for housing, prefabricated house kits provided a popular emergency housing solution. House kits with standard designs and pre-cut pieces were first introduced in the early twentieth century, but improvements in mass-production capabilities during World War II increased their popularity in the post-war era. Companies like Sears-Roebuck, Montgomery Ward, and Aladdin offered homes through their catalogs to fill America's new suburbs. In the late 1940s and early 1950s, classified ads for prefabricated homes ran in Anchorage newspapers. In *Quonset Huts: Metal Living for a Modern Age*, Chris Chei provides a good summary of the introduction of prefabricated housing in Anchorage:

On April 22, 1947, the Oregon Export Company of Portland, Oregon, burst onto the scene with a prefabricated housing option not seen before in the territory. Their first advertisement, which consumed two full pages of the Anchorage Daily Times, offered a mail-order house kit that was eligible for a Federal Housing Authority (FHA) loan—an option not available for those who sought any other type of temporary structures. Though these simple flat-roofed buildings were obviously influenced by methods of prefabrication and mass production developed in wartime, they did not appear to be vestiges of war. Its advertisement claimed easy assembly—only requiring two men and three or four days. House kits were available in one-, two-, or three-bedroom options, and the price was more than six times the going rate for a surplus Quonset hut.¹⁶⁶

Since the South Addition Survey Area had so much empty land and was being rapidly subdivided, prefabricated house kits such as those described above were used to erect some of the neighborhood's post-war residences. Several appear to follow the designs of various models in the 1941 and 1948 Aladdin Read-Cut Homes catalog. (During the war, from 1942 to 1947, Aladdin did not produce any new catalogs; they reprinted the 1941 catalog in 1945 and 1947, and focused new designs on the war effort.) (Figures 51-55). Some kit houses in the South Addition Survey Area may have modified features, including Arctic entries, or used materials from local sources. Owners may check the rafters in the attic or framing in the basement for stamps from kit home manufacturers such as Aladdin, or for markings on local materials.



Figure 51. “The Winston” model.
(Source: Aladdin Annual Sales Catalog, 1948)

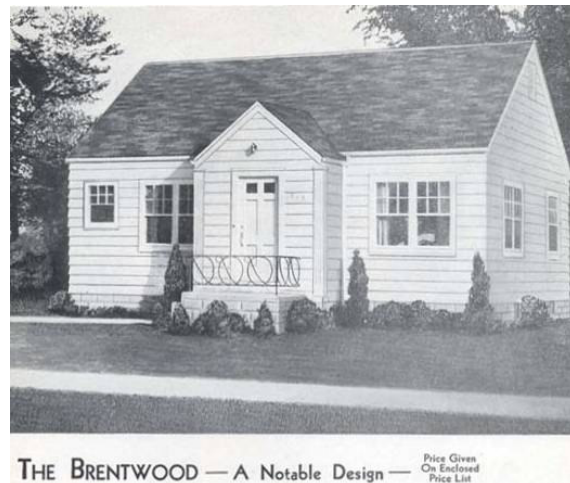


Figure 52. “The Brentwood” model.
(Source: Aladdin Annual Sales Catalog, 1948)



Figure 53. “The Bristol” model.
(Source: Aladdin Annual Sales Catalog, 1948)

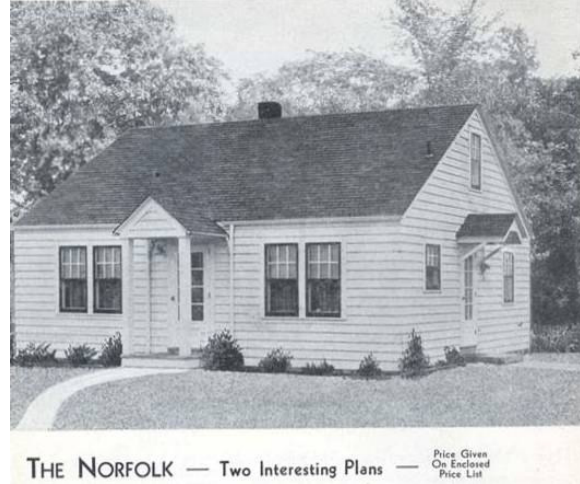


Figure 54. “The Norfolk” model.
(Source: Aladdin Annual Sales Catalog, 1948)

Municipal Services

A shortage of municipal services and supplies accompanied the wartime and post-war housing crisis, and the City of Anchorage quickly realized that they needed to take action to improve amenities. As early as 1942, the City Council prepared a five-year public works program in hopes of supporting Anchorage’s rapid growth. The city’s water, sewage, electrical, and telephone systems were all in need of upgrade, and construction of a new airports, schools, hospitals, and recreational facilities was a priority.¹⁶⁷ Although some of these civic improvements occurred during the war, it was not until the post-war era that development of municipal services became a major theme in the South Addition Survey Area.

The Park Strip was a direct recipient of these municipal improvements. The former airstrip was developed into a formal recreation space by the Parks and Recreation Department beginning in the 1950s.¹⁶⁸ Baseball fields were created between E and I streets, a hockey rink and horseshoe pit at E Street, and tennis courts at C Street. The Park Strip was also used for an increasing number of events and activities during this time. (Figure 55)



Figure 55. Horse jumping expo, circa 1962
(Christine McClain Papers, Archives and Special Collections, Consortium Library,
University of Alaska Anchorage – Alaska’s Digital Archive, #UAA-hmc-0370)

Educational Facilities and Churches

As more families with children moved to Anchorage during and after World War II, school attendance at Anchorage's two downtown schools (both located on the same block) soared. Enrollment grew from 607 during the 1939-1940 school year to 1,265 in 1944-1945, and to 1,851 in 1946-1947. The city was not equipped to handle this volume of students and began instituting double sessions in hopes of relieving the pressure.¹⁶⁹ Looking for creative solutions to the education crisis, officials suggested using city-owned lots as auxiliary school sites, although no action was taken on this approach immediately. By 1947, it was apparent that the city's educational system—and its tax base—needed to expand along with its neighborhoods, so Anchorage citizens voted for the incorporation of the Anchorage Independent School District and began to construct new schools.¹⁷⁰

The South Addition Survey Area had space available for land-heavy uses such as schools, so it received three new elementary schools during the post-war era: Chugach (1947, replaced 1973), Denali (1950, replaced 2005), and Inlet View (1957, still extant).¹⁷¹ The first school in Anchorage constructed by the new Anchorage Independent School District was Chugach Elementary School, which opened for classes on December 4, 1947 on E Street at West 12th Avenue (**Figure 56**). Nearby, Quonset huts purchased from Elmendorf Air Force Base were installed on a city park reserve along E Street between West 10th and West 11th avenues, just south of the Park Strip (**Figure 57**). Upon opening, Chugach Elementary School and the Quonset huts held 645 students—nearly a third of the district's grade school students, many of whom were bused in to the South Addition from outlying neighborhoods.¹⁷² While the completion of the Chugach School and the Quonset hut classrooms relieved the “double-shifting” and the worst of the overcrowding, there was still a need for additional school facilities. Thirty-two elementary schools and seven high schools were constructed throughout the city in the 1950s and 1960s—including Denali Elementary School at East 9th Avenue and A Street (1950) (**Figure 58**) and Inlet View Elementary School at West 12th Avenue and N Street (1957) (**Figure 59**) in the South Addition Survey Area—reducing the need to bus students to other districts, and allowing the South Addition schools to become more neighborhood-focused. The Quonset huts were dismantled in 1957 after the completion of Inlet View Elementary School.¹⁷³



Figure 56. Chugach Elementary, circa 1960s
(Loussac Library, reproduced in *Chugach: A History of Our School*, page 24)



Anchorage Museum of History & Art. Library & Archives.
Figure 57. Quonset hut classrooms on E Street, 1956.
(Alaska Digital Archives, #AMRC-wwc-2210-1)

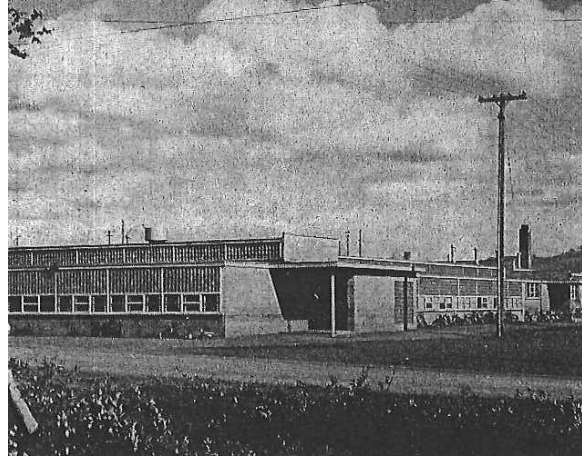


Figure 58. Denali School, 1953.
(“1953 Anchorage Annual,” in Anchorage Museum Vertical Files)

All three schools in the South Addition Survey Area were designed in a simple Contemporary style, with ample playground and auditorium space. Inlet View Elementary School still looks much the same as it did at its original construction in 1957, but Chugach Elementary School was replaced by present-day Chugach Optional School and Central Middle School in 1973, while the Denali School was replaced by new construction in 2005.

The construction of schools also affected the survey area by spurring residential growth nearby. For example, the construction of Chugach Elementary School necessitated the extension of West 12th Avenue and E Street, and new subdivisions were platted on the blocks immediately adjacent to the school.¹⁷⁴



Anchorage Museum of History & Art. Library & Archives.
Figure 59. Inlet View Elementary School, 7 July 1961.
(Alaska Digital Archives, #AMRC-wws-3313-1)



Figure 60. Anchorage Lutheran Church, 1960s
(Chamber of Commerce Brochure, in Anchorage Museum Vertical Files)

The first churches were erected in the South Addition Survey Area during the post-war era to serve the burgeoning population. The church complexes were constructed on large properties and included landscaping, surface parking lots, and ancillary buildings. The designs used reinforced concrete and natural materials such as stone and wood, but at a relatively monumental scale compared to the

residential scale of the neighborhood. Examples include the Northside Seventh-day Adventist Church (originally the Church of Christ) at 204 West 10th Avenue and the Anchorage Lutheran Church at 1420 N Street (**Figure 60**). The Church of Christ appears to have set a precedent for other civic buildings to face north upon the Delaney Park Strip across West 10th Avenue.

Commercial Development

In addition to the construction of civic institutions such as schools and churches, a few commercial establishments arose to provide amenities to neighborhood residents. These included a drug store at 900 West 13th Avenue (now New Sagaya Market) and a retail and office building at G Street and West 14th Avenue. In the 1960s, small office buildings on 10th, 13th, and 14th avenues were occupied by companies that provided plumbing and heating service, income tax service, drafting, and home refrigeration supplies.

COLD WAR DEFENSES

Alaska's role in World War II raised awareness about its strategic position in future conflicts, especially the brewing Cold War with the Soviet Union. Under the direction of President Eisenhower, the military began to upgrade Alaskan air defense facilities and installed an Aircraft Control and Warning system (AC&W), Distant Early Warning System (DEWS), White Alice Communication Systems (WACS), and Nike Hercules missile launch sites near Anchorage by 1957. This Cold War military build-up continued to supply thousands of construction jobs.¹⁷⁵

In addition to the military, other federal agencies sponsored projects to maintain and expand their facilities. Congress approved a \$100 million project to rehabilitate the Alaska Railroad in 1947.¹⁷⁶ The CAA/FAA, AHA, Alaska Native Service, Bureau of Reclamation, Alaska Road Commission, Alaska Public Works, Territorial Department of Aviation, National Guard, and Chugach Electrical Association, among others, were all engaged in major construction projects in the greater Anchorage area in the 1950s.¹⁷⁷

Although these federally-funded projects did not directly occur within the South Addition Survey Area, the construction jobs created by Cold War defense and other federal bureaus are important because they brought people and prosperity to the South Addition and Anchorage as a whole during the post-war period. The Cold War did bring changes to the South Addition neighborhood on a smaller scale, though: many residences in the survey area were modified with reinforced concrete bomb shelters in response to the fear of a nuclear attack initiated by the Soviet Union.¹⁷⁸

HIGHWAYS & AIRPORTS

The transportation infrastructure that was developed by the military during World War II was opened to civilians in the post-war era, providing unprecedented air, rail, and road access to Anchorage. This, in turn, encouraged development. Aviation was an especially important economic factor in post-war Anchorage, particularly after the Civil Aeronautics Board approved Anchorage as the terminus of the Great Circle Route between North America and Asia in 1946.¹⁷⁹ Northwest Airlines was the first airline authorized to fly this route. In September 1946, the airline operated its first commercial service between Anchorage and Seattle, and in July 1947, flights from the U.S. to the

“Orient”—Tokyo, Seoul, Shanghai, and Manila—were inaugurated. By 1948, the airline had rebranded itself as Northwest Orient Airlines, using Anchorage as a refueling stop.¹⁸⁰ The construction of the Anchorage International Airport (now Ted Stevens Anchorage International Airport) in 1951 solidified Anchorage’s position as the “Air Crossroads of the World” and brought other airlines and thousands of passengers to the city.¹⁸¹ Similarly, construction of the Seward Highway and re-paving of the Glenn Highway in the early 1950s provided important vehicular access to the Anchorage bowl.¹⁸²

ALASKA STATEHOOD

Alaskans had been considering statehood since the late nineteenth century, but early attempts at seeking statehood failed because Alaska lacked the population and financial independence to effectively support itself. By 1945, Alaska’s population had increased dramatically and it had become an integral part of the U.S. defense network. The demand for statehood became more forceful. Land and resource management issues caused delay, but finally on June 30, 1958, Congress passed the Alaska Statehood Bill. Alaska officially became the 49th State in the Union when President Eisenhower signed the bill into law on January 3, 1959.¹⁸³

The South Addition Survey Area has a special connection to the Alaska Statehood Bill, as it was the site of the city’s largest statehood-related event (**Figure 61**). A bonfire to celebrate Alaska’s acceptance into the Union was held in the Park Strip on June 30, 1958, and 25,000 Anchorage residents attended the event. Fifty tons of wood were burned in the park at a site near 9th Avenue and H Streets.¹⁸⁴



Figure 61. Statehood bonfire in Park Strip, 30 June 1958.
(Alaska Digital Archive, #AMRC-wws-2023-41)

1964 EARTHQUAKE: DAMAGE & REBUILDING

Among the most significant events in Anchorage's history is the 1964 Good Friday Earthquake, which occurred at 5:36 pm on March 27, 1964. Originally recorded at about 8.6 on the Richter Scale and later upgraded to 9.2, the quake was one of the most powerful ever recorded in North America.¹⁸⁵ The earthquake had a profound effect on the physical environment in the South Addition Survey Area because portions of the neighborhood were especially hard-hit. Elderberry Triangle, the western area closest to the Cook Inlet tidal flats (also known as Bootlegger's Cove), and the neighborhood's apartment buildings received the most damage.



Figure 62. Aerial view of the Park Strip and South Addition, showing earthquake damage along the L Street Slide in the foreground (1964). (Army Corps of Engineers 1964 Earthquake Photographs Collection; Anchorage Museum #B1977.118.96)

L Street Slide

The soft sand and gravel below the bluffs in the Elderberry Triangle and Bootlegger's Cove areas at the west end of the survey area gave way during the quake, and pressure ridges formed along the fault (**Figure 62**). Known as the "L Street Slide," the geologic movement in this area caused some of the most severe damage in Anchorage. The slide extended along the Knik Arm over an area about 800 feet wide and 2,500 feet long, and primarily affected single-family residences and apartments.¹⁸⁶ An engineering and geology team described the location of L Street slide shortly after the disaster:

The head of the “L” Street Slide begins as a series of intricate cracks on Bootlegger Cove Drive...extends northeasterly to about “L” Street and Seventh Avenue, and then trends northerly to Third Avenue where it splays out. The “pull-away” trough averages about 250 feet in width and exhibits maximum vertical displacement of 7 to 10 feet between the end of the Park Strip (Ninth Avenue and “P” Street) and Sixth Avenue. Compressional ridges along the toe of the slide extend from west of “P” Street northeasterly to Elderberry Park. These ridges are as much as 7 feet high and on Seventh Avenue near “N” Street show 11 feet of overthrust (east block over west block). Surveys by the City Engineers also show that the maximum lateral (horizontal) movement of the slide was approximately 11 feet.¹⁸⁷ (Figure 63)

This type of movement caused large sinkholes to occur, swallowing houses. Houses slid off their foundations, cottages teetered on pressure ridges, and a huge rift developed at the west end of the Park Strip (Figures 64 & 65). Some damaged buildings were salvaged, but many simply had to be demolished. Consequently, much of the housing stock extant today in the L Street Slide area was constructed after the earthquake.

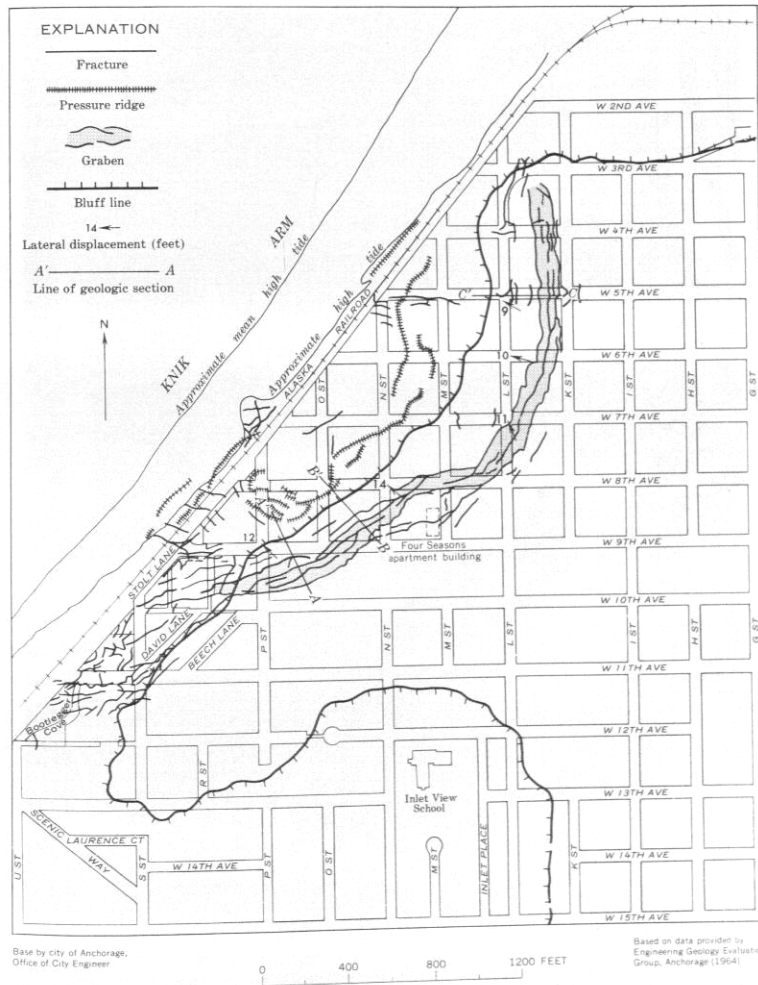


Figure 63. “L Street slide area, Anchorage, Alaska”
(Hansen, *Effects of Earthquake of March 27, 1964, at Anchorage, Alaska*, page A-45)



Figure 64. Earthquake damage along L or N Street, 1964.
(Alaska Digital Archives, #UAA-hmc-0427-10)



Figure 65. Earthquake damage at West 9th Avenue and L Street, 1964.
(Alaska Digital Archives, #AMRC-wws-4176-02)

Damaged Apartment Complexes

The McKinley Tower Apartments and the Inlet Tower at 1200 L Street were both extensively damaged. Both buildings experienced X-cracking of the spandrel panels, buckled steel, column failure, and extensive cracking of concrete and plaster.¹⁸⁸ Repairs consisted of removing loose material and mending cracks using gunite concrete and epoxy cement.¹⁸⁹

The split-level Hillside Manor Apartments at 16th Avenue and G Street was sheared in half, and its unreinforced concrete block structural system was damaged beyond repair.¹⁹⁰ The destruction of the brand-new Four Seasons Apartments at West 9th Avenue and M Street was also quite spectacular (**Figure 66**). The six-story concrete building was nearing completion when it collapsed, but luckily it was not yet occupied.¹⁹¹ On the other hand, engineers were surprised to find that the Knik Arms Apartment building on the west side of L Street between West 6th and West 7th avenues sustained relatively little damage, although it slid ten feet along with a block of earth.¹⁹²



Figure 66. Four Seasons Apartments, 1964, following the Good Friday Earthquake.
(Alaska Digital Archives, #UAF-1972-153-9)

Rebuilding & Urban Renewal

Just as important as the earthquake itself was the City's effort to rebuild after the disaster. Some houses that were only slightly damaged could not receive federal funding for repairs because they were located too close to unstable terrain (this was especially the case near the L Street Slide). Property values dropped considerably, but most owners were dedicated to rebuilding in some capacity.¹⁹³ Through determined private sector investors and an influx of federal aid, construction in Downtown Anchorage and the South Addition Survey Area exceeded pre-quake levels within a few years. **(Figures 67 & 68)**



Figure 67. View from Downtown Anchorage, 1968. Knik Arms Apartments visible at left, with “Elderberry Triangle” area in background. (Christine McClain Collection, Archives and Special Collections, Consortium Library, University of Alaska Anchorage. #UAA-hmc-0370-series15a-4-182. Reproduced in Cole, *Historic Photos of Alaska*, 193.)

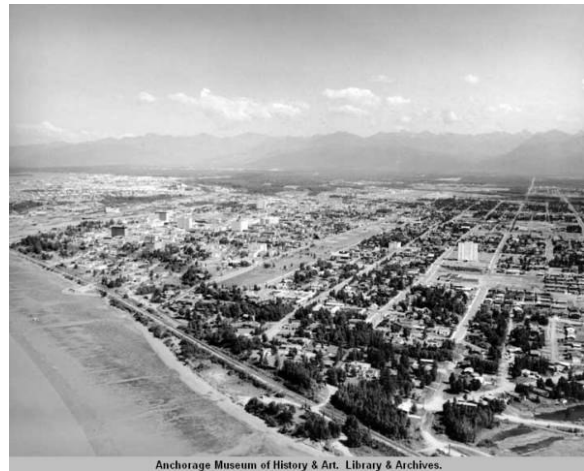


Figure 68. Aerial view of South Addition, 1968 (Anchorage Museum of History & Art, Library & Archives. (Alaska Digital Archive, #AMRC-wws-4615-5)

The 1964 Earthquake coincided with the popularity of urban renewal efforts across the country, and Anchorage took the quake as an opportunity to try to redevelop the city. For example, in the mid-1960s, a local architect proposed the creation of an 18.2-acre terraced park on the blocks surrounding Elderberry Park to utilize the unstable land from the L Street Slide. “Promontory Park” was never built, but nonetheless captured the entrepreneurial spirit of the post-quake rebuilding effort.¹⁹⁴

Facing yet another period of rapid growth and construction, city officials began to plan for the future of Anchorage. The Planning Department provided an excellent profile of the City after the earthquake in a document entitled *A Neighborhood Planning Program for Anchorage, Alaska: 1965-1970*. For purposes of this plan, the South Addition Survey Area was divided into three sections: Inlet View, which included the area west of L Street and the Elderberry Triangle; South Addition, which encompassed the area south of the Park Strip between C and L streets; and Cordova, the area south of the Park Strip between C and Gambell streets. The Inlet View and South Addition neighborhoods were noted to be in excellent condition, with primarily single-family homes and a few scattered apartments, despite being zoned for much higher density in the General Plan. Cordova, on the other hand, was below the city average for quality of homes, and many were in disrepair. Cordova also featured a wider variety of land uses, and most of the streets south of 11th Avenue were still unpaved.¹⁹⁵

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS (1946 – 1968)

Property types associated with the significant themes of the “Post-War Era” include residential properties, commercial properties, and civic institution properties. Few, if any, resources constructed during this period are currently listed in the Alaska Heritage Resources Inventory.

RESIDENTIAL PROPERTIES

The majority of properties from the Post-War Era are residential, primarily consisting of single-family houses but also larger apartment complexes.

While many properties appear as scattered infill, this period also marks the first appearance of large-scale suburban style developments, particularly in the southwest corner of the neighborhood, west of L Street. These include the Chester Subdivision (1942-1956), the Schodde Subdivision (1947), and Hidden Lane (1957). These differ from previous developments in that they tend to be more self-contained, homogenous, and laid out with more irregular and sometimes curvilinear street patterns as opposed to a traditional grid. Cul-de-sacs were also introduced in these subdivisions.

Single-family and duplex residences of the period share many similarities. Nearly all are of wood frame construction and typically rectangular in plan. Buildings are set back from the street, featuring both front and rear yards. One-story houses predominate, although split level and two-story designs are also present. Hip or gable roofs are most common. Cladding materials vary widely, and include clapboard and vertical board siding, log cladding, and stucco. Many buildings have vinyl and aluminum cladding, which by this point in time may have been original or an early alteration. Driveways and integral garages also became widespread during this period, with an increasingly large portion of both the lot and residence designed to accommodate automobiles. As originally constructed, many buildings would have featured double-hung or casement wood-sash windows, although by 1960, aluminum window systems were gaining in popularity. Door materials varied and included flush wood, paneled wood, and partially glazed and paneled wood. Many houses featured “Arctic entries,” which are projecting enclosed entries that created an additional barrier to the cold and space for changing into and out of winter clothing layers.

Several multi-floor apartment buildings were constructed in the area during the Post-War Era, including the extant 1200 L Street (now Inlet Tower Hotel) and 843 West 11th Avenue (Hohn Apartments). The apartments are blocky in massing, clad in stucco, and feature flat roofs. 1200 L Street has a vertical emphasis with aligned window openings, while 843 West 11th Avenue has horizontal ribbons of windows. Both buildings have one primary entrance and surface parking on the lot.

Residential architecture of the period was dominated by a fairly large range of styles, including late models of Colonial Revival style architecture, Small Capes, Minimal Traditional houses, and modernized versions of the log cabin. The International style was used for the larger apartment buildings. Vernacular buildings were also common through the 1940s in the center area of the South Addition Survey Area where most of the earlier development occurred, since Post-War development in this area tended to be individualistic infill.

Modern styles, such as Ranches, Contemporary style, and Shed style houses were constructed throughout the neighborhood as infill. Up until the post-war era, the southwest region of the neighborhood, west of L Street and south of West 9th Avenue, was largely undeveloped forested land. Much of the “Elderberry Triangle” region to the northeast only contained scattered homesteads. Subdivisions in these western areas were developed largely during this period; Mid-Century modern style houses, particularly Ranch houses, predominate in these areas.

Architectural Styles & Character Defining Features

The following section provides an outline of the relevant residential architectural styles and a bulleted list of the character-defining features associated with each style. Dates correspond to the general period in which each style was popular nationwide. Residences from this period are typically one or two stories in height, though apartment buildings may have multiple stories.

1. FHA Minimum House: Minimal Traditional (1935-1950)



- Small, 1 story
- Rectangular or L-shaped plan
- Eaveless gable roofs, usually in combination of a side and front-facing gable
- Horizontal siding
- Open or enclosed porches (Arctic entries)
- Decorative trim in gable end, often with scalloped edge
- Decorative window shutters

2. FHA Minimum House: Small Cape (1935-1950)



- Small, 1 story
- Rectangular plan
- Symmetrical facade
- Side-gabled roof
- Central entry with portico or enclosed porch with gable roof (Arctic entries)
- No ornamentation
- Mass-produced design (numerous nearly identical houses throughout neighborhood)

5. International Style (1930-1965)



- 1 or more stories
- Rectangular plan
- Flat, shed, or low gable roof
- Stucco siding
- Horizontal ribbons of windows, sometimes wrapping around building corners
- Fixed, casement, or sliding windows
- Window moldings with horizontal emphasis
- Cantilevered projections, such as flat overhangs and eaves
- Minimal ornamentation

6. Local Vernacular: Folk Cottage (1915-1950)



- Small, 1 story
- Rectangular or irregular plan
- Front or side-gabled roof
- Eaveless or shallow eaves
- Open or enclosed porches (Arctic entries)
- No ornamentation
- Horizontal siding
- Wood frame windows

7. Local Vernacular: Log House
(1900-Present)



- 1 or 2 stories
- Gable or cross-gabled roof
- Shallow eaves or deep eaves with exposed rafter tails
- Exposed log siding
- Notched corners
- Plate glass windows
- Stone chimney

7. Mid-Century Modernism: Contemporary
(1940-1980)



- 1 or 2 stories
- Rectangular plan
- Flat or shallow gable roofs, sometimes asymmetrical
- Sparse ornamentation, clean lines
- Horizontal siding, often using wood panels or brick
- Broad eaves, sometimes with projecting purlins
- Large windows, often placed at corners
- Integral garage or flat-roofed carport

8. Mid-Century Modernism: Ranch
(1935-1975)



- One-story, with long, low profile
- Rectangular plan
- Integral garages
- Shallow hip or gable roofs
- Asymmetrical facades
- Moderate to wide eaves
- Horizontal siding or brick cladding
- Rustic or Colonial Revival detailing, including scalloped barge boards, gable birdhouses, and shutters with decorative cut outs

9. Mid-Century Modernism: Shed (1960-
present)



- 1 to 2 stories
- Rectangular or irregular plan
- Multi-directional shed roof
- Vertical, horizontal, or diagonal wood board cladding
- Shallow eaves, exposed rafter tails, simple board fascia
- Relatively small, asymmetrically placed windows

**10. Revival Styles: Colonial Revival
(1946-Present)**



- 1 to 2 stories
- Rectangular plan
- Projecting entry with decorative hood, portico, or enclosed porch (Arctic entry)
- Double-hung windows with multi-light glazing
- Side-gabled roof or gambrel roof
- Horizontal siding
- Decorative shutters

Significance

The table below discusses the significance of residential buildings from the Post-War Era according to criteria established by the National Register of Historic Places. It appears that few residences constructed during this period are currently listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	<p>Although the single-family and multi-unit residences constructed in the South Addition Survey Area during the post-war era are tied to a large expansion of residential development in the city, these resources are not likely to be individually significant under this criterion. Suburban development patterns are typically better represented by groups of residences because the street grid, landscaping and homogenous building types can combine to clearly illustrate the theme of suburbanization.</p> <p>In the South Addition Survey Area, most of the post-war construction of single-family homes occurred in the Chester Subdivision, Schodde Subdivision, and Hidden Lane. These</p>

National Register Criteria	Significance	Discussion
		<p>planned subdivisions do not appear to be exceptional examples of post-war planning trends when compared to the larger regional, state, and national context, and thus are not likely to qualify for national listing under this criterion.</p> <p>Residential buildings from the post-war era may be eligible in association with Alaska Housing Authority development or as part of reconstruction following the 1964 Earthquake.</p>
B	Persons	<p>Residential buildings from this period may be significant for their association with persons important to Anchorage history. If this is the case, however, the residence should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.</p>
C	Architecture/ Design	<p>Residential buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms, or construction methods. However, suburban Ranch style buildings are extremely common in Anchorage subdivisions. Thus, architectural significance is best reserved for buildings that demonstrate particularly strong artistic merit or that clearly demonstrate the influence of a particular architect or builder. Consideration should also be given to examples of styles that are relatively rare as compared to other residential buildings of the period. Resources qualified under this criterion must be excellent examples of types and/or styles, and retain most of their original features.</p>
D	Information Potential	<p>Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building development may be significant for their potential to provide information important to history. However, such examples would be extremely rare.</p>

Integrity

In order to be eligible for listing in the National Register, a residential property must retain sufficient integrity to convey its significance in association with residential development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. The aspects of integrity deemed most important for this period are location, setting, design, materials, association and feeling.

Residential buildings from this era are more common than those from any other period, and likewise have had the least time to accumulate changes. Thus they require a fairly strict interpretation of significance and integrity. Buildings qualified as individual resources at the national level should retain all or nearly all of their original features.

Minimum Eligibility Requirements:

- Exceptional example of residential architecture from this period
- Retains original form and roofline
- Retains the original pattern of windows and doors
- Retains its original entry, window and/or roofline ornamentation
- Retains original cladding
- Replacement windows must conform to the size of the original openings
- Additions are generally not acceptable, except the enclosure of an open porch to an Arctic entry at an early date

COMMERCIAL PROPERTIES

Commercial development in the South Addition Survey Area during this period was very modest compared to the rapid pace of the residential construction. Commercial buildings are generally two stories in height, clad in stucco or horizontal or vertical wood, aluminum, or vinyl siding. Structurally, most feature wood frame construction. Roofs are generally flat. Storefronts are usually configured as window walls featuring plate glass and metal or vinyl assemblies, and entries typically consist of single or paired fully glazed metal doors or partially glazed wood doors.

There is generally little architectural cohesion to the commercial buildings, although the influence of Modern style architecture may be vaguely apparent. Though the commercial buildings are constructed within a residential neighborhood, most accommodate surface parking lots. Examples include 1343 H Street (present location of Fire Island Rustic Bakeshop) and 900 West 13th Street (originally Savemore Drugs in the early 1960s, but now the New Sagaya market).

Commercial buildings of this period are most commonly located as infill south of the Park Strip, or on the west side of L Street north of West 9th Avenue. It appears that no commercial buildings of this period within the South Addition Survey Area are currently listed in the Alaska Heritage Resources Inventory.

Modern Commercial (1950-Present)



- 1 or more stories
- Rectangular plan
- Flat roof
- Wall cladding varies: stucco; horizontal or vertical wood, aluminum, or vinyl siding
- Plate glass windows with aluminum or vinyl sashes
- Partially or fully glazed doors
- Associated surface parking lot

Significance

The table below discusses the significance of commercial buildings from this era according to criteria established by the National Register of Historic Places. However, please note that based on the results of the windshield survey conducted in conjunction with this document, commercial properties from this period are not likely to be significant under any criteria.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	Commercial buildings from this period may be significant for their association with mid-century commercial development as part of the trend to provide community amenities in the South Addition Survey Area. However, few buildings are likely to be individually significant; rather, they would be best qualified as contributors to a district associated with a larger development pattern.
B	Persons	Commercial buildings from this period may be significant for their association with persons important to the South Addition's history, such as a prominent merchant. If this is the case, however, the building should be compared to other associated properties to identify which property(s) best represent that person's achievements or reasons for being significant.
C	Architecture/ Design	Commercial buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local commercial building development may be significant for their potential to provide information important to history. However, such examples are extremely unlikely.

Integrity

In order to be eligible for listing in the National Register, a commercial property must retain sufficient integrity to convey its significance as part of commercial development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. These buildings have not had as long to accumulate alterations, and thus a fairly strict interpretation of integrity is warranted. The aspects of integrity deemed most important for this period are location, setting, design, materials, association and feeling.

Buildings qualified as individual resources at the national level should retain a substantial majority of their original features.

Minimum Eligibility Requirements:

- Clear example of commercial architecture from this period

- Retains original form and roofline
- Retains all, or nearly all, of the original storefront configuration
- Retains a substantial portion of its original ornamentation, if applicable
- May not retain original cladding, but replacement cladding emulates the original (for example, horizontal vinyl or aluminum siding to replace horizontal wood siding).

Other Integrity Considerations:

- Replacement of doors and windows may be acceptable as long as the original storefront configuration is retained.
- Additions are generally only acceptable if they are set back from the primary facade and respect the building's essential form. In particular, rear additions that have respected the buildings' scale are generally acceptable.

CIVIC INSTITUTION PROPERTIES

The large population growth during this period resulted in a dramatic wave of civic building construction, represented during the post-war era by the development of new schools and churches.



Anchorage Lutheran Church, 1420 N Street



Northside Seventh-Day Adventist Church,
204 W. 10th Avenue



Inlet View Elementary School, 1219 N Street

Churches of the period—possibly more than any other property type—show a clear embrace of Modern style architecture. Most new church buildings from this time period were constructed using reinforced concrete and featured prominent front-facing gables (or clipped gables) with broad eaves. Exterior finishes are typically stucco, stone, horizontal wood siding, or a combination of these

materials. Located on larger lots, the church complexes also feature landscaping, surface parking lots, and ancillary buildings. Churches built during the post-war era include the Northside Seventh-Day Adventist Church (originally the Church of Christ) at 204 W. 10th Avenue and the Anchorage Lutheran Church at 1420 N Street.

The only extant educational facility that was built during this period, Inlet View Elementary School, was constructed in 1957 using reinforced concrete, and shows strong Modern design influences including a horizontal emphasis, flat roof, and bands of metal-sash windows.

The churches and school, along with later civic institutions, are scattered throughout the neighborhood and generally surrounded by residences or face the Park Strip.

Significance

The table below discusses the significance of Civic Institution buildings from this era according to criteria established by the National Register of Historic Places. It appears that no Civic Institution buildings from this period are currently listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	<p>Civic institution buildings from this period may be significant as expressions of cultural values tied to the dramatic post-war growth of the South Addition Survey Area. The buildings represent the desire to provide community amenities to Anchorage residents.</p> <p>Please note that historic significance for a church or other religious property cannot be established on the merits of a religious doctrine, but rather on secular terms for its architectural or artistic values or as a representation of important historic or cultural forces.</p>
B	Persons	<p>Civic institution buildings from this period may be significant for their association with persons important to Anchorage's history. If this is the case, however, the building should be compared to other associated properties to identify which property(ies) best represent that person's achievements or reasons for being significant.</p>
C	Architecture/ Design	<p>Civic institution buildings from this period may be significant for their architecture, as expressed by intact stylistic features, forms, or construction methods. In particular, Anchorage Lutheran Church may be among the city's most unusual examples of Modern architecture. Buildings may also qualify as the work of a master architect or prominent builder. Individual resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features.</p>

National Register Criteria	Significance	Discussion
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local building development may be significant for their potential to provide information important to history. However, such examples would be extremely unlikely.

Integrity

In order to be eligible for listing in the National Register, a civic institution building must retain sufficient integrity to convey its significance as part of development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. Buildings qualified as individual resources at the national level should retain a substantial majority of its original features. The aspects of integrity deemed most important for this period are location, design, materials, association and feeling.

Minimum Eligibility Requirements:

- Clear example of a civic institutional property from this period
- Retains original form and roofline
- Retains original pattern of windows and doors
- Retains original cladding or replacement cladding that imitates the original (for example, horizontal vinyl or aluminum siding to replace horizontal wood siding)
- Retains most of its original ornamentation

Other Integrity Considerations

As mentioned previously, if a church from this period is to be considered for listing in the National Register, it must also meet National Register Criteria Consideration A, which deals specifically with religious properties (see *National Register Bulletin #15 – How to Apply the National Register Criteria For Evaluation*).

MILITARY SURPLUS PROPERTIES

A unique response to the post-war housing shortage in Anchorage was the practice of re-purposing obsolete Quonset huts and temporary military buildings for private residential purposes. In the South Addition, there is one military surplus property that dates to the World War II era, but was moved to this location at 135 13th Avenue between 1961 and 1962.

The building was likely constructed by the U.S. Army Corps of Engineers or the CAA using standard building plans for simple rectangular-plan wood frame structures. The building was made with inexpensive and prefabricated materials and may have been constructed at its original location in assembly-line fashion. It was likely a supply building on Elmendorf Field or Fort Richardson (now called Joint Base Elmendor-Richardson). The reasons for its move to the South Addition are unknown.

In addition to wood frame construction, temporary military buildings from World War II feature gable roofs, entrances centered at the gable end, and multi-light double-hung wood sash windows.

Architectural Style & Character Defining Features

The following section provides an outline of the architectural style and the associated character-defining features for surplus World War II-era temporary military construction that was reused in the Post-War era.



- 1 story
- Rectangular plan
- Strict symmetry
- Central entry with projecting hood
- Double-hung windows with multi-light glazing
- Gabled roof
- Horizontal wood siding

Significance

The table below discusses the significance of military surplus buildings according to criteria established by the National Register of Historic Places. It appears that the one such building in the South Addition is not currently listed in the Alaska Heritage Resources Inventory.

National Register Criteria	Significance	Discussion
A	Events, Patterns & Trends	World War II temporary military buildings may be significant for their association with the theme of military build-up in Anchorage during World War II. These building types, when found in the South Addition Survey Area, would more specifically be significant for their subsequent move and adaptive re-use, depending on the circumstances involved and the reason for moving them. Moving surplus temporary military buildings to Anchorage neighborhoods following the war was common, so the building at 135 13 th Avenue may be significant. However, a comparison with other such buildings in other neighborhoods and within the Joint Base Elmendorf-Richardson would be necessary to better understand its context.
B	Persons	Surplus World War II temporary military buildings from this period may be significant for their association with persons important to Anchorage history, though it is unlikely, as these building types were easily assembled and ubiquitous on military bases throughout the United States.

National Register Criteria	Significance	Discussion
C	Architecture/ Design	Surplus World War II temporary military buildings from this period may be significant for their architecture as a type, period, and method of construction, particularly if they are a rare building type anywhere in the vicinity—within Joint Base Elmendorf-Richardson, in Anchorage proper, and in the South Addition.
D	Information Potential	Buildings, ruins or subsurface remains that have the potential to yield important information about construction methods and materials, or the evolution of local residential building development may be significant for their potential to provide information important to history. However, such examples would be extremely rare.

Integrity

In order to be eligible for listing in the National Register, a World War II temporary military property must retain sufficient integrity to convey its significance in association with military development during this period. While most buildings undergo change over time, alterations should not significantly change the essential historic character of the buildings. The aspects of integrity deemed most important for this period are location, setting, design, materials, association and feeling.

Buildings from this era have not had as long a period to accumulate changes, and thus require a higher overall standard of integrity versus previous periods. A property must retain most of the physical features that make up its historic character. Buildings qualified as individual resources at the national level should retain nearly all of their original features.

Minimum Eligibility Requirements:

- Clear example of temporary military architecture from this period
- Retains original form and roofline
- Retains the original pattern of windows and doors
- Retains original cladding

Other Integrity Considerations:

- World War II temporary military properties from this period would have moved to the South Addition from a military base following the end of the war. Integrity of location should not be considered a concern if the moved property retains its other integrity criteria and still resembles a former military building. The move itself may have gained significance in its own right if it represented a development trend, and the new location may be integral to the significance of the property.
- It is generally acceptable for foundation and entry porch features to have been replaced, as these may be difficult to move. Replacement porches should substantially conform to the original configuration. Incompatible porch replacement would likely jeopardize eligibility for the National Register.
- The retention of original windows greatly enhances integrity of materials, and likewise enhances integrity of design and workmanship. Though window replacement was common

- during the mid- to late-twentieth century, the building should retain its original pattern of windows, and the replacement windows should be located within the original frame openings. They should also imitate the original double-hung sash and multi-light muntin pattern.
- Surplus World War II temporary buildings that have been converted to commercial use are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of World War II-era architectural styles, and the conversion itself may be important.

F. Modern Anchorage (1968 - present)

With the discovery of oil at Prudhoe Bay in 1968, new forces shaped the Alaskan economy, which in turn affected development of the built environment in Anchorage and the South Addition (**Figure 69**). Key themes from the recent past include the effects of the oil industry, especially the construction of the Trans-Alaska Pipeline (1974-1977); damming Chester Creek to create Westchester Lagoon; the organization of the Municipality of Anchorage in 1976; and the growth of tourism as a major economic force.



Figure 69. Aerial view of Anchorage after the Good Friday Earthquake, showing the built-out South Addition nearly complete, 1969. (Steve McCutcheon, McCutcheon Collection; Anchorage Museum, #B1990.014.5.Anc Air 19.52)

Oil Industry

In 1968, the largest oil field in North America was discovered in Prudhoe Bay on the Arctic Slope. A 1969 oil lease sale brought billions of dollars to the state. Alaska's gross products doubled within two years of the Prudhoe Bay oil field development. In order to capitalize on the Prudhoe Bay oil lease sale, oil companies needed to construct a pipeline to bring North Slope oil to market.¹⁹⁶ In 1974, construction began on the Trans-Alaska Pipeline System. The pipeline was completed in 1977 at a cost of more than \$8 billion. The oil discovery and pipeline construction fueled an economic windfall when oil and construction companies set up headquarters in Anchorage.¹⁹⁷ The tremendous

outpourings of the oil fields led to the formation of the Alaskan Dividend Fund in 1980, which mandated that a portion of the royalties earned by the oil companies be distributed equally among Alaskan residents.¹⁹⁸ The surplus in state, city, and individual coffers stimulated the housing market and likely contributed to the build-out of the South Addition Survey Area's remaining vacant lots.

Municipality of Anchorage

In 1975, the city and borough consolidated, forming a unified government. Also included in this unification were Eagle River, Eklutna, Girdwood, Glen Alps, and several other communities. The unified area became officially known as the Municipality of Anchorage. By 1980, the population of Anchorage had increased to 184,775.

The decade of the 1980s was a time of growth, thanks to a flood of North Slope oil revenue into the state treasury. Capital improvement projects and an aggressive beautification program, combined with far-sighted community planning, greatly increased infrastructure and amenities for citizens. Major improvements included a new library, civic center, sports arena, performing arts center, and Kincaid Outdoor Center.¹⁹⁹ The building program rivaled the military construction of the 1940s. Though many of the new amenities were constructed outside the South Addition Survey Area, improvements were surely made to the parks and infrastructure in the neighborhood.

Tourism

Along with community planning and beautification to enhance the living experience for the burgeoning population in Anchorage, focus turned to developing leisure attractions for both residents and visitors. Hilltop Ski Area was established in 1984. This, along with the Alyeska Ski Resort in Girdwood and Alpenglow ski area, gave residents and visitors three fully operational skiing areas. By the beginning of the 1990s, 259 miles of trails were maintained in areas in and around Anchorage, including the Coastal Trail and 500,000-acre Chugach State Park.²⁰⁰ These and other recreational activities catapulted tourism to the forefront of the modern Anchorage economy, which has continued to the present day. In turn, the recreation and tourism industries have provided employment, attracted new residents to Anchorage, and provided individuals and the Municipality with money in their coffers for which to use in further residential and community development.

Westchester Lagoon

Prior to 1970, Chester Creek formed the southern boundary of the South Addition Survey Area. The mouth of the creek was a large tidal estuary, and land on the north and south of the snaking creek formed tidal flats that were bordered by forested land. Alterations to the Chester Creek tidal estuary began when the Alaska Railroad built an embankment and a new trestle across the mouth of the creek in 1934. In the 1950s and 1960s, the estuary was used as a small ski park in the winter. Following the 1964 Good Friday Earthquake, however, the railroad trestle needed to be rebuilt. Many residents had expressed interest in creating a lagoon out of the creek, and the earthquake reconstruction provided the opportunity. A tidal gate was constructed in 1970, which filled the estuary and created Westchester Lagoon (**Figure 70**). It was designed with encircling greenway trails, and the lagoon itself was used for skating and skiing when frozen in the winter. The Chester Creek Aquatic Ecosystem Restoration Project was completed in 2009, and improved the outlet of Chester Creek by improving fish passage and flood management.²⁰¹



University of Alaska Anchorage. Archives & Manuscripts Dept.
Figure 70. Westchester Lagoon, September 1980.
(Alaska Digital Archive, #UAA-hmc-0449)

ASSOCIATED PROPERTY TYPES & REGISTRATION REQUIREMENTS

None of the properties from the Modern Anchorage period are fifty years of age yet, and therefore they are not likely to be eligible for listing in the National Register at this time. Nevertheless, extant property types that may represent the themes from the period include modern style single-family residences that were constructed as further infill to established subdivisions, as well as additional civic institutional properties such as churches and schools. A cultural landscape property, Westchester Lagoon, was designed and developed out of the former Chester Creek at the southern border of the survey area. It includes lawns, a playground, and recreation paths that connect with the Coastal Trail. Other designed cultural landscape properties include Resolution Park (335 L Street at West 3rd Avenue), Nulbay Park (1411 West 7th Avenue at O Street), Frontierland Park (538 West 10th Avenue at E Street), Earl and Muriel King Park (1201 A Street), and a mid-block pocket park called Kedaya Park (Virginia Court between West 15th and West 16th avenues). A sparse scattering of commercial properties in simple modern styles were also constructed, particularly near the Park Strip and L Street downtown.

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