

**CULTURAL RESOURCE SURVEY AND HISTORIC BUILDING
DOCUMENTATION, NOBLE STREET UPGRADE PROJECT,
FAIRBANKS, ALASKA**

Final Report

DOT&PF Project No. 61725

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1.0 INTRODUCTION

1.1 Project Background

The Alaska Department of Transportation and Public Facilities (DOT&PF) in consultation with PDC, Inc. Engineers (PDC) is planning an upgrade and rehabilitation project for Noble Street between Gaffney Road and 1st Avenue in Fairbanks, Alaska (DOT&PF Project No. 61725) (Figure 1 and Figure 2). DOT&PF retained PDC to complete the project design and environmental documentation. The Noble Street upgrade project consists of replacing, widening, and upgrading sidewalks and re-curb-ing and re-paving Noble Street between 1st Avenue and Gaffney Road. Other upgrades may include raised and colored pavement at signalized intersections; updating and replacing street lighting; the replacement of wired hung traffic signals with mast-arm style signals in two locations; the replacement of the storm drain system; the relocation of some water lines in the street Right-of-Way; and some minimal landscaping with the possible addition of street furniture. DOT&PF may need to acquire some small pieces of land in localized spots to upgrade sidewalk access to meet the Americans with Disabilities Act (ADA) standards. The proposed improvements are consistent with the upgrade projects previously completed throughout downtown.

The project will in part be funded through the Federal Highway Administration (FHWA) and therefore must be completed in accordance with applicable federal-level laws pertaining to the protection of historic properties¹. Specifically, the project is considered an undertaking under Section 106 of the National Historic Preservation Act (NHPA 1966, as amended through 2000; 16 U.S.C. 470 et seq.) and its implementing regulations codified in 36 CFR 800 (as amended through 2004) [36 CFR 800.3(a)] that aim to consider the potential for adverse impacts on historic properties that are within a project's Area of Potential Effect (APE) prior to commencing with the project². The process in part involves identifying historic properties and then evaluating the eligibility of each property for inclusion on the National Register of Historic Places (NRHP). NRHP eligibility status is the key cultural resource management concept, as Register-eligible sites may require the development of mitigation strategies to avoid or limit adverse effects prior to project approval. PDC retained the services of Northern Land Use Research, Inc. (NLUR) to facilitate this project's compliance with these regulations.

DOT&PF defined the project's APE as the Noble Street right-of-way (ROW) between 1st Avenue (project start) and Gaffney Road (project end) in Fairbanks (36 CFR 800.4(a)[1]). The APE generally falls within Section 10, Township 1 South, Range 1 West, of the Fairbanks Meridian (Figure 1). The APE has been expanded to include the "first tier" lots (those lots that

¹ The regulations (36 CFR 800.16(i)(1)) define the term **historic property** as: "any prehistoric or historic district, site, building, structure or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria."

² The regulation (36 CFR 800.16(d)) define the term **Area of Potential Effect** as: "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The [APE] is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking."

face and abut Noble Street) and a wider visual APE where the lack of buildings on one or each side of Noble Street creates a wider view shed (Figure 3).

Kathy Price, NLUR Project Historian, and Burr Neely, NLUR Project Manager, conducted field visits through the fall and winter of 2007 and spring of 2008 to complete a cultural resource survey to identify historic properties (36 CFR 800.4[b]) and investigate the potential for historic districts within or adjacent to the APE³. This report provides the results of the survey and includes recommendations regarding the project's potential to adversely affect identified historic properties in the project's APE.

³ According to the National Park Service: "Historic Districts possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development" (NPS 2002).

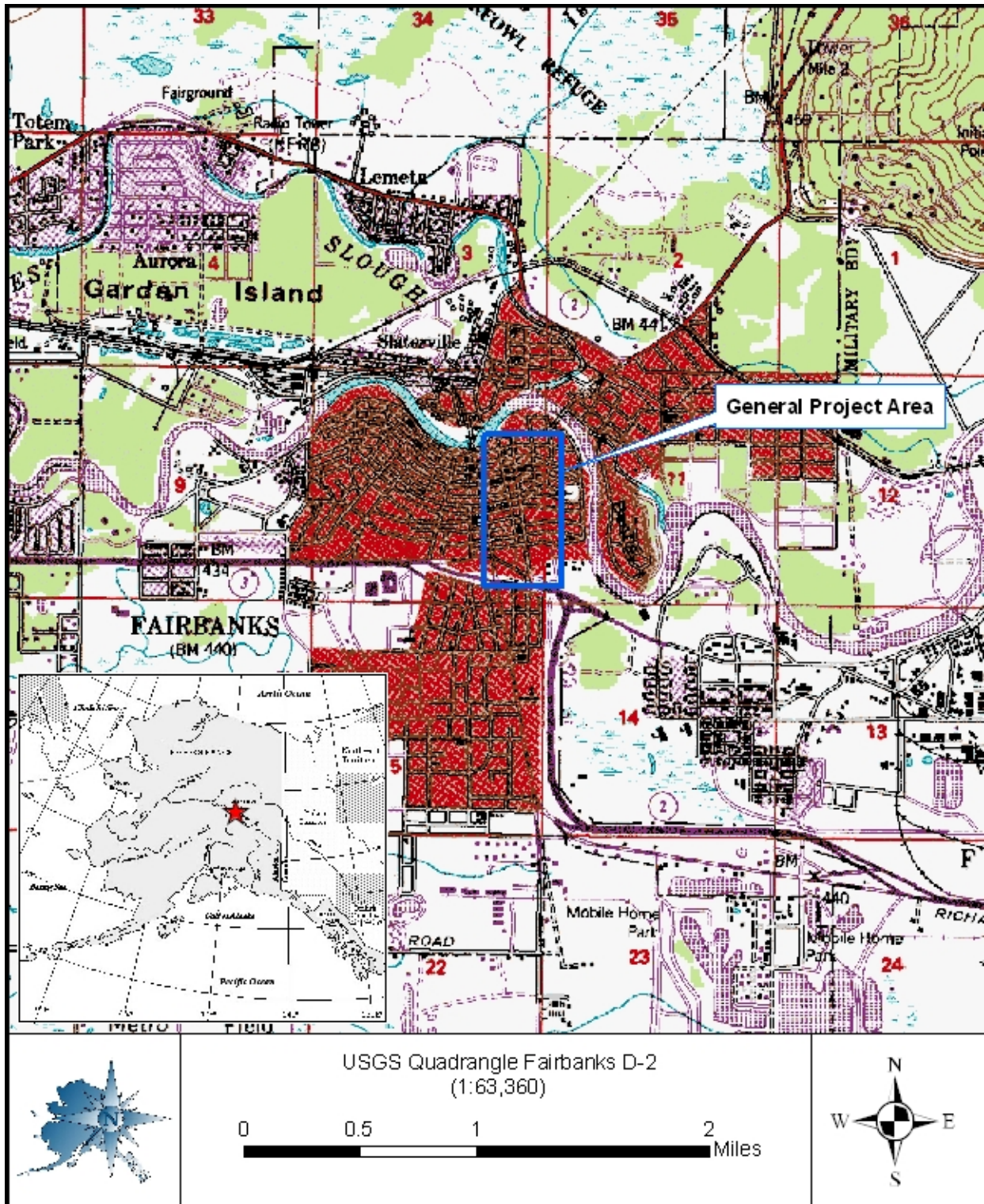


Figure 1. General Location Map of Noble Street Project Area.

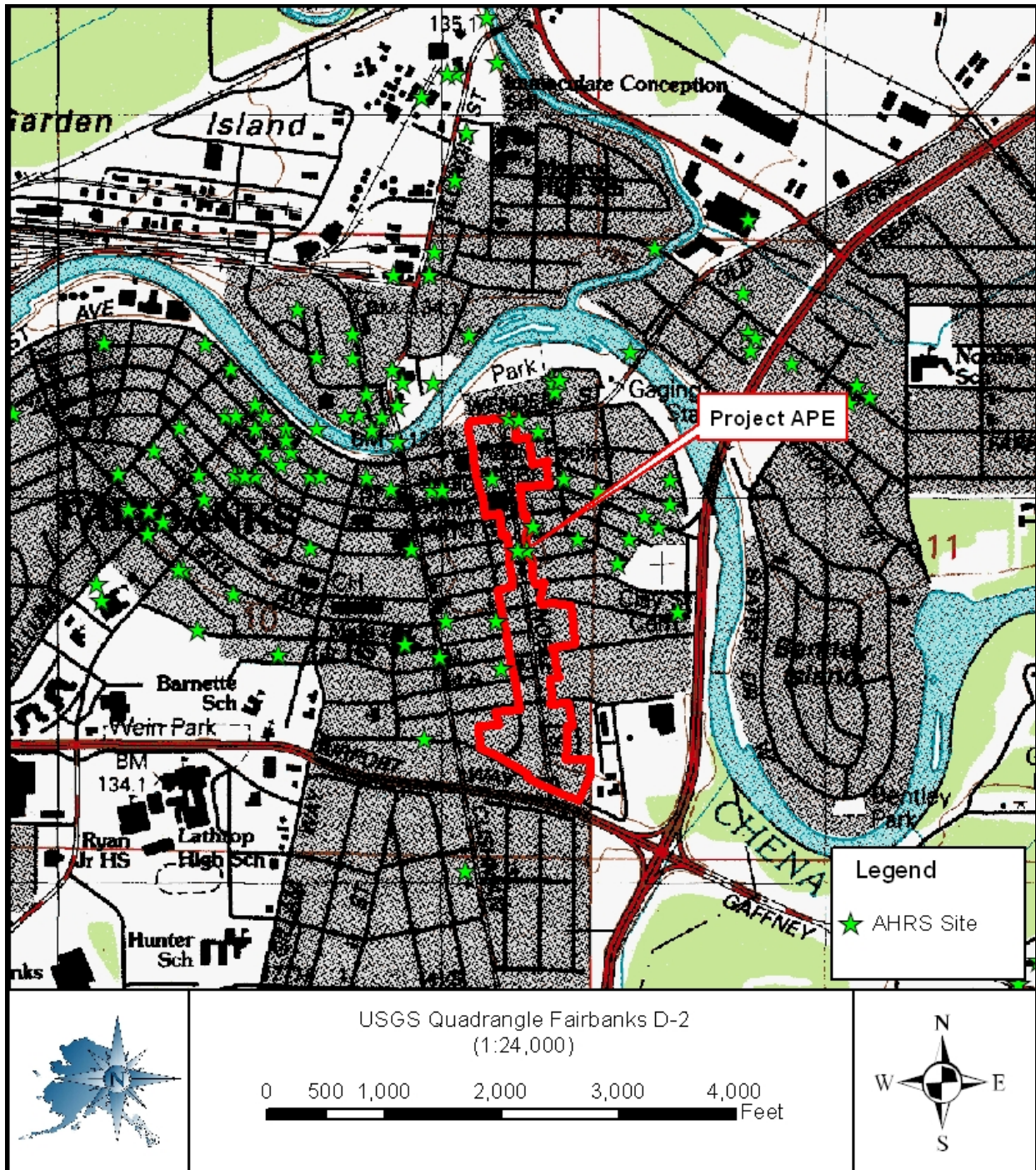


Figure 2. Detailed location map of Noble Street project area with APE and AHRS sites.

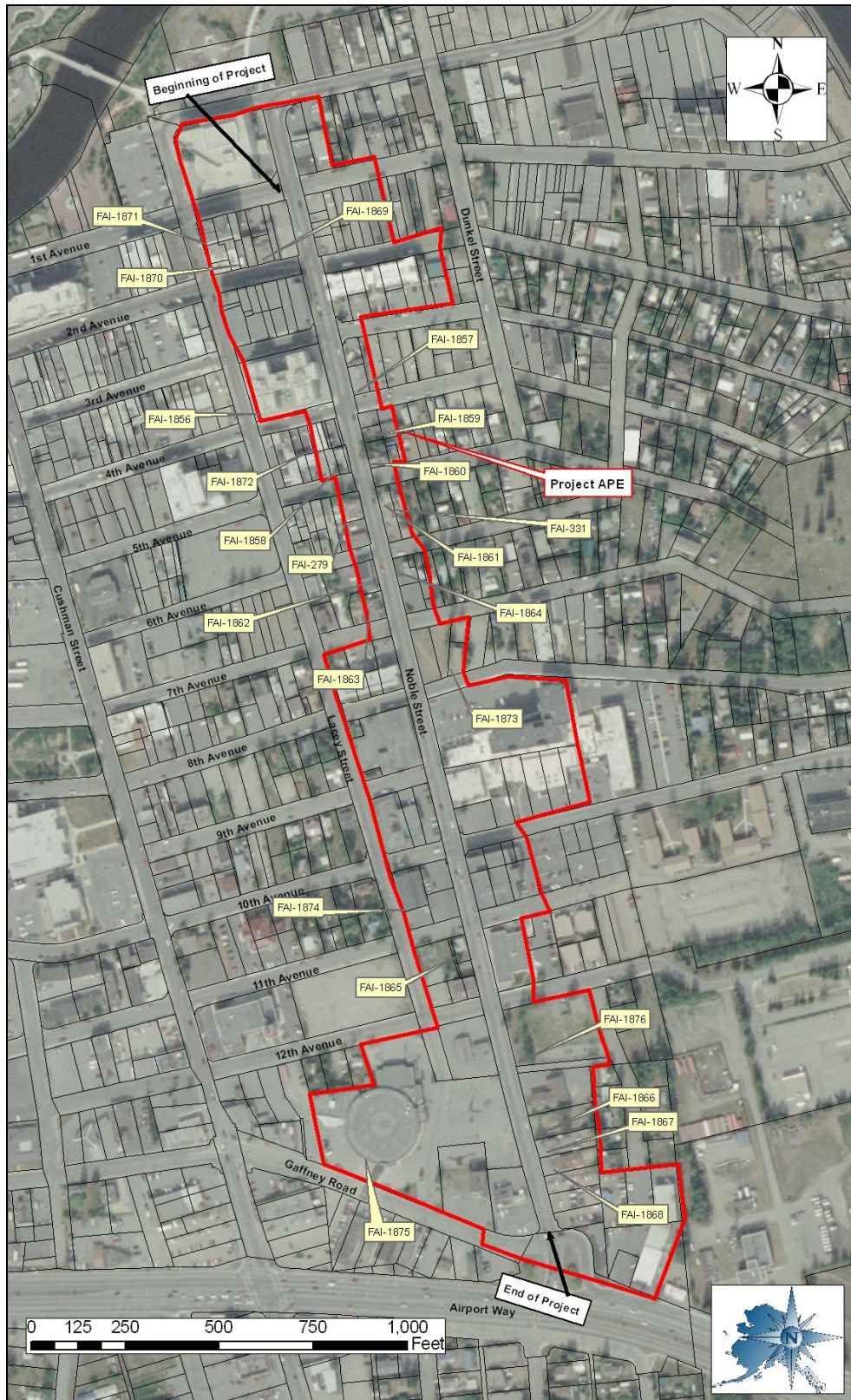


Figure 3. Aerial photograph depicting APE and evaluated properties
 (Aerial from AlaskaMapped.org; Parcel information from FNSB GIS, April 2008)

1.2 Project Setting and Environment

The project area generally lies within the Yukon-Tanana Uplands, a physiographic province characterized by low elevation valleys and rounded, even-topped ridges with gentle side slopes ranging in elevation from 1,500 to 3,000 feet above sea level (asl) (Wahrhaftig 1965). The area has never been glaciated, and contains discontinuous permafrost (Cobb 1973). The property is within the alluvial floodplain between the Tanana and Chena Rivers. The vegetation consists of boreal forest (Viereck, et al. 1993), dominated by white spruce and birch in the well-drained areas with thick alder and willow near the rivers and drainages. Animal species in the area include moose, beaver, black and brown bear, and wolf. Other animals around the project area include numerous small fur-bearing mammals, and several species of waterfowl and fish along and in the Chena River.

More specifically, the project area is in downtown Fairbanks on the south side of the Chena River. The project area represents a commercial strip along the transitional boundary between the east edge of the downtown commercial core and the west edge of the residential areas found directly east of downtown. This urban setting is characterized by both high-rise apartments, converted residential structures that are now small businesses and restaurants, gas stations, parking garages, and vacant parking lots. Detailed descriptions of the project setting at each property are provided below in the Results section.

2.0 METHODS

The project was conducted in two phases. Phase I research focused on identifying construction dates of all buildings within the APE. Buildings 45 years old and older were then identified for additional review in Phase II. (The 45-year cutoff was selected as standard practice in order to account for any properties that will approach fifty years of age during the course of the project.) According to the NRHP guidelines, more recent properties are not eligible for the Register unless they are exceptionally significant as defined in Criteria Consideration G. No properties with “exceptional significance” were identified during pre-field research or field survey⁴.

Using the APE boundaries provided by DOT&PF, NLUR compiled a list of all the properties in the APE from Fairbanks North Star Borough online tax records. Data was collected on property ownership, situs address, legal description, current business name, and dates of construction when available. In a number of cases, the online records were incomplete. Inquiry was made in person with the FNSB Assessor’s Office to obtain dates of construction for these properties. In the case of government-owned tax exempt properties, such as the Southall Manor housing complex, Assessor’s records could not be relied on for construction date information.

⁴ NPS defines Criteria G to: “exclude properties that achieved significance within the past fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic properties” (NPS 2002). It further notes that “this principle (50 year age) safeguards against listing properties which are of only contemporary, faddish value and ensures that the National Register is a register of **historic** places” (bold type-face included in publication; NPS 1998).

Documents from other sources filled in the missing data in those instances.⁵ When needed, remaining address and business names were acquired from site photographs and various current and historic directory listings.

As part of the Phase I research, the National Register of Historic Places (NRHP) database, the Alaska Heritage Resource Survey (AHRs), the City and Fairbanks North Star Borough (FNSB) Historic Preservation Plans (HPP), and Matheson's Fairbanks Historic Building Survey (1985) were reviewed for indications of previously identified historic properties in the APE. Reports from previous iterations of this project were also reviewed, though data was collected based on the most current information available.

A total of 22 historic-era properties were identified for a more detailed Phase II investigation⁶. In Phase II, each of the identified properties was photographed and researched, and then evaluated for NRHP eligibility. Evaluations considered these properties as individual entities and as well as potential contributing properties to local historic districts (See section 4.2 below for the Historic District discussion). Properties evaluated as eligible for inclusion on the NRHP were further assessed to determine aspects of historic integrity that make the properties significant and if the proposed project would pose any adverse effects to these properties, as defined in the regulations (36 CFR 800.5).

NLUR was also directed to assess the potential for historic districts in the vicinity of the project area. This information is included in section 4.2.

3.0 CULTURAL SETTING

The context presented below focuses on the Euroamerican component of Fairbanks history. Typically, cultural resource reports include reviews of prehistoric traditions and sites that precede the historic period. However, because the properties in this APE date entirely from the Euroamerican settlement era, and no prehistoric sites are extant, a detailed narrative of the area's prehistory is not presented here.⁷

⁵ For example, the Assessors' office provided a date of 1945 for the parcel containing Southall Manor. A site visit indicated that the building was of considerably more recent construction. A legal document from the Regulatory Commission of Alaska was located, from which a reliable construction date of 1985 was obtained. http://www.state.ak.us/rea/orders/utills/2000/u00142_1.pdf. The Golden Towers' housing complex date of 1976 was obtained from the Assessors' office and confirmed through similar methods.

⁶ For the purposes of this project, "historic-era" properties included those that were constructed 45 years ago or older. This allows for some project flexibility and longer shelf-life of this report as it addresses properties that may reach the 50 year guideline during the course of a multi-year project.

⁷ Archaeological research suggests that Native Americans have occupied the Fairbanks vicinity for at least 10,000 years, and it is probable that settlement may be extended back to at least 12,000 years ago. Despite such antiquity, however, the cumulative density of archaeological sites in the Tanana Valley is low, a function of limited subsistence resources in the area and site preservation factors. More recently-dated sites, encompassing roughly the last two millennia, are attributed to the Salcha and Chena bands of the Tanana Athabascans. The late 19th and early 20th century context of these groups are discussed in McKennan 1981:562-576, and Andrews, 1975.

3.1 Fairbanks Area Historical Overview⁸

The Tanana Valley has a relatively brief span of recorded Euroamerican history. The earliest known non-Native exploration in the greater Tanana Valley occurred in the mid 1870s, when the traders Arthur Harper and an Englishman referred to only as “Bates” traveled via river from near the present community of Dot Lake to the Yukon River (Robe 1943:22-24). Other notable early excursions into the Tanana country included Lieutenant Henry Allen’s exploration of the Copper, Tanana, and Koyukuk Rivers in 1885 (Allen 1900).

In 1896, a U.S. government geological exploration party under the leadership of Joseph E. Spurr examined gold fields along the Yukon River. The report of that expedition (Spurr 1900) was in part responsible for a major increase in gold prospecting in the Tanana River area. Within two years of Spurr’s report, numerous prospectors were exploring the hills north of present-day Fairbanks (Robe 1943:39).

3.1.1 Gold Rush Years, 1901-1909

The story of Fairbanks’ founding by E.T. Barnette in 1901 has been told eloquently elsewhere (Robe 1943; Cole 1981, 1991; Cole 1999). Briefly, while attempting to travel up the Tanana River in the steamboat *Lavelle Young*, Barnett’s passage was thwarted by Bates Rapids. Backtracking, the *Lavelle Young* attempted to bypass the rapids by going up Chena Slough. The attempt was unsuccessful; after repeatedly running aground in the shallow slough, Barnette, his wife, and some 20 tons of supplies were put ashore at the place that would become Fairbanks. A subsequent gold strike in the nearby hills led to the founding of a town at the site of Barnette’s post, which was incorporated on December 26, 1903 (Robe 1943).

Fairbanks quickly grew to serve as a supply center for the miners, as thousands of people poured into the area, staking claims along the creeks in the outlying hills. A year after its establishment, the settlement’s population had tripled from 1,000 to 3,000 (Naske and Rowinski 1981:19). The years 1904-05 are considered to be a pivotal time in the town’s early history; by that time, enough changes had taken place that the town could arguably no longer be considered a “frontier” settlement. Much of the tent and log cabin commercial architecture had been replaced by frame construction as sawmills were established. As the town grew into a supply center for the Fairbanks Mining District, streets were laid out parallel to the river bank, and the heart of downtown Fairbanks came into existence.

The burgeoning gold rush community required communications and transportation links to the outside. Initially, riverboats were the primary means of getting people and supplies into the Interior. The gold fields north of town were supplied by wagon roads built as early as 1904 (Hildebrandt n.d.:39). Access to the creeks was vastly improved when the narrow-gauge Tanana Mines (Tanana Valley) Railroad connected the towns of Chena and Fairbanks to Gilmore and Chatanika (Ketz and Arundale 1986). The region’s first major overland route to tidewater was the Valdez-Fairbanks Trail, later known as the Richardson Highway. This road was originally a military trail from Valdez to Eagle, with a branch extended to Fairbanks in 1904.

⁸ The majority of this section was originally prepared by Bowers and Gannon (1998) and updated in Williams and Bowers (2004) and Neely (2006).

Communication systems built up as quickly as the town did. Between 1901 and 1906, the U.S. Army Signal Corps constructed WAMCATS, the Washington Alaska Military Cable and Telegraph System, which connected Alaskan towns and military posts to Seattle. One of the WAMCATS lines connected Fairbanks with Valdez, providing the community with telegraphic access to the outside world.

Agriculture played an important role in the permanent settlement of the Fairbanks area. Early development of agriculture was necessary due to the high costs and uncertainties of transportation in the first two decades of the century (Monahan 1959:111). Farmers filed homestead claims outside the town limits as early as 1903, and began growing grain and produce to supply mining camps and town dwellers.

3.1.2 Decline and Stabilization, 1910-1939

After reaching a population of 3,000 at the height of the gold rush, with another 11,000 in the outlying mining camps (Naske and Rowinski 1981: 28), the community experienced a pronounced economic decline lasting from 1910 to 1923. The downturn resulted primarily from the depletion of the easily-mined paystreaks and was intensified by rising transportation costs and well as by the manpower demands of World War I.

However, the economic base of the town was still gold, and mining in the region was given a major boost with the 1923 completion of the Alaska Railroad between Fairbanks and the port of Seward. With the coming of the railroad, the steady economic decline was halted. Within a few years the town was growing again, spurred by corporate mining enterprises such as the Fairbanks Exploration Company. In 1926, the city's population was estimated as 1,725; by 1935, it had increased to 2,778; and by 1941 it stood at 4,151 (Naske and Rowinski 1981).

By 1923, the focus of major industrial activities had shifted from the south side waterfront to the north side of the river, where the Alaska Railroad terminals were located. Farming continued to be an important activity in the Tanana Valley. During the 1920s, aviation began to play an increasingly important role in the Interior, and by the 1930s, Fairbanks had developed into a regional center for the fledgling aviation industry, with a municipal airfield at Weeks Field.

3.1.3 World War II and Cold War Build-Ups, 1939-1959

The coming of World War II ushered in a new phase in Fairbanks' history, as military activity became part of the region's economy. It started quietly enough in 1939 with the initial construction of Ladd Field as a cold weather test station (Woodman 1997/2:58). After the Japanese attacked Pearl Harbor, military construction went into high gear all over Alaska, and the activity in Fairbanks has been compared to another Gold Rush (Cole 1989:21). Ladd Field expanded and took on a new role as a transfer point for Lend-Lease aircraft being flown from lower 48 to the Soviet Union (Woodman 1997/2:164). As military air missions grew, Mile 26 Satellite Field, now Eielson Air Force Base, was built to accommodate more planes (Woodman 1997/3:16).

After the war ended, Fairbanks' economic base was diversified by the continued presence of the military, and became less dependent on mineral extraction for survival. Gold mining, which had been shut down by government order in October 1942 (War Production Order, L-208), did revive after 1946, but was no longer the economic force that it had been previously.

The World War II victory quickly developed into a new stand-off with the Soviet Union. Cold War pressures and Alaska's strategic location prompted the Defense Department to invest heavily in the region's military infrastructure between 1947 and 1958. The two bases near Fairbanks boomed with new construction, and for the first time, military dependents arrived in large numbers. Defense construction brought thousands of servicemen, civilian contractors, and families to the area at a time when the available housing was in critically short supply. Construction on the bases alleviated the problem to some extent, but in town there was high demand for housing.

Many other aspects of infrastructure such as schools, medical facilities, housing, and emergency services were severely overtaxed by the new population levels. The population had grown by 240% in the 1940s (Naske and Rowinski 1981:114), and doubled between 1950 and 1953 (Cole 1989:21). The increased population, economic prosperity, and availability of materials resulted in rapid development of residential suburbs in the postwar period (Cole 1989:25).

3.1.4 Post-Statehood, 1959- present

Statehood took effect in January 1959, and by then, the flurry of Cold War defense construction had peaked. Fairbanks' next big boom was related to oil development. Fairbanks became the supply and service center for the construction of the Trans-Alaska Oil Pipeline between 1974-1977 (Dixon 1978:11). Once again, housing, commodities, and services were stretched to their limits, and the community grew rapidly in response. After a recession in the mid-1980s, the economy recovered and remained stable through the 1990s (Jones 1997). The current diversified Fairbanks economy relies on military and government jobs; mining; tourism; the University of Alaska; the regional Native corporation Doyon; regional retail and supply functions; and transportation.

3.2 Historical Overview of the Noble Street Corridor

Most of the Noble Street Upgrade Project Area falls within the original Fairbanks townsite. A few properties at the southern end of the APE are associated with the Kolde homestead and the Sutherland subdivision. Portions of Noble Street south of Airport Way are outside the APE and not addressed in this report.

3.2.1 Townsite Properties

The original townsite consisted of 408 acres south and west of the meandering banks of the Chena River. The boundaries were formally surveyed in 1907, and a townsite patent was issued in 1910. The southern border of the townsite intersects Noble Street between today's 12th Avenue and Gaffney Rd. in the approximate area of the southern edge of Myrtle Thomas Park.

During the gold rush period, commerce was concentrated within a few blocks of the Chena River, which was the main transportation corridor for incoming supplies. The townsite's main commercial district was located between 1st and 3rd Avenues, centering around Cushman Street and extending several blocks to the east and west. Early directories suggest that Noble Street marked the upriver edge of the commercial cluster (Tanana Directory Co. 1907). Here, businesses such as the Dome Hotel and Golden North Hotel were interspersed with log cabins and small frame homes. Judge James Wickersham was the neighborhood's most prominent resident, with a one-story frame home on the northeast corner of 1st and Noble, at the site of today's Chevron station. The 1907 directory indicates that other Noble Street residents included Henry T. Ray, the District Recorder; several miners, and others who listed their professions as freighter, merchant, carpenter, liveryman, tinner, clerk, and stenographer. Most of the early Noble Street residences clustered between Wendell and 4th Avenue, although a few were located as far out as 10th Avenue. Tax rolls from 1910 show two ranges of property values along the street, the lower range presumably for lots with cabins and sheds, and the higher range for larger frame houses and businesses. Two surviving properties from this era include 405 Noble owned by mining entrepreneur A.J. Nordale, and 401/403 Noble Street, merchant E.R. Peoples' residence.

The second phase of development in the Noble Street neighborhood occurred as earlier gold rush era structures were sporadically replaced during the 1920s and 1930s. The north end of the street between 1st and 3rd Avenues became more distinctly commercial. In 1927, enterprises in that area included an auto repair shop, lodgings, warehouses, and an undertaker (Sanborn 1927). In 1938, Paul Greimann built the Standard Garage and bus depot at 2nd and Noble (UAF Greimann collection). None of these buildings remain. Farther to the south, the area was primarily residential. Businessmen such as E. F. Stroecker and Leo Schlotfeldt owned homes along the street. The Golden Heart commercial building at 6th and Noble also dates from this period. Near the south end of the townsite, Noble Street retained a modestly rural character, with the Birch Tree Gardens greenhouse occupying the large lot between 8th and 9th Avenues that now contains the Westmark Hotel.

3.2.2 Kolde and Sutherland Parcels

The APE also includes several properties in the 1200 block of Noble Street which were outside the original townsite boundary, on the Kolde homestead and Sutherland subdivision.

The Kolde homestead area received its name from George "Bismark" Kolde. Born in Germany in 1859, Kolde arrived in the U.S. around 1880 and came north during the Klondike Gold Rush (Price 2002; Slayton and Williams 2005). After several years in Skagway, he arrived in the new town of Fairbanks. In 1909, he filed on an existing homestead parcel just south of the town limits and began growing grain. The homestead included Lot 12 of Section 10, Lots 1 and 6 of Section 15, and the south half of the northwest quarter of Section 14 [in Township 1S, Range 1W of the Fairbanks Meridian], an area which is now the Gaffney Rd/ Airport Way intersection, the Airport Way/ Richardson Highway intersection, and the Gateway subdivision east of South Cushman Street. Most of the Kolde homestead lies outside the APE, but several lots near the Gaffney/Noble intersection were part of the Kolde property.

George Kolde farmed the homestead for many years. In 1915, he had 40 acres under cultivation and even more acres cleared, with unspecified improvements amounting to \$4,000 to \$5,000. He eventually received patent to the homestead in 1920, and passed away in 1924. No historic structures or agricultural features from this period exist in the APE, which is heavily commercialized.

The Sutherland subdivision consists of a small group of lots on the east side of the 1200 block. It sits on a sliver of land east of the Kolde homestead. The area was formally subdivided in 1947 and named for its then-owner, Dr. J.A. Sutherland. None of the structures in the Sutherland subdivision have been documented as predating this 1947 subdivision.

3.2.3 Noble Street, 1940s-1950s

More change came to the Noble Street area during and after WWII, as the community expanded to accommodate the new Cold War military presence and meet the challenges of an acute housing shortage. New single-family construction met part of the need. Sites C, K, L and M date from this period. The Federal Housing Act of 1949 also helped fill the gap by providing loan guarantees for larger scale housing projects. Developers, banks, and territorial and federal agencies cooperated to fund apartment buildings and new subdivisions for the expanding population. The legislation also provided the basis for urban renewal programs. Among other provisions, it allowed cities to condemn substandard areas through eminent domain. Older residential properties in the downtown area, particularly cabins, were often considered substandard, as indicated by a 1958 city engineer's survey (Clark-Coleman 1959). The Northward Building on Noble Street was one early example of a postwar urban renewal project.

During this period, the downtown commercial area expanded into previously residential neighborhoods. In the late 1950s, small enterprises such as Larsen's Jeweler, Music Mart, and Bill Hawks Furs began operating from remodeled residential buildings along Noble Street. The Northward Building, with its extensive first floor shops, also intensified the commercial character of the area.

3.2.4 Noble Street Corridor, 1960- present

Redevelopment continued in the Noble Street area from the 1960s to the present. Commercial properties gradually replaced residential buildings along most of the street north of Airport Way. In 1968, the Judge James Wickersham House on the northeast corner of 1st and Noble was moved to Pioneer Park and its original site converted into a service station. Other commercial properties from the 1960-1980 era include the First National Bank, Golden Nugget Hotel, Tanana Valley Clinic, and portions of the Westmark Hotel, as well as many of the Noble Street properties south of 12th Ave: the former Foodland/Alaska Marketplace, and the two service stations which now house Sunshine Travel and Big Al's Pizza. Recent construction on the Noble Street corridor includes the city parking garage, the Rabinowitz Courthouse, and TVC First Care walk-in clinic, and large portions of the Westmark Hotel.

3.3 Previous Archaeological Research and Known Cultural Resources

Two historic building surveys were carried out by Janet Matheson for the City of Fairbanks in 1978 and 1985 (Matheson 1978, 1985). These surveys recorded the history and architecture of the buildings without assessing their significance for the National Register of Historic Places (NRHP). However, this project was completed as a local inventory with no intent to comply with Section 106 regulations; as such, no formal identification, documentation, or evaluations of the historic properties were completed at that time.

In 2003, NLUR identified and evaluated cultural resources for the Morris Thompson Cultural and Visitor’s Center project to the northeast of the current project area (Williams et al. 2003). No evidence of prehistoric activity was found, but four historic buildings were evaluated (FAI-01585-1588) for inclusion in the NRHP. Only FAI-01585, a 1910 cabin, retained enough of its physical integrity to be eligible for the Register.

Table 1 provides a list of previously identified historic properties in the AHRS database which are in the general vicinity (but not within) the project area. Only two historic properties, FAI-0279 and FAI-0331 (highlighted in the table) are within the APE of the Noble Upgrade Project and an evaluation of that property is included in this report.

Table 1. Previously Identified AHRS Sites in the Vicinity of the Project APE as of June 2008.

AHRS #	Site Name	Site Description/Location	References	NRHP Status
FAI-00249	Empress Theater (Co-op Drug)	A two-story structure built by Austin "Cap" Lathrop in 1927, as the home to a movie theater that seated 670. It was the first solid concrete building in Fairbanks. In 1961 the building was remodeled for use as a drug store, with both exterior and interior changes.	AHRS 2008, Matheson 1985	No Determination
FAI-00250	W.H. Gilcher Building	At one time a one-story sheet metal shop, a second story was added in the late 1920s. William Gilcher, owner of the building, was the proprietor of the Tanana Sheet Metal Works as early as 1907 and had turned to the business of refrigeration by 1927. The building has undergone a number of alterations.	AHRS 2008, Matheson 1985	No Determination
FAI-00155	Federal Building (U.S. Post Office & Courthouse)	Rectangular, reinforced concrete building with three full floors, a small fourth and fifth floor, full basement and copper roof above the courtroom. Decorated facades and ornaments are part of the building; cast aluminum and marble were used in the construction and decoration of the building. It is located on top of part of Burnette's trading post (FAI-021), at the location of several former courthouses. It was built in 1933-1934 by the William MacDonald Construction Company of St. Louis.	AHRS 2008, Matheson 1978, Matheson 1985	No Determination
FAI-00162	Alaska House	Hand-hewn, two-story log cabin built by Ernie Wachowitz in 1937-1939. Has leaded glass windows, stone chimney, and Tudor entry.	AHRS 2008, Matheson 1978, Matheson 1985	No Determination

AHRS #	Site Name	Site Description/Location	References	NRHP Status
FAI-00164	Clay Street Cemetery (Fairbanks City Cemetery)	Cemetery surrounded by chain link fence. Current repository of the remains of many well-known Alaskans. Markers have disappeared due to vandalism and natural deterioration.	AHRS 2008, Matheson 1985	No Determination
FAI-00270	320 1st Avenue	An early house probably built in 1904, but with many additions and extensions. The second floor is a later addition and the roofline has been altered. The structure is still on its original cribbed basement and the materials, style, and windows of the original section are unaltered.	AHRS 2008, Matheson 1985	No Determination
FAI-00278	Independent Lumber Mill Warehouse	Only the old lumber warehouse remains from the Independent Lumber Mill, which Roy Rutherford built at this location. The complex grew to include a four-door garage, an office building, two houses, various sheds, and the warehouse. The company moved from this location in 1959-1960.	AHRS 2008, Matheson 1985	No Determination
FAI-00279	Peoples/Suter Duplex (401/403 Noble Street)	C.T. Suter ("The Live Jeweler") and E.R. Peoples (a prominent businessman and owner of E.R. Peoples General Merchandise) married two sisters in 1910 and built these two adjoining houses on the corner of 5th Avenue and Noble Street.	AHRS 2008, Matheson 1985	No Determination
FAI-00282	City Hall	Solidly built of concrete in 1933, Fairbanks' present City Hall retains its original Classic detailing, although windows and doors have been modernized. In addition to municipal offices, it used to house fire and police departments and the town jail.	AHRS 2008, Matheson 1985	No Determination
FAI-00285	329 4th Avenue	A Classic Pioneer cabin with boxed in corners, which hide the log joints underneath, and a square window with a wood mullioned transom panel of square panes.	AHRS 2008, Matheson 1985	No Determination
FAI-00286	325 Wendell Avenue	A Classic Pioneer cabin with notched corners, an asymmetrical configuration, a small high side window, and a wide overhang.	AHRS 2008, Matheson 1985	No Determination
FAI-00287	158 3rd Avenue	A Classic Cabin variation, with a generally square plan, a symmetrical facade and a large hip roof.	AHRS 2008, Matheson 1985	No Determination
FAI-00288	203 Dunkel Street	This Classic Cabin variation retains the asymmetrical configuration and the gable roof is oriented towards the street, but its tall narrow double-hung windows on the side give it an unusual appearance.	AHRS 2008, Matheson 1985	No Determination
FAI-00289	542 8th Avenue	A Classic Cabin variation with a hip roof.	AHRS 2008, Matheson 1985	No Determination

AHRS #	Site Name	Site Description/Location	References	NRHP Status
FAI-00292	133 4th Avenue	A pioneer cabin, moved from Old Chena (west of Fairbanks), which has a second cabin section, with a gable roof, adjoining perpendicular to the original section.	AHRS 2008, Matheson 1985	No Determination
FAI-00293	510 1st Avenue	This pioneer cabin has had one or two extensions, including a two-story house at the back.	AHRS 2008, Matheson 1985	No Determination
FAI-00297	211 5th Avenue	A Classic Cabin, slightly different than the norm in having a more steeply-pitched roof and a small divided lite window.	AHRS 2008, Matheson 1985	No Determination
FAI-00298	109 5th Avenue	A 1930s log cabin, slightly larger than the norm.	AHRS 2008, Matheson 1985	No Determination
FAI-00307	503 9th Avenue	This frame structure is a fine example of the extremely symmetrical Pioneer Neoclassical form, with drop siding, glassed-in arctic entry with Craftsman-like divided-lite doors and windows, deep rake and eaves with crown molding and elaborate cornice returns, and pedimented dormers.	AHRS 2008, Matheson 1985	No Determination
FAI-00310	203 2nd Avenue	A frame structure dating to 1951, in Pioneer Neoclassical form, with two separate upper windows which retain strict symmetry.	AHRS 2008, Matheson 1985	No Determination
FAI-00312	1002 Lacey Street	An Eclectic Revival frame structure with clapboard siding, cornice returns, divided-lite windows, arctic entry, symmetrical facade, and a hipped gable roof, copied onto the dormer and entry roofs.	AHRS 2008, Matheson 1985	No Determination
FAI-00315	146 3rd Avenue	A one-story Western Stick style frame building with Craftsman or Bungalow style brackets, or knee braces, on the main roof and the arctic entry.	AHRS 2008, Matheson 1985	No Determination
FAI-00319	168 Clay Street	This asymmetrical "Plain-Frame-Western-Stick-Style-Bungaloid-Pioneer-Farmhouse" dates from the late 1930s.	AHRS 2008, Matheson 1985	No Determination
FAI-00331	335 5th Avenue Garage	A Neoclassical two-car garage with multi-paned windows, hinged double doors, and drop siding typical of garages in the 1920s and 1930s, though this one is larger than average.	AHRS 2008, Matheson 1985	No Determination
FAI-00347	Old Matanuska Creamery (124 2nd Avenue)	The old Matanuska Creamery is an example of poured concrete technology.	AHRS 2008, Matheson 1985	No Determination

AHRS #	Site Name	Site Description/Location	References	NRHP Status
FAI-01585	104 Dunkel Street -- 1910 Cabin Block 2, Lot 6	Historic cabin built in 1910, with a small frame addition added prior to 1979.	AHRS 2008. Matheson 1985, Williams et al. 2003	NRHP eligible
FAI-01586	109 Dunkel Street	Home built in 1945 and significantly altered since, so it does not retain historic physical integrity.	AHRS 2008. Matheson 1985, Williams et al. 2003	Not eligible
FAI-01587	113/117 Dunkel Street	Built in 1943 with significant changes.	AHRS 2008. Matheson 1985, Williams et al. 2003	Not eligible
FAI-01588	227 North Clay Street	Built in 1942 and modified heavily.	AHRS 2008. Matheson 1985, Williams et al. 2003	Not eligible
FAI-01741	Chena River, Wendell Hall Street Bridge	The Wendell Hall Street bridge was constructed from 1952-1953 to alleviate serious traffic problems. The bridge is a five-span structure with continuous steel plate girder spans in the center and an I-beam span on each end. It was redecked in 1984, and the lamp fixtures were changed sometime prior to 1992. The lampposts and fixture arms appear to be similar or the same as those originally installed.	AHRS 2008	No Determination
FAI-01742	Chena River, Cushman Street Bridge	The Chena River (Cushman St) Bridge is a three-span steel stringer bridge built 1959-1960, replacing a steel through truss bridge which was dismantled and subsequently erected over the Kuzitrin River north of Nome. About 20 flag poles were added to the upstream and downstream railings of the bridge sometime between 1965 and 1988.	AHRS 2008	No Determination

4.0 RESULTS

4.1 Properties Reviewed in Phase I

Table 2 lists all the properties reviewed during Phase I. This review identified 22 properties for further evaluation, which are indicated in grey within the table. Figure 3 shows the location of these sites on the aerial photograph. These sites are discussed individually in Section 4.3 below. Please note, one property, the Gronewald Residence, includes two historic properties (FAI-1861/House) and FAI-331 (garage), making the total of evaluated historic properties 23. The remaining properties consist of vacant lots and buildings less than 45 years of age, which do not meet the NRHP Criteria Consideration G standard for “exceptional significance.” None of those remaining properties require any additional review for this project.

Table 2. List of all Properties in APE Compiled During Phase I. Shaded properties were selected for Phase II investigation.

YEAR*+	OWNER 1	BUSINESS	STREET ADDRESS	SUBDIVISION	BLOCK	LOT(S)	PAN (FNSB Tax Property Account Number)
1960	BACHNER COMPANY	FORMER FOODLAND/ALASKA MARKETPLACE	513 TWELFTH AVENUE	VARIOUS	125	Tr A	476803
2001	ALASKA STATE COURT SYSTEM	COURT HOUSE	416 1 ST AVENUE	TOWNSITE	5	consolidated 1-6	28916
1968	BOBS SERVICE AND TOWING INC	RON'S CHEVRON	101 NOBLE ST	TOWNSITE	6	1B, 2, 3	28991
N/A	BACHNER COMPANY	VACANT LAND/PKG LOT	[NOT LISTED]	TOWNSITE	11	1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8	29980/29998/30007/ 30015/30023/ 528218/ 30040/470295/528226
1970	FAIRBANKS NATIVE ASSOCIATION INC.	FNA HEAD START/POLDINE CARLO BLDG & PKG LOT	320 SECOND AVENUE	TOWNSITE	11	9, 10A, 10B	30066
1958	GMH INVESTMENTS LLC	L' ASSIETTE RESTAURANT FORMER FRONTIER SPORTING GOODS & BASMNT	412 SECOND AVENUE	TOWNSITE	12	4,5	30180/ 30171
1947	MILLER SCHMIDT LLC	TOMMY'S ELBOW ROOM	410 SECOND AVENUE	TOWNSITE	12	6,7,8	560171
N/A	FAIRBANKS CITY OF	N/A	122 NOBLE ST	TOWNSITE	12	9	30228
1952	FAIRBANKS POLARIS HOTEL LLC	POLARIS BLDG, VACANT	427 1st AVENUE, 121/123 LACEY STREET	TOWNSITE	12	1A,1B,1C,2A,2B,3	30155/528242
ca 2003	FAIRBANKS CITY OF	PARKING GARAGE	200 NOBLE ST	TOWNSITE	39	1A,1B,2A,3A,3B,3C, 3D,4A,4B,5A,5B,6,7	32425 515116
1976	STATE OF AK	GOLDEN TOWERS HOUSING & PARKING	330 SECOND AVE	TOWNSITE	40	1,2A,2B,3,4,5,6,7	32433 & others
1969	GARY M. SCHIKORA	NOT LISTED	309 SECOND AVENUE	TOWNSITE	40	8A	32514
1976	STATE OF AK	GOLDEN TOWERS PARKING	310 THIRD AVENUE	TOWNSITE	40	8B	32522
1960	EAGLE FRANKLIN B	KING'S KUP	305 NOBLE ST	TOWNSITE	45	1, 2	33146
1951	4TH AND LACEY LLC	NORTHWARD BLDG	330 FOURTH AVE	TOWNSITE	46	1	33243
1952	ASTRO LLC	PORT AUTHORITY	409/ 411 FOURTH AVE	TOWNSITE	68	6, 8A	35238 545082
N/A	BOONPRASERT, CHALERMPON AND LAONG H.	VACANT LAND	408 FIFTH AVENUE	TOWNSITE	68	7, 8C	35262 35246
1945	KIM, MYONG	ALOHA RESTAURANT	402 FIFTH AVE	TOWNSITE	68	8B, 10, 11B, 9,11A	35254/528480/528501 528471/528498
1920	BENSHOOF CLIFFORD W	LARSON'S FINE JEWELER	405 NOBLE ST	TOWNSITE	69	1A, 1B, 2A	35319/35297/35289
1907	TOMSHA, MARK L	MUSIC MART	413 NOBLE ST	TOWNSITE	69	1C, 2B, 2C	35301/528510/528528
1940	GRONEWOLD, KERRY Q	N/A	335 FIFTH AVE	TOWNSITE	72	1, 2	35602
1910/1973*	FARRELL TIMOTHY J	CRAFT MARKET GIFT SHOP	401/403 NOBLE ST	TOWNSITE	73	8A	35823
1973	WELTON DOUG L	[NOT DETERMINED/FORMERLY ANN'S DUTCH BOB]	510 NOBLE ST	TOWNSITE	73	8B	465844
1935	CHURCH SETH D	GOLDEN HEART BLDG	600 NOBLE ST	TOWNSITE	88	4	37460
1938	NOREEN, ROBERT S	JAMES CANNON/FLEUR ROBERTS LAW OFFICES	402 SEVENTH AVE	TOWNSITE	88	5A	37478
1937	WILTON, TOMMY LEE	WILTON ADJUSTMENT SERVICES	335 SIXTH AVE	TOWNSITE	89	1A,1B,2,3A,3B,4	37486/37494
N/A	WESTMARK HOTELS INC,	VACANT PROPERTY	331 SEVENTH AVE/330 EIGHTH AVE	TOWNSITE	90	1,2	37702/37699
1963	WESTMARK HOTELS INC	MULTI -FAMILY RESIDENCE	328 EIGHTH AVE	TOWNSITE	90	3A	37711
N/A	WESTMARK HOTELS INC	VACANT PROPERTY	325 SEVENTH AVE	TOWNSITE	90	3B	471844
1985	ALASKA HOUSING FINANCE CORP	SOUTHALL MANOR HOUSING	401 SEVENTH AVE	TOWNSITE	91	1A,1B,2A,2B,3,4,5	37982/37991/37982/ 37991/38008/38016
1973	FIRST NATIONAL BANK ALASKA	FIRST NATIONAL BANK	407 EIGHTH AVE	TOWNSITE	106	1	39772
1964	GOLDEN HEART UTILITIES	[NOT LISTED]	803 LACEY ST	TOWNSITE	106	1A1	39756
N/A	FIRST NATIONAL BANK ALASKA	VACANT LAND	407 EIGHTH AVE	TOWNSITE	106	1B	39764
1970/71/98/ 2003*	WESTMARK HOTELS INC	WESTMARK INN	813 NOBLE ST	TOWNSITE	107	1, 2I	39781
N/A	HOLLAND AMERICA LINE INC	WESTMARK INN, PARKING	913 NOBLE ST	TOWNSITE	107	2C	39799
1970 +	WESTMARK HOTELS INC	WESTMARK INN	316 TENTH AVE	TOWNSITE	107	2E	39811

YEAR*+	OWNER 1	BUSINESS	STREET ADDRESS	SUBDIVISION	BLOCK	LOT(S)	PAN (FNSB Tax Property Account Number)
1970 +	WESTMARK HOTELS INC	WESTMARK INN	310 TENTH AVE	TOWNSITE	107	2F	39829
1970 +	WESTMARK HOTELS INC	WESTMARK INN	306 TENTH AVE	TOWNSITE	107	2G	39837
1970 +	WESTMARK HOTELS INC	WESTMARK INN	300 TENTH AVE	TOWNSITE	107	2H	39845
1967	J & Y ENTERPRISES INC	GOLDEN NUGGET HOTEL	900 NOBLE ST	TOWNSITE	108	1, 2, 3	40118
1955	MASONIC TEMPLE HOLDING CO INC	MASONIC LODGE (FORMER NAZARENE CHURCH)	409 TENTH AVENUE	TOWNSITE	118	1C, 1D	41173
N/A	MASONIC TEMPLE HOLDING CO INC	MASONIC LODGE PARKING	1006 NOBLE ST	TOWNSITE	118	1A, 1B	41157
1969	GREATER FBKS COMMUNITY HOSPITAL FOUNDATION INC.	TANANA VALLEY CLINIC	1001 NOBLE ST	TOWNSITE	119	1A, 1B, 2A, 2B, 3A1, 3A2, 3B	41190/528404/41203
1988	TANANA VALLEY CLINIC LIMITED PARTNERSHIP	TVC FIRST CARE	1101 NOBLE ST	TOWNSITE	120	1A	41271
N/A	NICHOLS, LANE J	VACANT LAND	407LACEY ST/1109 LACEY STREET	TOWNSITE	121	1A	41360
N/A	NICHOLS, LANE J	VACANT PROPERTY	408 TWELFTH AVE	TOWNSITE	121	1B	41378
1969	NICHOLS LANE J	MORGAN APTS	1114 NOBLE ST	TOWNSITE	121	1C, 2C	41386
1943	HACKETT, JAMES M	HACKETT LAW OFFICE	401 ELEVENTH	TOWNSITE	121	2A	41394
N/A	NICHOLS LANE J	VACANT PROPERTY	1106 NOBLE ST	TOWNSITE	121	2B	41408
1968	NORTH RANCH LIMITED	SUNSHINE TRAVEL/TASTE OF CHICAGO COFFEE	1200 NOBLE ST	TOWNSITE	126	ALL	41718
[Pre-1965]	FNSB	MYRTLE THOMAS PARK	506 GAFFNEY RD	TOWNSITE	127	1	41726
1943	LOVE IN THE NAME OF CHRIST	LOVE, INC	1231 NOBLE ST	SUTHERLAND	n/a	3	100927
1947/1969*	WADLE DONALD P	N/A	1235 NOBLE ST	SUTHERLAND	n/a	4	100935
1950	WILBUR ALDEN ROY	WILBUR BROS.	1241 NOBLE ST	SUTHERLAND	n/a	5	100943
2006	LARSON LOCKSMITH AND SECURITY INC	LARSON'S LOCKSMITH	1249 NOBLE ST	SUTHERLAND	n/a	9	100986
1983	SPAULDING FRANK G	SPAULDING CHIROPRACTIC	1221 NOBLE ST	SUTHERLAND	n/a	1-A	382311
1998	BUCHER FAMILY TRUST	NATIONAL AUTO RENTAL	1243,1245,1247 NOBLE ST	SUTHERLAND	n/a	6,7,8	100951/100960/ 100978
1988, 1994*	RSD VANHORN LLC	BROWN & SONS GAFFNEY	266 GAFFNEY RD	KOLDE HOMESTEAD	n/a	5,6,8,9	80357/80365/80357
1984	ASTRO LLC	ASTRO PROFESSIONAL BUILDING	506 GAFFNEY RD	KOLDE HOMESTEAD	n/a	TL-1	80322
1968	GREER AMIE	BIG AL'S PIZZA/FORGETMENOT ESPRESSO	1246 NOBLE ST	KOLDE HOMESTEAD	n/a	TL-7	80373

* Multiple dates listed in the year of construction indicate two buildings or structures are on property that were constructed in different years or significant alterations occurred on the property in the later year listed.

+ Indicates tax records did not list an exact date of construction, though research suggested the date listed as the likely oldest date of construction.

4.2 Historic District Assessment of the Project Area

PDC and DOT&PF directed NLUR to conduct a general overview survey of the neighborhoods adjacent to the project area to assess whether any NRHP-eligible Historic Districts (HDs) exist within or adjacent to the project area, and then generally review what the character defining features of those HDs may be at this point in time. It is not the objective nor within the realm of reasonable level of effort to identify all the contributing historic properties that define each HD.

The objective here is to develop provisional HDs with assumed boundaries based on easily recognizable and shared characteristics between buildings. These preliminary district assessments provide a conceptual framework through which project-specific management decisions can be made while considering all possible historic property types (any prehistoric or historic district, site, building, structure or object). In order to meet the Section 106 purposes for this project, it is the intent to determine what effect the proposed undertaking might have on any identified HDs as an entity, as well as determine whether any specific areas in the HD might be within the APE and directly affected by the proposed undertaking. Each historic property was then considered for its individual eligibility and as contributing property to these provisory HDs.

4.2.1 Historic District Discussion

For an HD to be NRHP-eligible, it must fall within the guidelines the NRHP has established. As defined by the NRHP, “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”

The NRHP explains,

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment.... A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

[T]he majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. The boundaries must be based upon a shared relationship among the properties constituting the district. A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more

definable significant areas separated by nonsignificant areas. It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction (NPS 2002).

Both physical characteristics and historic significance are taken into account when evaluating the resources within a potential district. The guidance states,

A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because: it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or it independently meets the National Register criteria.

A noncontributing building, site, structure, or object does not add to the historic associations, historic architectural qualities, or archeological values for which a property is significant because: it was not present during the period of significance, or does not relate to the documented significance of the property due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register criteria (NPS 1997).

In other words, an NRHP-eligible historic district should stand as a unified entity with a concentration of historically significant contributing features in a definable geographical area (usually contiguous). The functionally-related contributing elements and the district as a whole must also possess physical integrity.

Previous surveys of downtown Fairbanks have recommended that certain areas be considered historic districts. Several historic areas in downtown Fairbanks were identified in the 1978 and 1985 Matheson reports, and in the 1997 and 2002 FNSB HPP. However, in these reports, the term “historic district” was not applied according to the NRHP definitions described above. These previous recommendations, while useful, did not provide the full analysis required for formal NRHP evaluations, but rather an inventory of properties with shared characteristics.

The 1978 and 1985 Matheson reports informally proposed four districts in the downtown area (1st Avenue/Cowles area; Fairbanks Exploration Company Housing; Garden Island; and Eastside Residential). Districts identified in Matheson have focused boundaries which enclose a concentration of historic resources. However, while these reports provided excellent data and locations of early-mid 20th century buildings, they did not go as far as to evaluate the integrity of contributing elements. Even if they had, with the passage of time, the integrity of contributing features would have required re-evaluation.

More recent information is provided in the FNSB HPP, in the form of inventory maps. Unfortunately, the HPP does not provide any supporting data about properties it identifies as locally significant. The integrity of properties in the HPP maps is not documented and properties considered, nor does the HPP provide any narrative rationale for the designation of “local historic districts” in the downtown area.

The HPP divides downtown Fairbanks into four adjoining “local historic districts” which extend over wider areas than the original Matheson recommendations, and which include a large number of non-historic features. In the case of the Downtown and Eastside areas in particular, the boundaries in the HPP do not represent cohesive, unified historic districts with a concentration of historic features. Neither one is a “single geographic area of contiguous historic properties”. The outlined areas do not meet NRHP criteria for historic districts, and they should be referenced with caution; they are ill-defined and too broad to be useful in fulfilling Section 106 purposes. These HPP “local historic districts” are mentioned for the record but will not be directly applicable to the findings in this report.

4.2.2 Eastside Residential Historic District (FAI-1917)

The Matheson surveys identified a proposed Eastside residential HD which encompasses a portion of the Noble Street project’s APE between 4th and 7th Avenues. This proposed district extends from Noble Street on the west to the Steese Expressway to the east, 7th Avenue on the south, and a dogleg from 4th Avenue to Dunkel Street and across 2nd Avenue to the north. The Eastside name referred to the neighborhood on the east side of the original townsite. This HD was presented as a recommendation and was never formally established.

In 1997, when the FNSB prepared downtown historic resources maps for the Historic Preservation Plans, Matheson’s Eastside residential HD was included in a different Eastside historic district. The re-drawn Eastside HD included Graehl, Slaterville, and other neighborhoods north of the Chena River. The areas across the river have substantially different architectural and neighborhood histories than the originally proposed residential district which Matheson identified. It is not clear what unifying historical or architectural associations were intended when this boundary was suggested, and the inclusion of all these areas in one district may have been an error. However, as noted above, this “local historic district” as it was constituted is not an NRHP-eligible entity, and is not addressed further.

For the purposes of this report, the original Matheson boundaries are used since they provide a provisional boundary for the Eastside Residential NRHP-eligible HD (Figure 4).

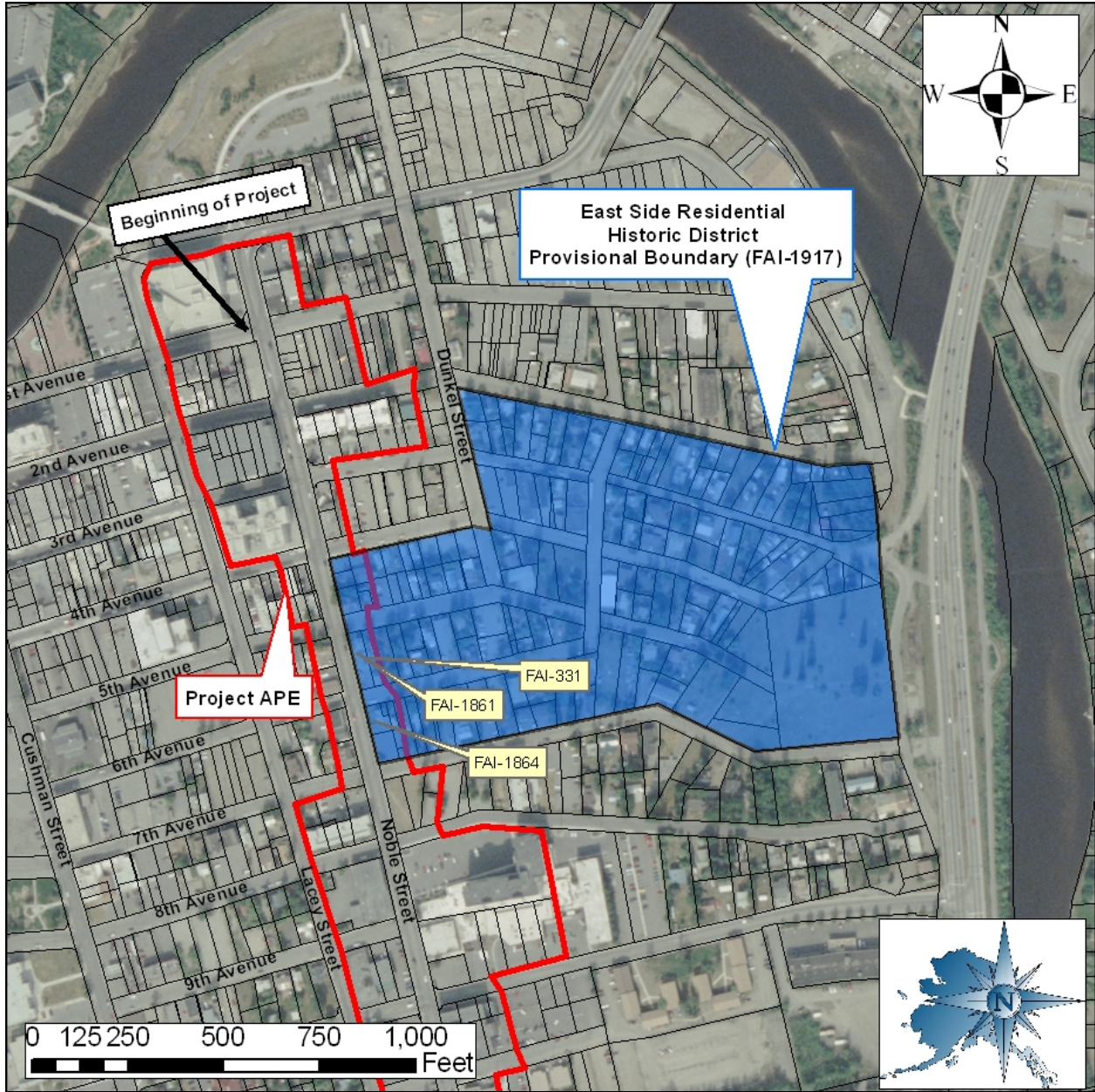


Figure 4. Eastside Residential Historic District with contributing properties evaluated for Noble Street project.

(Aerial from AlaskaMapped.org; Parcel information from FNSB GIS, April 2008)

Survey and Findings:

On May 21, Burr Neely and Kathy Price conducted a vehicular reconnaissance and on-the-ground pedestrian survey of the Eastside Residential HD to examine the boundary area and each individual street within the district. An inventory and analysis of all features within the potential HD was beyond the scope of the project, but a preliminary evaluation was made regarding the district's overall conceptual boundary based on shared characteristics identified in the field.

Within the HD boundaries, the neighborhood consists primarily of one and two-story homes and duplexes, along with small apartment properties, a church, and several commercial enterprises. The primary defining characteristic of the area is its pedestrian-scale residential nature. In general, Matheson's description from 1978 is still accurate: "The streets are narrow, a carryover from the days of pedestrian and horse traffic... Shade trees...line the streets in clusters. The buildings, predominantly cabin-scale and tin-roofed, are placed close together on long narrow lots...Interspersed with the cabins are large 2-story frame or log buildings, often with matching garages or sheds, that lend dignity to the streets in Eastside."

Another defining element is the distinct character of the architecture. As was typical with Fairbanks' development, residential styles were intermingled in a haphazard way on any given street. Historic features in this neighborhood consist of a random mixture of one or one-and-a-half story cabins and pioneer frame houses as well as more substantial two-story residences with matching garages. When seen in contrast with the surrounding areas, the historic residential character of this district is readily apparent. The setting and viewsheds change considerably along the 1985 boundaries. This is particularly notable along the southern edge of the district, where the eight-story Westmark hotel rises and marks a distinctive boundary. The Steese Expressway sits near the eastern boundary, and commercial development borders the area on the northern and western sides.

The area represents the social and economic development of Fairbanks from the late gold rush to the eve of WWII, and has a significant association under NRHP Criterion A. Its historic residential features illustrate the first two generations of permanent residential development in the downtown area. This period of significance was selected because the historic features include residences dating from the city's initial settlement patterns as well as the second wave of prosperity that followed the arrival of the railroad and industrial-scale mining in the 1920s and 1930s. Residential features from both periods are intermingled in this area, and together they represent the picture of Fairbanks' transition from a gold camp to a permanent city.

The district identified by Matheson remains reasonably intact and cohesive in many areas, though there are numerous properties interspersed throughout which would be considered non-contributing elements, either due to recent vintage or catastrophic remodeling. In many instances, these non-contributing elements are minimally disruptive to the historic feeling of the neighborhood, which has a distinct character. However, there are notable intrusions at some locations, particularly the commercial/industrial buildings on block 44, along 4th Avenue between Dunkel and Hall. Other intrusions include small apartment complexes, modern churches, and residences of varying dates. The areas where integrity appears most questionable are in the vicinity of the Bridgestone commercial complex on block 44; along the 7th Avenue

approach to the cemetery; the easternmost end of 5th Avenue; and certain portions of 6th Avenue about half a block east of Noble Street.

Overall, the area does have a concentration of historically significant and interrelated features “which can convey a visual sense of the overall historic environment.” Boundaries may need adjusting on the east side in particular, but generally the area has sufficient integrity to qualify as a NRHP-eligible District under Criteria A and C.

NLUR recommends that the project consider the area outlined by Matheson to be a NRHP-eligible historic district for purposes of fulfilling Section 106 for the Noble Street upgrade project. If the district were to be formally inventoried and evaluated, boundaries might change slightly, but not in the area of the district which is closest to the project area. Character-defining features are the small-scale, narrow, single-story, gable-roofed cabins intermixed with the contemporaneous larger, framed, hipped- and gable-roofed residences that reflect the first two generations of community growth (Gold Rush through WW II), and the neighborhood’s social division, residential feeling, temporal association, and architectural scale.

Potential adverse effects of concern would be disruptions of the residential scale or introduction of commercial or industrial features beyond what already exists in and near this residential-based historic district. The proposed project, as currently scoped and understood by NLUR, is unlikely to affect the qualities that make this district eligible for the NRHP. The potential for effects to individual contributing properties that fall within the APE are discussed below within the individual site evaluations.

4.2.3 Downtown Fairbanks Commercial District (FAI-1918)

The 1978 and 1985 Matheson studies did not identify any specific downtown commercial districts in Fairbanks, though they did note several individually notable properties. The 1997 FNSB HPP included all of downtown Fairbanks from Cowles Street to Airport Way to the Steese Highway, excluding the Eastside Residential District, in one “Downtown Historic District.” This entity overlays the project area on the north and south ends of Noble Street. However, the HPP delineation is not an NRHP-eligible historic district, for reasons discussed earlier. In order to assess whether an NRHP-eligible downtown commercial historic district existed in or near the project area, NLUR conducted a preliminary overview survey. The proposed district boundaries are delineated in Figure 5.

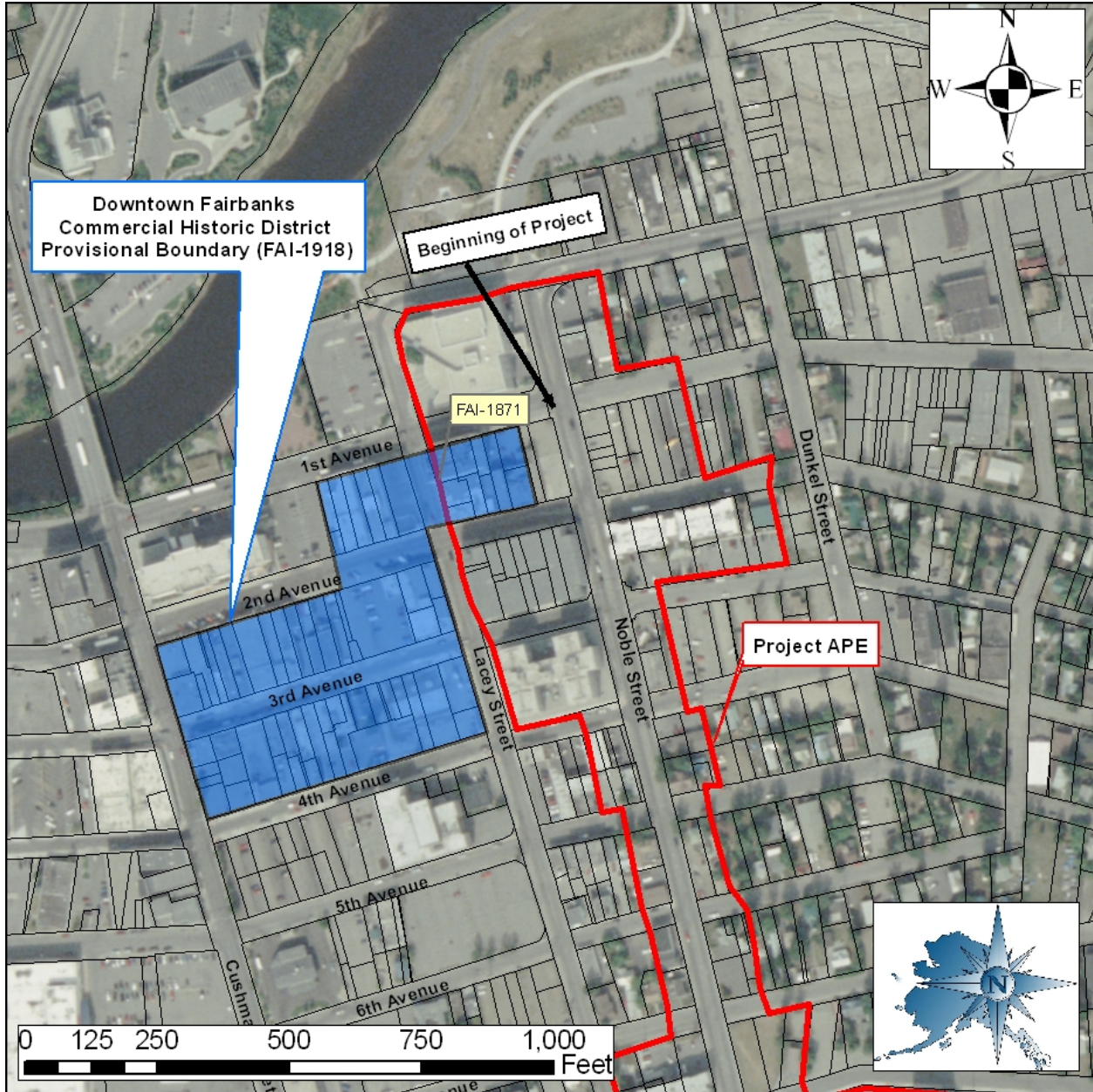


Figure 5. Downtown Fairbanks Commercial Historic District with properties evaluated for Noble Street Project.

(Aerial from AlaskaMapped.org; Parcel information from FNSB GIS, April 2008)

Survey and Findings:

A pedestrian survey was conducted on May 21 to examine the downtown area on the west side of, and adjacent to, the project area to determine whether a potentially-eligible commercial HD existed, and if so, what its likely boundaries would be. It was not the intent of this survey to identify any potential commercial HDs that may exist beyond the neighborhood adjacent to the project area, since those entities would not be impacted by the proposed project. Consequently, the survey did not extend beyond any observed clear dividing lines that disrupted the contiguity of a potential HD.

The survey commenced at 5th and Noble, following 5th Avenue to Lacey Street. The Borough School District building and parking lot along Lacey between 4th and 6th Aves. formed a dividing line marking the south end of the survey area. The survey proceeded west along 4th Avenue to Cushman Street, crossed Cushman to Turner, returned to Cushman along 2nd, and proceeded along 2nd back to Noble Street with visual inspections of 1st and 3rd Aves as well. Observations were recorded regarding modern and potentially historic structures, scale and massing, and notable patterns and features. Individual determinations of age and integrity were not undertaken, other than to identify features that were clearly less than fifty years old and which could be excluded on initial observation. A follow-up vehicular reconnaissance was undertaken on May 27, covering the zone between the APE, 5th Avenue, Cushman Street, and the former Foodland complex on Gaffney Rd.

Based on this review, a small portion of the central downtown qualifies as a NRHP-eligible historic district, with a period of significance from ca. 1920s to the early 1950s. The area of interest is roughly bounded by 1st Avenue starting at New Horizons, then running south to the southern side of 2nd Avenue, west to Cushman Street, south on Cushman to 4th Avenue, east along 4th Avenue to Lacey Street, north along Lacey to 2nd Ave, east on the north side of 2nd to include the Polaris Building, and back to the point of beginning at 1st Avenue.

Notable modern intrusions in the area include the Spring Hill Suites on 2nd Avenue, the city parking garage at 2nd and Lacey, the Mt. McKinley bank presently under construction on 3rd/4th Ave and Lacey, and the courthouse at 1st and Lacey. The suggested HD boundaries avoided these as much as possible. The parking garage in particular disrupts the flow between the Polaris Building and the Northward Building. For this reason, the Northward Building is not included within the suggested HD, but is evaluated for individual eligibility later in this report.⁹

Within this area, three general types of buildings and features are found. The first are general, modest-scale commercial buildings from the 1920s-1950s. The second are the larger buildings

⁹ The former federal building on the west side of Cushman Street [FAI-155] was not included in the suggested HD for the following reasons. It is the only historic property in that immediate area which is located on the west side of Cushman Street. The long blocks on the west side of Cushman between 1st and 8th no longer have a concentration of historic buildings, and offer a natural boundary between the downtown HD and other historic neighborhoods in Fairbanks. The HD could be dog-legged to include the old federal building, but it represents a different architectural style and historic use than the buildings in the suggested HD (governmental rather than commercial) and it is already a stand-alone historic property listed on the National Register. The current project will have no effect on this property.

on 2nd Avenue associated with Cap Lathrop. The third are the high-rise, block-sized buildings from the early 1950s.

The typical modest commercial buildings in the area from this period tend to be two-story, flat-roofed buildings on narrow lots, which is consistent with the early layout of the original town site. They have banded windows on the second floor, and shop fronts on the first floor often with centered door alcoves flanked by shop windows. Building materials and veneers vary, and variety of facades are visible today, but the scale, massing, and building type present a reasonably unified streetscape in a small, defined area where modern intrusions are minimal. Some of these two-story buildings may be of more recent vintage, but such non-contributing features generally do not disrupt the scale and massing in that area.

The second group of historic features is the larger concrete commercial buildings constructed by local industrialist Cap Lathrop. These include the 1927 Empress Theatre at 535 2nd Avenue, the present-day New Horizons Building, originally the 1932 News-Miner building, and the 1939 Lacey Street Theater on the corner of 2nd Avenue and Lacey Street. Although each has distinctive features, their shared characteristics include concrete constructions and larger, more dramatic size compared with other Fairbanks commercial buildings of the same era, reflecting Lathrop's dominant position in Fairbanks' mid-century commercial life.

The third type of historic commercial building in this area are the early 1950s high-rises—the Northward Building and the Polaris Building. These two buildings dramatically altered the downtown skyline when they were first constructed, and represent a post-WWII vision of a modern cityscape. The high-rises provided a dense concentration of apartment units and also had commercial space on their lower floors.

This Downtown Commercial HD is eligible under Criterion A and C, for association with and embodiment of the economic development of the core Fairbanks downtown area. While commercial properties from the initial gold boom and bust have largely disappeared east of Cushman Street, (the earliest having been lost to fire in 1906), the later period of 1925-1955 is well-represented in this small area and reflects an equally valuable history. Most gold rush camps were abandoned when the first paystreaks ran out, but Fairbanks weathered the passage of its first gold rush period and sustained itself, becoming a major Alaskan community. This core area around 2nd Avenue reflects the subsequent phases of the city's development-- its business leaders' investment in its permanence and faith in its future. This investment took various forms, from a financial mogul's newspaper headquarters and movie theaters to small independent stores and offices; from skyline-altering highrises to ubiquitous small-scale drinking establishments. The properties in this area capture the sense of change that was occurring in mid-century— political transitions from Territorial status to the future-oriented optimism of statehood; economic transitions from a mining economy to transportation hub and military support center; and demographic changes from a small pre-war community to wartime growth and subsequent Cold War population boom.

NLUR recommends the commercial area discussed here to be a NRHP-eligible HD for the project-specific purposes of fulfilling Section 106 for the Noble Street upgrade project. The essential physical characteristics are the architectural features associated with each of the three

types of properties (two-story general commercial buildings, Cap Lathrop buildings, and high-rises); and their concentration, massing, and scale. Further survey and evaluation would be necessary to confirm boundaries and identify specific contributing and non-contributing elements.

The suggested HD boundary reaches into the APE on 1st and 2nd Avenues between Lacey and Noble Streets, but does not cross into the area of ground disturbing activity. Vacant lots, parking, and two non-contributing buildings stand between the HD boundary and proposed work area and the edge of Noble Street serves as a well-defined boundary. The proposed work on Noble Street would have no effect on the Downtown Commercial HD in this vicinity. It would not alter any characteristics contributing to the potential eligibility of the district.

4.3 Streetscape Features in the Project Area

4.3.1 Noble Street Streetscape

Given its piecemeal commercial development over time, Noble Street presently reflects a streetscape with multiple architectural elements of varying age, style, and massing. Historic properties along the street occur in isolation or in small clusters associated with the Eastside HD. Due to this lack of temporal and architectural continuity, Noble Street itself does not constitute a single geographic area of contiguous historic properties, and is not recommended as a separate HD.

4.3.2 Gaffney/Noble/Airport Way Intersection

Before World War II, the Richardson Highway connected to the Fairbanks street grid by crossing the northern end of the former Kolde homestead and terminating at Cushman Street below 12th Avenue. After Ladd Field expanded and encompassed segments of the Richardson's approach into Fairbanks, the highway junction was re-routed several times. In the early 1940s, the Richardson intersection was moved farther down South Cushman Street to the present location of the Old Richardson intersection. The Richardson Highway was subsequently upgraded and moved again into its current configuration, and most traces of the pre-WWII route into Fairbanks have disappeared. One block of Gaffney Rd., between Cushman and Noble Sts., sits on that earlier Richardson Hwy route. It bears little resemblance to its appearance prior to 1940. The three-way intersection has been modernized and retains no historic features.

4.3.3 Wood Stave Water and Sewer Pipe

The water, sewer, and storm water pipelines laid under the streets of Fairbanks were built with wooden pipe in the first four decades of the city's development. Wooden pipelines were found more than four meters below ground during the Barnette Street archaeological excavations (Bowers and Gannon 1998). Much of it has been replaced through the years during maintenance and improvement work, and the storm drains will be replaced during this project. An engineering drawing in the UAF archives provides detail on the location of various buried pipes in the Noble Street area as they existed in 1960 (City of Fairbanks manuscript map collection, 4296, *Central Fairbanks Storm Drainage Project 1960*, sheets 3, 4, 8) (Figure 6).

Pipelines can be built in two ways: by joining pre-constructed pipe segments that are machine wrapped with wire, or by assembling continuous staves in the field from manufactures segments and straps (Babbitt and Doland 1949). They are still on the market, and are available in a large variety of sizes and pressure strengths, from treated or untreated wood, and with an assortment of connectors.

Although wooden pipes have been in use far longer than 50 years (National Tank and Pipe Company 1945), the pipe was ubiquitous and is still commonly found (Bowers and Gannon 1998). It was manufactured in great quantities and is not considered a unique or significant engineering feature. Handbooks published by manufacturers such as the National Tank and Pipe Company of Portland Oregon (Figure 6) provide the technical information to document the use of these pipe types in the past.

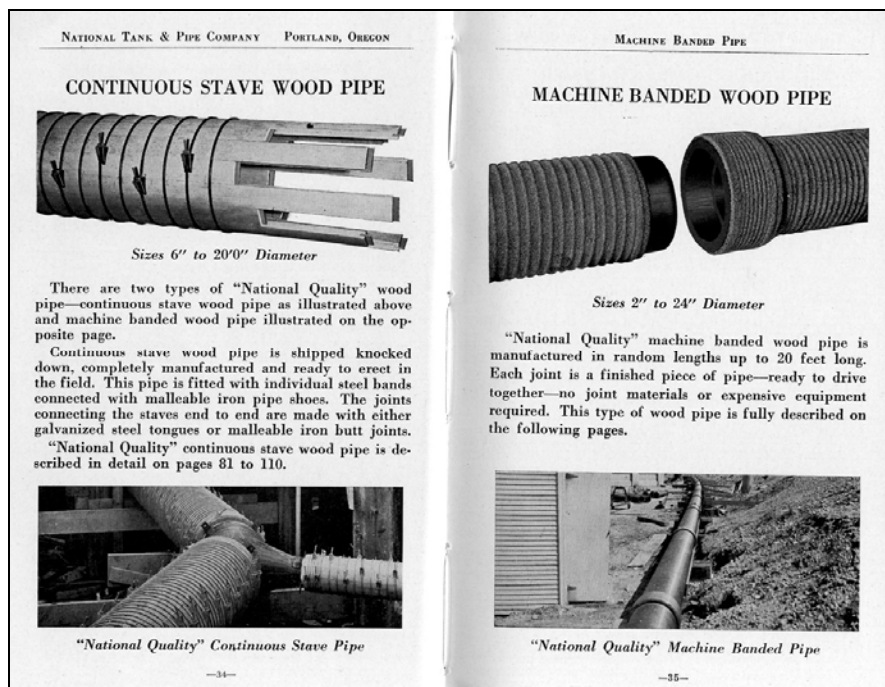


Figure 6: Wood stave pipe details

4.3.4 Evaluation and Recommendation, Streetscape Features

There are no streetscape features of historic concern other than the properties already identified in the individual site and historic district sections of this report. Wood stave pipe is a feature recommended as not eligible for inclusion on NRHP as it does not meet any of the NRHP criteria for evaluation. No additional historic districts were identified in the project area beyond those already covered in this report (FAI-1917 and FAI-1918).

4.4 Individual Site Evaluations and Recommendations

4.4.1 Northward Building (FAI-1856) 330 4th Avenue

Site Description:

The eight-story Northward Building is located in the central downtown area, and occupies the entire block bordered by 3rd Ave on the north, Noble Street on the east, 4th Avenue on the south, and Lacey Street on the west (Figure 7 and Figure 8). It is a steel-framed structure on a concrete foundation, with reinforced concrete floors, metal-clad exterior and flat built-up roof. The first floor occupies the entire block, while the upper stories are set back from the first floor roofline in a modified north-south H-shaped layout, with wings extending to the east and west. The building also contains a basement parking garage.

The first floor has a flat roof and concrete exterior. It features large commercial plate glass windows, recessed pedestrian entryways, a narrow belt course at street level and a wide gray belt course just below the roofline. The pattern of fenestration and entrances varies slightly along the different elevations. The east elevation, which borders Noble Street, has two overhead garage door entries, a recessed pedestrian doorway, three irregularly spaced commercial plate glass windows, as well as exhaust vents above each corner. This portion of the building serves as office and retail space.



Figure 7: Northward Building, east and north elevations (NLUR Photo).

The upper stories give the building its distinct appearance. They feature vertical metal siding and bands of unadorned casement windows. The upper floors of the building contain apartments, although the second floor has also been used for offices and commercial space. On

the second floor, small additions have filled in the center of the “H” on the building’s north and south sides.

The Northward Building faces the five-story city parking garage to the north and the five-story Golden Towers apartment complex to the northeast. The one-story concrete Kings Kup building and parking lot face the Northward Building on the east side of Noble. Two modest two-story commercial structures stand across 4th Avenue to the south. Further to the south along Noble Street the neighborhood consists of former residences converted to commercial use. A new multi-story bank building is under construction on the block west of the Northward building, also beyond the APE.



Figure 8. Northward Building setting, view looking northwest from 5th and Noble (NLUR Photo)

Site History:

The Northward Building was designed by Tacoma architect Robert Billsbrough Price and constructed in 1951-52 by Reed & Martin, contractors.¹⁰ Its design reflected the emerging urban planning philosophies of the day, with minimalistic modern styling and a high density combination of residential and commercial space. This property was also one of the first large apartment construction projects in Fairbanks to be developed in response to the critical post-war housing shortage, and among the first to take advantage of the provisions of the Federal Housing Act of 1949. This Act was the basis for urban renewal projects nationwide. Among other

¹⁰ The Western Washington chapter of DOCOMOMO (Documentation and Conservation of the Modern Movement) describes Price as “perhaps the most prolific” architect in the Tacoma area from the 1950s to 1970s. A graduate of University of Washington and MIT, Price opened his own firm in 1949. By 1956, a few years after the Northward Building commission, his firm was featured in *Progressive Architecture* magazine. During his career, Price received more than 50 awards for design excellence, and was the first Tacoma architect to be inducted in the AIA College of Fellows. Electronic document, http://www.docomomo-wewa.org/architects_detail.php?id=73, accessed on 12/2/07.

provisions, it allowed cities to condemn so-called substandard areas through eminent domain and then sell the cleared and consolidated properties to private developers.

The Northward Building was a prime example of how the Act was applied in Fairbanks. In this case, the City of Fairbanks acquired all the properties on this block, and by 1950 had demolished all the structures at the site. These included five log cabins, three or four frame dwellings, and several excavations which may have been foundation remnants from other buildings (Figure 9).¹¹ In early 1950, five partners formed the Northward Building Co. and secured funds to build rental housing at this site, using financing provided by the Federal Housing commissioner through the fledgling Alaska Housing Authority.¹² The City of Fairbanks then sold the cleared land to the Northward Building Co. for \$146,350.00, and construction commenced in 1951. According to one account, the construction cost totaled \$3.2 million (Cole 1987). Upon the building's completion in March 1952, the Northward Building Co. leased the building to the Northward Operating Company, which administered the rentals. According to assessors' files, the Northward Building Co. remained on the books as the property's owner until 1985, when Northward Associates purchased it. In 2000, the current owner, 4th and Lacey LLC, bought the property. The building was altered with the addition of the second-floor infill in 1968, and renovated by its current owners in 2000-2001.

At the time it was built, the Northward Building was an emblem of downtown Fairbanks' postwar urban renewal. The gleaming metal-clad high-rise embodied ideas of a modern future at a time when the city was transforming itself, willingly or not, from its log cabin past. As one historian described it, "The shiny building with the 'modernistic look' of 1952 seemed to be a wonder in a town like Fairbanks where most of the streets were not paved; everything from the enclosed shopping mall on the ground floor to the amazing fact that there was no ice fog above the fourth floor, was a symbol of Fairbanks' future" (Cole 1984:27).

¹¹ UAF Archives, Northward Operating Company collection, Box 3, blue line drawing, McKinley Manor Apts Plot Plan dated 1/21/1950. (During its design phase, the building was briefly known as the McKinley Manor Apts.)

¹² UAF Archives, Northward Operating Company collection, Box 3, NBC/NOC board minutes and incorporation papers. The original principals of the Northward Building Co. were Philip Johnson, Lawrence Reed, Lloyd W. Martin, Arthur Nerland, and Edward Medley. The company's board meetings were conducted in Seattle.

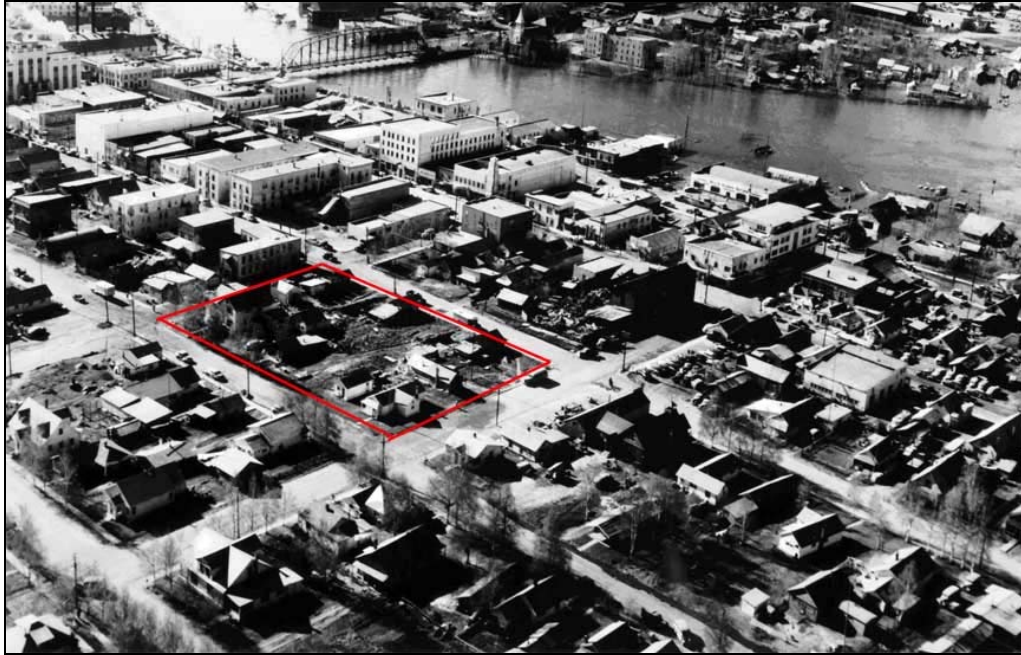


Figure 9: Location of Northward Building, ca. 1948, just prior to urban renewal efforts at this site.
 UAF Reuel Griffin collection, 0059-0845-01637, cropped photo.

During its heyday in the 1950s, the Northward Building served as a center of population, commerce, and perhaps even such glamour as Fairbanks could offer. Contemporary advertisements for the building emphasized the sleek new lifestyle offered there, referring to it as a location “[f]or pleasant modern living” and “a city within a city” (Polk, 1959, 5, 22) (Figure 10). The Northward did in fact have plenty of attractions, with its first floor shopping center, second floor offices, and 210 apartments with optional maid service. In 1959, its shopping area boasted amenities such as a bank, café, pharmacy, and grocery store; clothing, shoe and luggage merchants; a laundry, beauty salon, liquor store, cocktail lounge, optometrist, insurance agent, flower shop, jeweler, and even an airline ticket agency. In addition to being a sought-after residential address for locals, the Northward also housed flight crews from the fledgling Alaska Airlines and worldwide air carrier Pan Am (1953 Directory). Author Edna Ferber featured a slightly adapted version of building in her 1958 fictionalized account of Alaskan territorial life, *Ice Palace*, which was made into a Hollywood film.

The building continued to play a role in Fairbanks life in later years as well. In 1967, as the waters of the Chena River rose to engulf downtown Fairbanks, stranded people flocked to the heights of the Northward Building and residents opened their apartments to displaced people. When the second floor addition was completed around 1968, television station KTVF moved its studios from the basement of the nearby Polaris Building into the Northward Building. Subsequently the first live color television broadcast in Fairbanks was made from the building’s first floor roof.

This building is featured in Alison K. Hoagland’s *Buildings of Alaska*. The author remarks that it is “[u]ndeniably plain” with an “austerity of design” but points out that, together with the neighboring high-rise Polaris building, “...these two buildings changed the skyline of Fairbanks

and the way of life—a self-contained Le Corbusier utopia for the Alaska frontier” (Hoagland, 218).

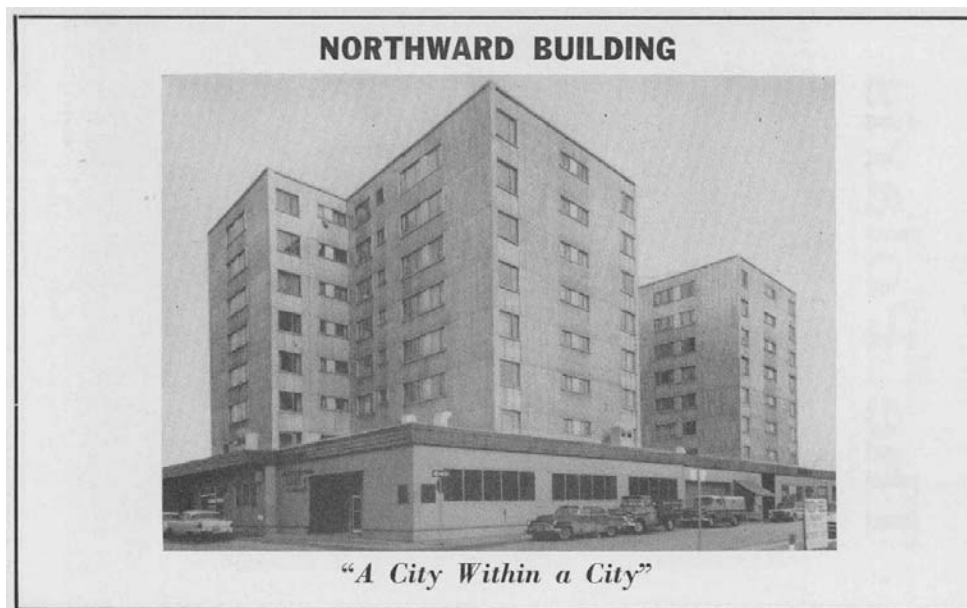


Figure 10: Advertisement for Northward Building showing south and west elevations.
Polk's Directory, 1959

NRHP Criteria Evaluation:

The Northward Building is strongly associated with several locally significant themes: the post-WWII growth of Fairbanks, local urban renewal, Cold War housing construction, and economic development. Consequently it meets NRHP Criterion A, association with events that have made a significant contribution to the broad patterns of history, on a local level. The site has no known association with significant persons under Criterion B. It would also possess architectural significance under Criterion C at a local level for its modernistic style, and possibly for its association with the early career of R. B. Price, a prominent architect in the Pacific Northwest. The property is not likely to yield information important in prehistory or history and is not significant under Criterion D.

Integrity Assessment:

The integrity of design, materials, and workmanship are very good. The most noticeable changes have been the extension of the second floor space and the alteration of the first floor windows. The second-floor infill on the south side blends almost seamlessly into the original design pattern, due to inclusion of similar fenestration. The north side infill contains vents and mechanical protrusions instead of windows, and is somewhat less sympathetic. However, its overall appearance is modest, and does not detract significantly from the integrity of design. The first floor renovations changed the size and configuration of the street level windows and removed overhangs on some of the pedestrian entries. However, this renovation made no change to the building's footprint or massing. The essence of the first floor pattern did not change

significantly, and the basic style can still be seen, particularly in the retention of the roof level belt course. As in the past, the building's upper stories provide its primary, signature visual elements. Renovations in this part of the building appear to have been done with in-kind materials, and consequently the upper stories retain a high degree of integrity. Although the 1968 and 2001 upgrades altered the original design slightly, the building still retains a high degree of design integrity overall.

The integrity of setting is reasonably good. Fifty years ago, the Northward Building and the neighboring Polaris Building at 2nd and Lacey were the dominant features of the downtown Fairbanks skyline. Subsequent construction of buildings to the north and west has shifted the massing in this immediate area towards large, block-sized structures. However, with the exception of the parking garage, which crowds the building and diminishes its views, these changes could be considered architecturally compatible. The setting to the east and south has not changed substantially, although the 4th Avenue dwellings have been replaced with modest two-story commercial buildings. The feeling and association at this property remain exceptionally strong.

The exterior architectural design figures prominently in the site's NRHP eligibility and many of the building's signature characteristics are seen in its upper level features. This project consists primarily of street level alterations which are unlikely to adversely affect the qualities which would make this property NRHP-eligible. The project will not have direct effects on the building's integrity. Plans call for widening the adjacent sidewalk toward the existing street lanes, removing on-street parking on the building's east side, preserving existing curb extensions, and possible relocating a street light closer to the building while moving the streetlight power underground. This work is not likely to diminish the integrity of the property as a whole.

NRHP Eligibility Recommendation:

NLUR recommends the Northward Building (FAI-1856) as **individually eligible** for the NRHP at the local level, under Criteria A and C, with a period of significance from 1952-1960. These dates correspond with the building's primary associations under Criterion A with postwar urban renewal programs in downtown Fairbanks, and its role in ameliorating the early Cold War housing shortage in the community during the WWII and Cold War Build-Up. The proposed project will have **no effect** on this property.

4.4.2 King's Kup (FAI-1857) 305 Noble Street

Site Description:

This one-story commercial building is located at the northeast corner of 4th Avenue and Noble Street, directly across Noble Street from the Northward Building (Figure 11 and Figure 12). The foundation is concrete, and the building has a flat, built-up roof. The exterior walls are a combination of concrete block and reinforced concrete. The west elevation consists of five recessed square segments separated by concrete columns. Nine-paned window openings are visible on the second and fourth segments; these have been blocked and painted over. Two

recessed doorways with flat roof overhangs are located on the north and south ends. The south elevation is concrete block, with a painted-over six-pane window opening. A former overhead door opening has been filled in. The north elevation has a covered shed-roofed loading dock on its east end. This loading area has a concrete stucco-style exterior. The rear east elevation, which is not visible within the APE boundary, has a patterned concrete block exterior.



Figure 11: West and south elevations (NLUR Photo).



Figure 12: North and west elevations (NLUR Photo).

Narrow sidewalks bound the building along the street sides. Parking areas border the site to the north and east. The Golden Towers apartment complex sits on the next block to the north, and the new city parking garage is located opposite the apartments on the west side of Noble Street. Larson's Jewelers and parking lot face the site across 4th Avenue to the south.

Site History:

The building was constructed on a former residential site during downtown Fairbanks' Cold War growth and urban renewal period of the late 1950s/early 1960s, and was owned by the Construction and General Laborers' Building Association, Inc (CGLBA). Assessors' records give the property an average weighted age (AWA) of 1960; however, the precise date of construction could not be determined from available records. It was listed in the Assessors' records for many years as a restaurant. The basement at one time contained small offices. The Assessors' file indicates the current owner has owned the property since 1999.

An assessors' photo of the west elevation (Figure 13 and Figure 14) shows what appears to be stone veneer along the roofline and concrete columns. Fenestration at that time consisted of three-paned commercial plate glass windows in the same location as the present nine-paned windows. The entryways at each end had more prominent roof extensions, of indeterminate material. A large crown-shaped sign stood atop the building's southwest corner. In 1970, the assessor described the building as having "exterior ornamentation and above average interior finish." A substantial 1,044 square foot addition was constructed on the east side of the building around 1975. Unspecified minor upgrades occurred in 1969 and 1979.

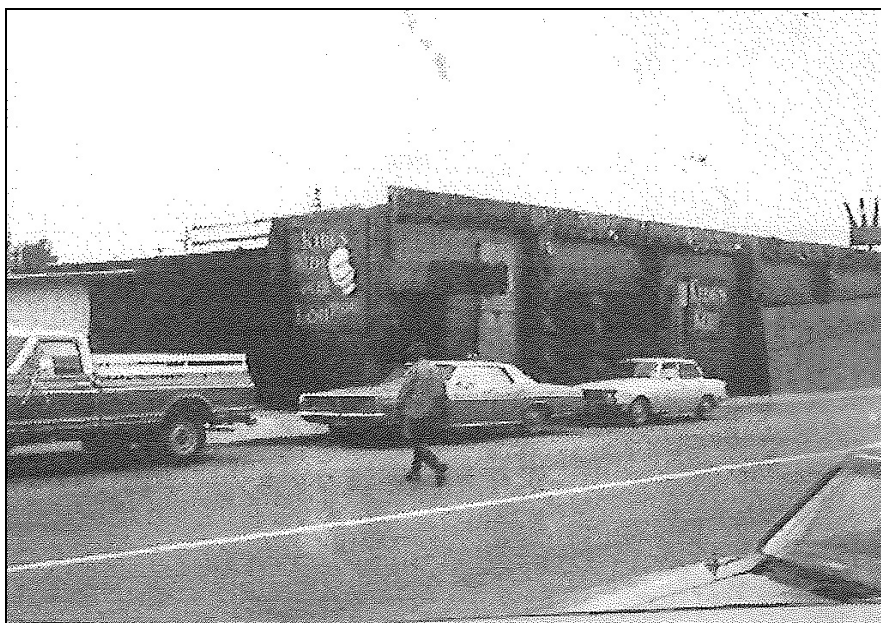


Figure 13. FNSB assessor's photo, 1973, west elevation.



Figure 14: FNSB assessors' photo, ca 1967, west elevation.

NRHP Criteria Evaluation:

This building may have some locally significant associations under Criterion A because it is linked to local labor union/fraternal organization history. The building was owned by the CGLBA for several decades, and that association would extend the potential period of significance well past the pipeline era of the 1970s. That would require evaluation under Criteria Consideration G for properties reaching significance within the past 50 years. Criteria Consideration G requires that a property that “continues to achieve significance” into a period less than fifty years before the present must have “exceptional significance”. Exceptional significance must be explicitly identified through research and historical analysis. This requirement was included in the NRHP guidelines to ensure that sufficient time had passed to develop historical perspective on the significance of recent properties and events. There is no evidence that this property would meet the exceptional significance standard required by Criteria Consideration G.

No Criterion B association with significant persons was noted. The site does not qualify under Criterion C as the work of a master. As a modest-sized concrete commercial building, it could conceivably be considered representative of a period or vernacular style. Reinforced concrete construction was not new in Fairbanks, as the Lacey Street theater and former Federal building on Cushman Street attest, and those are far more significant examples of that construction technique. Concrete block was becoming a more common building material after WWII. Other concrete block buildings of similar small scale massing appeared in downtown Fairbanks from the 1950s to the 1970s. Several of these also showed vernacular experimentation with block patterning, and provide better examples of the type and period of construction. In comparison, this property would have lesser significance. This property does not have Criterion D significance.

Integrity Assessment:

The integrity of setting at this site is somewhat diminished, although the immediate setting to the west and south has not changed a great deal. In the 1960s, a large parking lot bordered the building to the east, which is still the case today. The properties to the south consist of residences converted to commercial use. While several of these have been modernized extensively, the overall setting in that direction is reasonably good. However, to the north and northwest, the new city parking garage and the 1976-era Golden Towers have changed the massing and character of those blocks considerably from their appearance in 1960. While those changes tend not to adversely affect the neighboring Northward Building due to its own design and massing, they do influence and diminish the integrity of setting for this small one-story building.

The building has undergone several alterations, the primary one being the 1975 addition on the east side which increased the footprint and square footage by one-third. On the street-front west elevation, the five-square design pattern is still visible and the concrete material is still extant, but the windows have been replaced with a different style fenestration. They have been painted over and no longer serve as windows. The Noble Street access doors have been closed off, the entrance overhangs removed, and stone veneer taken down. On the south elevation, the blocked-up overhead door and subsequent insertion of the vent alters the original appearance. The building presently resembles a warehouse. Its feeling and association as a restaurant/lounge and meeting place has been essentially lost.

NRHP Eligibility Recommendation:

NLUR recommends King's Kup (FAI 1857) as **not eligible** for NRHP. Although it has an interesting potential Criterion A association with local labor and fraternal organization history, the property lacks integrity in the aspects of setting, feeling, and association, and does not meet Criteria Consideration G for exceptional significance, which the dates of its historical association would require. Because of its physical alterations, the building does not possess sufficient integrity of design, materials, and workmanship to be considered eligible under Criterion C. It is outside the Eastside Residential HD and the Downtown Commercial HD. It is not stylistically compatible with any contiguous or nearby properties.

4.4.3 Aloha Restaurant (FAI-1858) 402/409 5th Avenue

Site Description:

This property is a former residence converted to commercial use, located at the northwest corner of 5th Avenue and Noble Street (Figure 15). It is a wood frame, one-story gable front building with an offset rear extension, constructed on a wood sill foundation. It has a metal roof and vertical wooden siding. The south elevation has a central gable front arctic entry with modern door materials. The east elevation directly abuts an extremely narrow sidewalk along Noble Street. The east elevation's main segment contains three single pane commercial windows, presently barred over. Two of the windows have awnings, while the center window is partially blocked by a commercial sign. The rear extension contains an additional window. This rear

extension is visible in a ca. 1948 aerial photo [Figure 15 below] and may have been part of the original building. A handicapped access ramp and customer entry parallels the extension. A rectangular commercial sign sits on a metal post extending from the southeast corner of the roof. Additional signage has also been placed on the north elevation. There is an adjoining parking lot in the rear, on the north side of the property, which reaches to the end of the block.



Figure 15: South and east elevations (NLUR Photo).

The property is located in a transition zone where small one and two story converted residences converge with larger downtown commercial buildings. The eight-story Northward Building sits on the neighboring block to the north. Adjoining properties to the west include two-story commercial buildings on 4th Avenue, as well as mixed architecture on 5th Avenue, ranging from small converted residences to a four story motor inn. The Craft Market gift shop sits across 5th Avenue to the south of the site. Larsen's Jewelers and Music Mart, both converted residences, are located across Noble Street to the east. The southeast corner of the 5th and Noble intersection is occupied by the two-story Gronewald residence.

Site History:

The construction date in the assessors' file is given as 1942. Previous structures existed at the site, according to early Sanborn maps and the 1910 tax roll. In 1936, the city directory indicated a David Ross residing at this address. Later directories showed Arthur E. Hering as the owner in 1946 and 1953.¹³ The original Hering family arrived in Fairbanks during the Gold Rush in 1904. Edward and Agnes Hering eventually had eleven children, and Ed owned what is now the Sourdough Express Company between 1923 and 1935.¹⁴ No additional information regarding

¹³ It is unclear whether the 1936 listing refers to a previous structure at this address or whether the 1942 construction date for this property may be incorrect. Directory listings are not entirely reliable because downtown street addresses have not been consistent over time.

¹⁴ The Hering Auditorium in Fairbanks was named in honor of their son Walter, who was killed in WWII. (Gray)

Arthur has been located for this report, and the association with Arthur Hering is deemed not significant for NRHP purposes. Assessors' records show the following owners during the post-1965 period: Jack and Martha Dawdy (1965); Kenneth Ryfkogel (1976); Goldmine Jewelry and Gifts (1978); Kenneth Ryfkogel (1988); Robert Harkin (1989); Ryfkogel (1992); and Barbara Prescott (1996, Babs 5th Avenue Bakery.) The current owner Myong Kim is listed as of 2001. The assessor's files classified the building as commercial beginning in 1973.

NRHP Criteria Evaluation:

This property has a tenuous link under Criterion A to WWII-era residential growth in Fairbanks. The property does not have a significant association under Criterion B. With its ca. 1942 date of construction, the property is not connected with the Hering family's Gold Rush history. No NRHP level of significance was identified for Arthur Hering's role in local history. Nor does the site have architectural significance under Criterion C, due to loss of integrity as described below. It is outside any existing or proposed HD. It does not offer potential for research data under Criterion D.

Because of its association with a residential context during the period of study, the property would need to possess sufficient integrity of its residential features. Unlike other properties in the APE which converted to commercial use within the study period (such as Music Mart), this property should not be evaluated on its later commercial appearance. Its commercial alterations in the 1970s fall outside the study parameters.

Integrity Assessment:

A review of historic photos indicates that this building has undergone considerable change in design, materials, and workmanship. The aerial photo shows that while the building's basic structural configuration and size has not changed, its fenestration has been altered substantially (Figure 16). Original windows on the building appear to have been double hung sash type. The photo shows a side window in the arctic entry, which has been removed. Two of the current east elevation windows exist in approximately the same spaces as shown here, but the openings have been considerably enlarged and the sash style has been replaced with commercial single paned glass. A third single paned commercial window has been added in the center.

A 1975 photo of the east elevation shows the older fenestration still remaining on the north end of the building, while new commercial windows are in place on the south end (Figure 17). The difference in size and style is clearly visible. The third large window on the east side and the current window on the rear addition have been added since 1975. The side window in the arctic entry has also since been removed. The large utility pole at that corner is no longer extant. Assessors' files also note that the exterior siding was changed in 1968, and that the interior was converted from residential to retail space in 1973. Although there is notable consistency in the building's footprint and basic structure, the change in fenestration is a substantial detractor from historic appearance, as is the addition of the rear parking lot and the north side customer entrance.



Figure 16: Appearance and setting per oldest located photo, ca. 1948.

Modern road widening has encroached on east side yard, in the approximate location of dashed line.

The surrounding buildings on block 68 are no longer extant.

UAF Reuel Griffin coll'n 0059-0845-1637, cropped

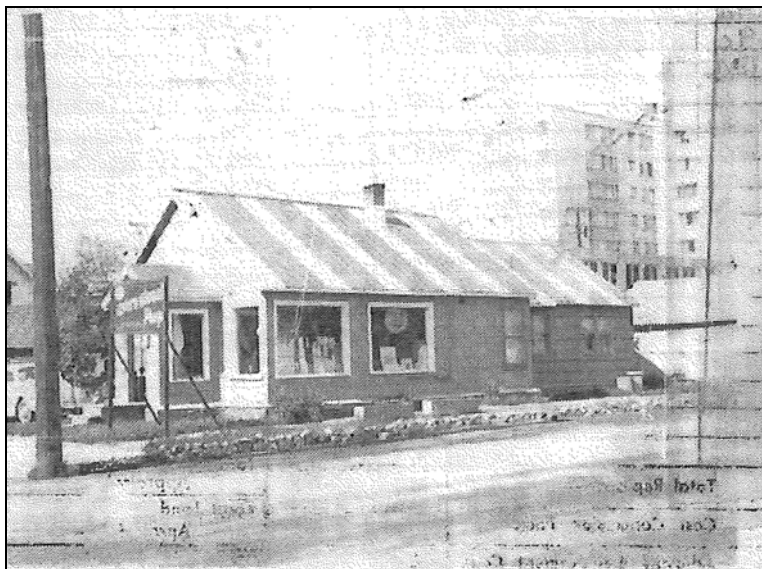


Figure 17: South and east elevations, 1975

FNSB assessors' photo

The integrity of setting is fair. The building is surrounded by 1950s-1970s era commercial buildings on two sides. Previous road widening projects have removed the east side yard. The integrity of feeling and association at this site is poor. The building does not look the way it did in the pre-1960 study period. The change in fenestration, loss of yard, and transformation into a commercial property detract from its historic association and feeling.

NRHP Eligibility Recommendation:

NLUR recommends the Aloha Restaurant (FAI-1858) as **not eligible** for the NRHP, due to lack of integrity. Although this property could have a Criterion A association with WWII-era residential growth in Fairbanks, it is not eligible because its residential features from the period

of significance have been too heavily compromised. Since this property is not NRHP eligible, further assessment is not necessary.

4.4.4 Larson's Fine Jewelers (FAI-1859) 405 Noble Street

Site Description:

This property is located on the southeast corner of 4th and Noble (Figure 18). It is a one-story gable-roofed commercial building with two sections: a converted wood frame former residence on the west side, and a large concrete block addition to the rear. The original west portion of the building dates from approximately 1920 while the addition dates from 1971. The building sits on a concrete foundation and has a partial basement below the older section. A parking lot borders the building on the north side. A handicapped access ramp leads from the parking lot to a north side entrance. A shallow-sloped gable roof was added over the addition's flat built up roof sometime after 1993. The original western portion of the building has a front gable design with an offset front-gabled Arctic entry. A wide bank of steps with a wooden railing leads to the front entry. This section of the building features several commercial plate glass windows. The remaining elevations have minimal fenestration.



Figure 18. Larsen's Jewelry, north and west elevations (NLUR Photo).

This block of Noble Street between 4th and 5th Aves consists of former residences converted to commercial use. Music Mart sits to the immediate south; the Aloha restaurant is across Noble to the west. On the north side the building is flanked by its small parking lot, with the former Kings Kup across 4th Ave to the north. The most dominant aspect of the setting is the Northward Building, which is diagonally across Noble Street to the northwest.

Site History:

In 1910, this lot belonged to Angus Duncan (1910 tax roll). City directories showed Charles A. Korba and later Harold J. Wasemiller resided at this address (1946, 1953). Other owners in the 1950s included Myles Beaux, Russell Williams, and Victor Hart et al. By 1959, Larson's Locksmith and Jewelers had begun operating at this site, according to the city directory.

Assessors' records show Roy A.A. Larson as the property owner from 1965 to 1993, when the property transferred to the Roy A. Larson Trust. The current owners Clifford and Judith Benschopf purchased the property in 1996.

Photographs in the assessors' records show the building prior to the 1971 addition (Figure 19). The commercial features on the west elevation-- the single paned store window and shop entrance doorway in the arctic entry-- date back at least to 1968. An undated assessors' drawing indicates that prior to the addition, the building's footprint (excluding the Arctic entry) was 18' x 32', with a 22' wide extension in the rear. When the addition was constructed, the rear portion of the original house was subsumed into it. The 68' long addition also widened the building's overall footprint to 35'. Only 22' of the original residence is still visible in the front.



Figure 19: West elevation, 1968.
FNSB Assessors' photo.

NRHP Eligibility Recommendation:

NLUR recommends Larson's Jewelry (FAI-1859) as **not eligible** for the NRHP. The building is dominated by the 1971 rear addition to such an extent that the building is now essentially a 1970s commercial building with a residential design remnant. Although the integrity of setting is fairly good and the addition is sympathetic to the original, the building as a whole does not have integrity of materials, workmanship, design, feeling and association. Consequently it is not an NRHP- eligible property. This site is located within the boundaries of Matheson's Eastside Residential HD, but would not be considered a contributing element due to lack of integrity, and commercial appearance. Since this property is not NRHP eligible, further assessment is not necessary.

4.4.5 Music Mart (FAI-1860) 413 Noble Street

Site Description:

This one-and-a-half story wood frame building is located on the northeast corner of 5th Avenue and Noble Street, just south of Larsen's Jewelers (Figure 20). It has a metal gable roof with gabled dormers on the north and south sides. Foundation materials are wood sill and concrete block. Siding varies from board and batten on the upper level to composite horizontal siding on the south lower level. Two additions are present on the rear east side. The first is a small one-story shed-roofed addition extending the length of the building. The second addition is attached to the rear east corner, set back from the street and the main body of the building. The area in front of the set-back addition is used for parking, as is an adjacent lot to the east of the property. The west elevation facing Noble Street is front-gabled with an enclosed commercial storefront porch stretching the width of the building's first floor. The storefront has five large plate-glass windows and an entry door with steps and railing. The upper level has one large centered window. The business sign juts out at right angles from the upper story just above the entrance. The south elevation features a gabled dormer, with two sash windows. The south elevation's first floor level is plain, except for another business sign at the west end. Near the east end there is a second rear entrance to the business.

The property is located in a transition zone where converted residences converge with larger downtown commercial buildings. Along Fifth Avenue to the east, the neighborhood is residential, while in the other three directions the area is primarily commercial. The immediate vicinity consists of Larsen's Jewelry on the north side, the two-story Gronewald residence to the south, the Aloha restaurant across Noble Street to the west, and the Craft Market gift shop across the intersection of 5th and Noble to the southwest. The Northward Building and city parking garage dominate the view to the northwest. The property is located on the western edge of the Eastside Residential HD.



Figure 20. Music Mart, south and west elevations (NLUR Photo).

Site History:

The property presently consists of lots 1C, 2B, and 2C on Block 69. The main building sits on lot 1C, and the assessors' file lists its construction date as 1907. The original lot owner is not known, but in 1909, Angus Duncan sold the property to A.J. Nordale, who appears as the owner in the 1910 tax records. Although the 1907 construction date could not be confirmed from any other records consulted, the 1910 tax roll states that the property had a \$1500 improvement. This is a higher value than typically seen at that time, thus likely to indicate a substantial frame house. It is not known whether this is the same building now extant at the site, although some of the materials and design are consistent with a building of that age. In 1922, A.J. Nordale acquired lot 2B to go along with lot 1C. Ownership of the property in the 1930s and 1940s has not been determined (Figure 21), but in the 1950s, the property changed hands several times. The 1953 directory lists a Frederic W. Gardner resident at this address. Russell Williams and the construction company Reed and Martin owned various portions of the property, and by 1958-59, Karl Carlson, [a WWII veteran settling in Fairbanks after the war,] purchased their lots and added lot 2C, which is presently a parking lot. Carlson established the Music Mart business, which first appears in city directories in 1957 (MUS 1957). The same business has continued to operate at this location through the present time, with minimal changes to the property in the intervening years (Figure 22 and Figure 23). Karl and Betty Carlson sold the property around 1985 to Mark and Anita Tomsha and two other partners.



Figure 21: East and south elevations of 413 Noble, ca 1930s, prior to commercial conversion.

Sash windows on the first floor are no longer extant. The east elevation looks similar today, although a second shed-style addition has been added in the area indicated.

UAF Reuel Griffin coll'n 0059-0845-01001, cropped photo



Figure 22. Undated assessor's photo showing west and north elevations.

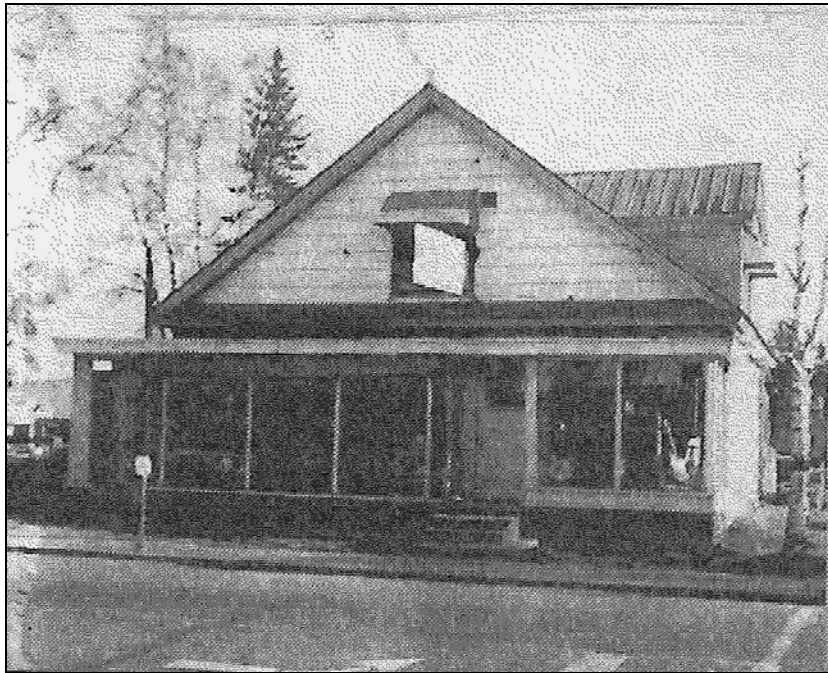


Figure 23. 1968 Assessor's photo, west elevation.

NRHP Criteria Evaluation:

This property would meet the requirements of Criterion A on a local level for its association with the mid-century commercial development in this neighborhood. It is an unusual example that

illustrates the conversion of downtown residential properties into small commercial enterprises. It would not be eligible under Criterion B, although there is an association with A.J. Nordale, a prominent early Fairbanks miner and property owner, because the building no longer retains its appearance from the period of Nordale's ownership. It demonstrates the vernacular architectural adaptations needed to accomplish the initial commercial conversion of the property, but it is not the work of a master. It is located within the 1985 boundaries of the proposed Eastside residential HD, but would not be a contributing element because it no longer possesses residential integrity. It would not provide data under Criterion D.

Integrity Assessment:

The integrity of materials, workmanship, and design is mixed. Although the building may date from the early establishment of Fairbanks, the commercial conversion adding the storefront and signage changed the character of the building in the late 1950s. Some of the original materials, notably the first floor sash windows and the original first floor siding, have been removed. Although some aspects of the original residential design are intact, particularly on the upper level, changes to the property have altered the residential appearance of the building substantially enough that it no longer possesses integrity of design as a residential building. The subsequent commercial appearance of the building, however, has retained many of the characteristics that marked its mid-century transformation from a residence to a business. As the assessors' photos show, there is a high degree of similarity between the property's present appearance and its earliest documented commercial appearance. The initial storefront windows have been replaced, but they retain their size and configuration. The overhanging sign remains in the same place. The photos indicate that the entry door has been brought forward slightly and a more commercial style door is currently in use. The east elevation in the rear has seen the most change, with modern windows in the addition, and a new, smaller sash window on the upper level. However, those alterations did not substantially change the building's character, and the overall effect remains similar to the early commercial appearance of the property.

The property has lost its original residential association but retains its association with the post war commercial transition in this neighborhood. Although some recent modernization has occurred, primarily in the rear section of the building, the property retains an unusually strong feeling of a mid-century, small proprietor enterprise. The integrity of setting is fair to good, for the commercial association, though the integrity of the residential neighborhood is diminishing.

The Noble Street front entrance is one of the character-defining features of this property. Project elements that would diminish the integrity of the Noble Street entrance features would likely be considered adverse effects that could alter the property enough to cause loss of eligibility. Proposed work includes adding a curb extension to the south side of the building; widening the front sidewalk on the building's west side to 6 feet but keeping the back of the walk no closer to the building than it presently is; and moving a streetlight to the back of the sidewalk to the south of the building. If the tree in front of the property were removed as part of the project, that would diminish the integrity of setting somewhat, though it would not cause loss of eligibility.

NRHP Eligibility Recommendation:

NLUR recommends Music Mart (FAI-1860) as **eligible for NRHP** on a local level under Criterion A for its association with mid-century economic development, and possibly Criterion C, as an example of ca. 1950s vernacular architectural adaptation for commercial use. Its period of significance would be 1955-1960, when the transition occurred.¹⁵ It retains partial integrity of materials and design, and particularly retains feeling, association, and location. **No effects** are anticipated from the proposed undertaking that would diminish the qualities that make this property NRHP-eligible.

4.4.6 Craft Market Gift Shop (Two Sisters Building) (FAI-0279) 401/403 Noble Street

Site Description:

This two-story irregularly shaped wood frame building is located on the southwest corner of the 5th and Noble Street intersection (Figure 24 and Figure 25). The assessors' file states that the building has a concrete foundation, although earlier remarks in the file also note a wood post foundation. The roof shape is irregular, with combinations of hipped, gable, and shed-roofed configurations. Roofing material is composite/ shingle. The building has lap siding. Most of the building retains Queen Anne style decorative windows with diamond-shaped detailing. The north elevation features what were formerly two entries, which display unusual vernacular detailing with Greek revival elements. These two front doorways are trimmed with squared-column pilasters and gable pediments. The doorframes have fan light transom windows with keystone framing. The eastern front entry presently has a six-panel door. The western front door appears more recent than its counterpart, but its trim components remain in place. A small shed-roofed addition on the southeast corner has modern windows and door, inconsistent with the styling of the rest of the building, but the addition does not detract from the overall appearance. The building is set back from the Fifth Avenue sidewalk and is partially screened with mature trees. The east side sits extremely close to Noble Street, leaving little room for a paved sidewalk. Currently, there is a de facto footpath and an irregular concrete block retaining wall abutting the street curbing.

¹⁵ Note: Although neighboring properties are also examples of commercial conversion, they were determined “not eligible” for other reasons. The Aloha property was remodeled for commercial use in the 1970s, much later and outside the study period, and has been further adapted in subsequent years. The Larson’s property became commercial at the same time as Music Mart, within the study period, but the majority of the Larson’s property now consists of an addition dating from the 1970s. Music Mart appears to have commercial elements that illustrate the residential/commercial conversion of the late 1950s, more or less intact.



Figure 24. South and west elevations (NLUR Photo).



Figure 25. North elevation along 5th Avenue, without foliage, Jan. 2008 (NLUR Photo).

Like the Aloha restaurant across 5th Avenue to the north, the Two Sisters building is located in a transition zone where larger downtown commercial buildings have encroached on the original residential neighborhood. The mixed architecture to the west on 5th Avenue ranges from a small one-story converted residence to a four story motor inn. To the south, there is a prefabricated gambrel-roofed shed and a 1973-era log building. Music Mart sits across Noble Street on the northeast side of the intersection, and the Gronewald residence faces this building on the east side of Noble Street.

Site History:

The building was originally the home of E.A. Suter and E.R. Peoples, local businessmen who married two sisters and constructed this building as a duplex residence. E.R. Peoples operated Peoples General Merchandise, and Suter was a local jeweler. Matheson describes the adjoining residences as “together one of the first modern homes in town” (Matheson 1985:39). Assessors’ records indicate a construction date of 1910, with an addition in 1951. The property was residential until the late 1970s, when the assessor noted shops on the first floor.

The original lot extended the entire length of the block along Noble Street between 5th and 6th Avenues. The property was replatted in 1990 to split off the southern portion of the lot, which is now 510 Noble Street. Originally, this property also had more yard space along its eastern side. Historically, Noble Street was 50 feet wide between 12th Avenue and 6th Avenue, but it narrowed to irregular widths between 6th Avenue and 3rd Avenue. The narrowest portion of the street occurred where the Two Sisters building is located. The 1922 townsite survey, Sanborn maps, and later engineering drawings indicate that this particular property extended further into the path of the street than the neighboring lots did. Street improvements in later years presumably corrected these variations in street width, resulting in a noticeable reduction of this property’s east side yard. At present, Noble Street approaches the edge of the building so closely that there is little room for a paved sidewalk.

NRHP Criteria Evaluation:

This property is associated with the early residential development of downtown Fairbanks. It appears to meet Criterion A, association with events that have made a significant contribution to the broad patterns of history on a local level, although it is not a particularly notable example by itself. Although it is associated with early Fairbanks businessmen, particularly E.R. Peoples, it does not rise to a level of significance under Criterion B, because it does not represent the activities which made them prominent. It appears to possess architectural significance under Criterion C at a local level for its combination of design elements, which captures the vernacular adaptability of design and exterior adornment in a frontier environment. The property is not likely to yield information important in prehistory or history and is not significant under Criterion D.

Integrity Assessment:

Historic photos provide some data regarding the integrity of the property’s setting, design, and materials. An aerial photo from the 1930s-1940s era shows the south side of the building (Figure 26). It indicates that windows were in the same position they are now, but does not provide enough resolution to determine whether the embellished window design and materials are the same. However, the present appearance of these windows is consistent with an early date. A photo from the 1920s shows the north side of the building, in shadow (Figure 27). Snow obscures the exact location of Noble Street relative to the building, but it appears there had been a considerable buffer space between the east side of the building and the street, consistent with information in the Sanborn and engineering maps. The most notable change from these photos is in the setting, which was small-scale residential.



Figure 26. UAF Reuel Griffin colln, #0059-0845-00982, ca 1930s-40s, cropped photo, south elevation.

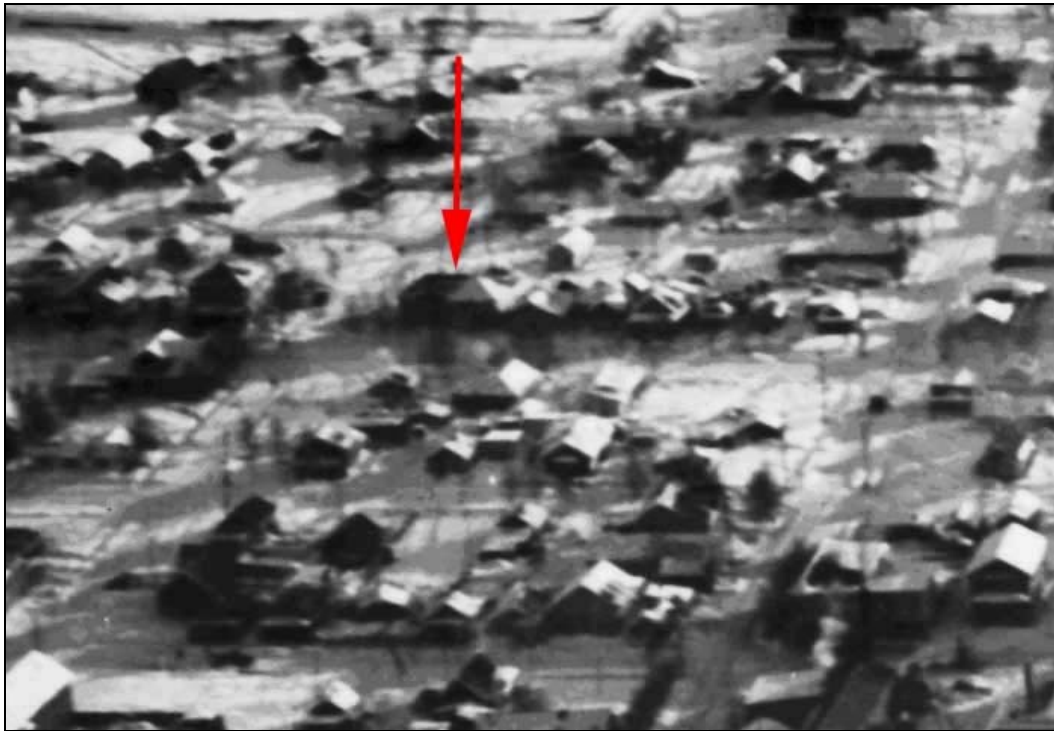


Figure 27. UAF Reuel Griffin colln, #0059-0845-00992, ca 1920s, cropped photo, north elevation.

Assessors' photos from the 1960s and 1970s do not indicate much change from that time to the present. The decorative elements on the north elevation doorways appear in these photos (Figure 28 and Figure 29). No street level photos from earlier years were located, so the precise appearance during the potential period of significance is not known for certain, although the materials, particularly the windows and siding, are consistent with an early construction date.

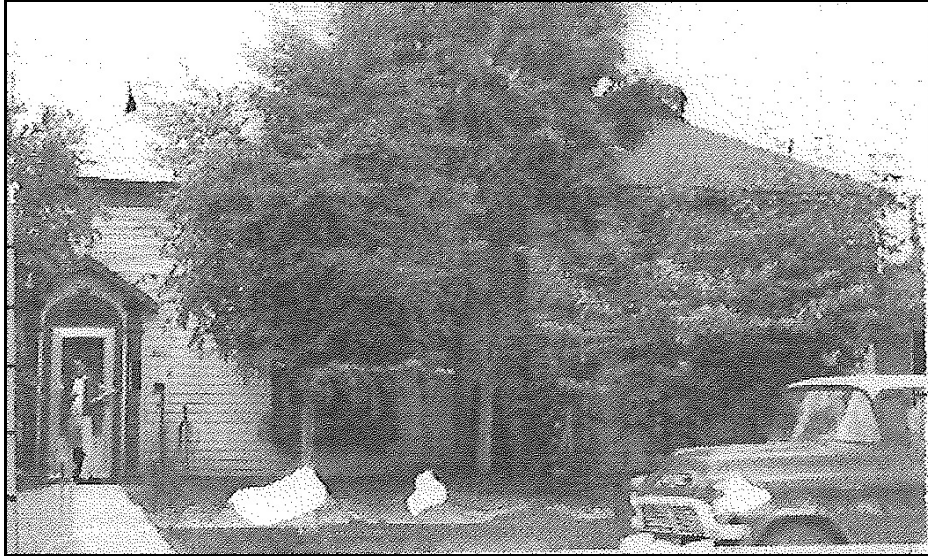


Figure 28: FNSB Assessors' photo, north elevation, no date. East side entry visible, west side doorway obscured.



Figure 29: Right, FNSB Assessors' photo, north elevation, 1971

Overall, the materials and workmanship appear to have reasonably good integrity. Integrity of the vernacular design appears to be quite high. The setting is only fair. Both the loss of the yard buffer along Noble Street and the surrounding area's shift from residential to commercial use have diminished the integrity of setting. Integrity of association remains reasonably good. Although the building is used commercially as a gift shop, it retains a residential character and appearance which is consistent with its duplex/apartment use in the past. The property possesses a strong integrity of feeling, due to its retention of design and materials.

NRHP Eligibility Recommendation:

NLUR recommends that Craft Market (FAI-0279) as **individually eligible** for NRHP on a local level under Criteria A and C. Street improvements have occurred at this site in the past. While these have affected the property's setting, to date they have not caused the site to lose the overall qualities that sustain its potential NRHP eligibility. In particular, the aspect of setting is already compromised. However, very little room presently remains between the building and Noble Street. Any further encroachment upon this property's east side is likely to be an adverse effect, particularly to the aspects of feeling and association.

The current project proposes to add a sidewalk on the east side of the building, keeping the back of the sidewalk at the property line; to replace the existing concrete block retaining wall; to add a curb extension to the north of the building; and to replace the current street light and bury the power supply to it. As the wall is a component of the site's setting, which has already been compromised and is not a defining aspect of the site's eligibility, the Noble Street upgrade project will have **no effect** on the building.

4.4.7 Gronewald Residence, (FAI-1861 [house] and FAI-331 [garage]) 335 5th Avenue

Site Description:

This is a two-story wood frame residence on the southeast corner of 5th and Noble, with an associated detached garage on the rear of the lot, facing 6th Avenue (Figure 30 and Figure 31). The house has cedar shake siding and a metal hipped roof with two shed dormers. The overall design is boxy and square, with various small extensions. It has an arctic entry on the north elevation. On the south elevation to the rear, there is a one-story extension and beyond that, a small shed-roofed enclosure. The east elevation also features a narrow one-story extension, as well as a second floor exterior door leading out onto the extension's flat roof. This door does not appear to be original, and the window on the door has clearly been modified. Original decorative windows exist on the front north elevation. Windows on the south elevation have been replaced with modern styles. Original fenestration on the west elevation facing Noble Street has recently been replaced with modern windows in smaller openings, substantially altering the appearance of the property. As the house appears to be under renovation at the time of this draft report, additional changes can be expected.



Figure 30: Left photo, north and west elevations (NLUR Photo).

A detached gable-roofed wood frame two-car garage stands on the south side of the property. It features lap siding and older-style lifting rather than rolling overhead door panels. These doors feature paired six-pane windows on the upper half and six-paneled wooden lower halves.



Figure 31: Right photo, south elevation (NLUR Photo).

The property occupies the full length of the block between 5th and 6th Avenues. Along 5th Avenue to the east, the neighborhood is mostly residential, while in the other three directions the area is primarily commercial. Music Mart is located across 5th Avenue to the north. The Aloha restaurant sits diagonally across Noble Street to the west. The Craft Market gift shop is located

across Noble Street to the west. The Northward Building dominates the view to the northwest. Wilton Adjustment, a converted residence, is located on the next block to the south. A similar box-style house and matching garage are paired with this property to the east. This property is also located on the western edge of the Eastside Residential HD.

Site History:

The assessors' files provide an estimated construction date of 1940 for the house, but the building may be older (Figure 32 and Figure 33). A house with similar size and massing appears in aerial photos dating to the 1920s (Figure 34). The property is associated with the Stroecker family, a prominent local business family with a history dating back to the Gold Rush era. Mrs. Mattie Stroecker, the widow of E.H. Stroecker, and William G. Stroecker are listed here in the 1953 directory. The 1959 directory lists Orville A. Thurman at this address. Assessors' records show Edward F. Stroecker et al as property owners from 1965 to 1972; William G. Stroecker from 1972 to 1987, and Marion (Stroecker) Weeks as the owner until 1994. At that time Lou Jean Bogusch bought the property, and sold it in 2003 to the current owner.



Figure 32: North and west elevations, undated. Assessors' photo.



Figure 33: North elevation, decorative window detail, 1968. Assessors' photo.



Figure 34: Aerial view, setting and south elevation, ca. 1940s.
UAF Reuel Griffin colln 0059-0845-00982

NRHP Criteria Evaluation:

The house and garage have an association with the residential development of the Eastside neighborhood ca. 1920s-1940s, although on their own they would not be highly significant examples. The strength of this property's association with this context lies in its visual ties to the neighborhood, particularly to the similarly styled home next door on 5th Avenue. This property

does not appear to rise to NRHP significance under Criterion B, although it is associated with a prominent business family. E. F. Stroecker was associated with Gold Rush Fairbanks, and this property has no association with that era. It is not known how closely the home was associated with William G. Stroecker, long-time Fairbanks banker and community patron. As with the Craft Market, the family home would not be the strongest property type to tell the story of a business leader's community achievements, and this property appears to have been primarily associated with other family members in any case. Furthermore, NRHP guidelines disqualify properties linked to living persons. The property likely does not offer potential for data recovery under Criterion D. It does possess significance under Criterion C as a contributing element to the Eastside residential HD.

Integrity Assessment:

The property's integrity of setting is fair. The Noble Street corridor is now commercial, so the immediate setting has lost its residential neighborhood association to some degree, although the residential remnant is strongest in the vicinity of this property (Figure 35). There has been some loss of integrity of design, workmanship, and materials due to replacement and reconfiguration of windows on the south and west elevations, and due to renovations on the east elevation. The roof and siding are consistent with the earliest assessors' photos in 1968. North elevation fenestration has not been changed, but south elevation sash windows have been replaced with modern casement windows. West elevation second-floor windows have changed substantially in size and visual character. Replacement windows are a smaller horizontally sliding type, out of character with the previous one-over-one vertical sash style. The excess window openings have been filled in with plywood. In addition to detracting from the original fenestration design, the introduction of the infill material diminishes the appearance of the exterior cedar shake siding. These changes in particular have altered the historic character of this building, and consequently the integrity of design, workmanship, materials, and feeling is diminished.



Figure 35: West elevation, Jan 2008 (NLUR Photo).

At the time of this report, the garage appears to retain high integrity of design, workmanship, materials, feeling and association. The garage has been given an AHRS number (FAI-331). The house was not assigned an AHRS number in earlier surveys, presumably because it was believed to be less than 50 years old at the time of Matheson's evaluations ca. 1978-1985. However, Matheson did identify this house, its garage, and the adjacent house and garage pair to the east as a cluster of related historic properties (Matheson 1978). Since this house and garage are two features of the same residential property, they should be considered in tandem.

NRHP Eligibility Recommendation:

NLUR recommends that together, the house and garage retain sufficient integrity to be considered **eligible as a contributing property** to the Eastside Residential HD, under Criterion C.

NLUR recommends the properties as **not individually eligible** for the NRHP property. It is the opinion of NLUR that renovations are in the process of diminishing the historic integrity of design, materials, and feeling to such an extent that the property is no longer eligible on its own under Criterion C. The garage would not be eligible for the NRHP as a separate property, without the associated house, due to lack of significance as an individual feature.

The proposed project will have **no effect** to this site as a contributing property. The feature with the most integrity is the garage. It fronts onto 6th Avenue, and is set back from Noble Street on lot 2, beyond the area which would be re-paved and re-curbed. The house's west elevation, which faces Noble Street, has already been adversely altered. Consequently, modest street level work is unlikely to detract any further from the appearance of the house and its setting than the renovations to the building have already done.

4.4.8 Golden Heart Building (FAI-1862) 600 Noble Street

Site Description:

This is a two-part connected building located on the southwest corner of 6th and Noble Street (Figure 36 and Figure 37). It has substantially different stylistic components on its north and south portions. The north side is a two-story rectangular commercial building with wood post and beam frame construction, concrete foundation, flat built up roof, and wood and metal exterior. Its east elevation features commercial fenestration on the first floor, a central doorway, and an unusual round-edged rectangular extension protruding from the façade. Second story windows are paired sash windows which may be original or in-kind replacements. The second story window style continues on the north and west elevations as well. The south portion of the building is a wood frame structure with front-gable roof and smaller protruding gabled sections. The windows on this portion of the building have been replaced. The building complex is surrounded by other small one- and two-story commercial properties. Wilton Adjustment sits diagonally across the intersection to the northeast.



Figure 36: East and partial south elevations, setting looking northwest from 7th Avenue (NLUR Photo).



Figure 37: East and north elevations (NLUR Photo).

Site History:

The Assessors' file lists the building's construction date as 1935, with a 1941 addition. It is not clear from the file which construction date corresponds to which portion of the building, although the north portion appears to be older (Figure 38 and Figure 39). The property has seen a striking number of commercial incarnations. In 1946, the Golden Heart Service Station was in business at this address. In 1953, Morris Electrical Contractor occupied the property. By 1959,

the site had become the Chilkat Laundromat and Jim Dandy Diaper Service. In the late 1960s, the building was used for lower income apartments and also had retail space on the first floor. The Assessors' records indicate the building was owned by Elkan and Anne Morris from at least 1960 until 1971. The property changed hands frequently thereafter: Helen Thomas (1972), John W. Thomas (1973), Leland Weaver (1975), Taylor Enterprises (1977), Morris & Holley (1979), James & Juanita Hieber (1983), Kaleidoscope Unlimited (2002), Golden Heart LLC (2005). The current owners appear on the Assessor's rolls in 2006.

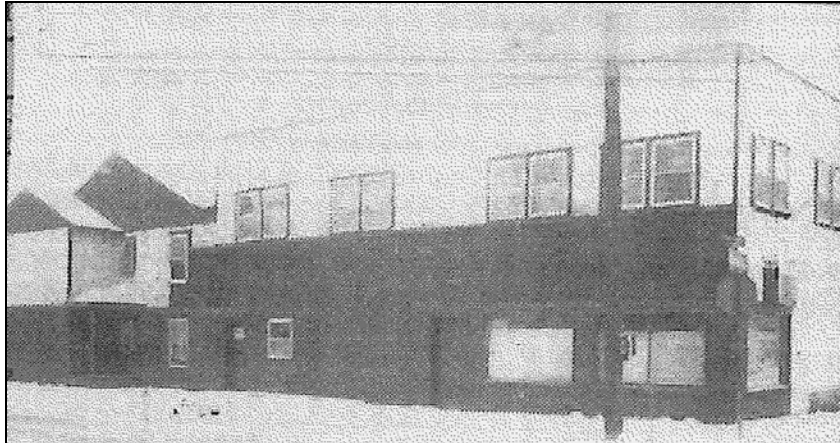


Figure 38: (Left photo) East elevation, undated.
Note differences in second floor windows, and first floor entry area.

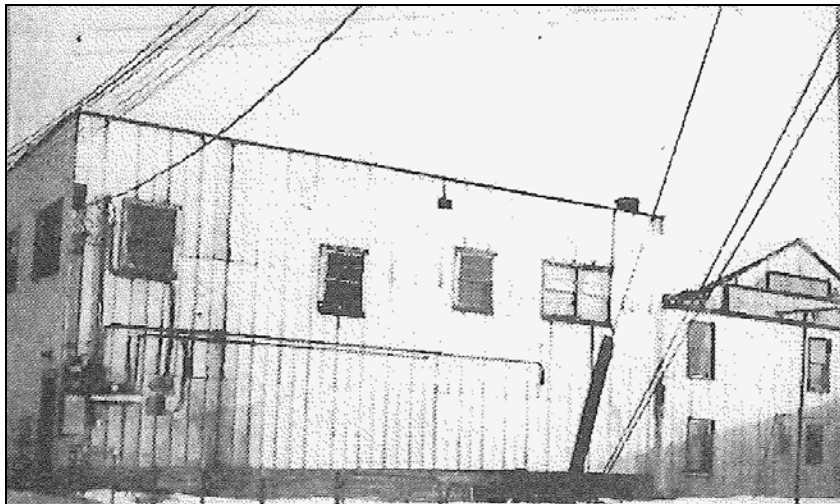


Figure 39: (Right photo) West elevation at rear of building, date unknown.

The north portion appears similar today, although a doorway has been added near the junction of the north and south parts of the building. Windows and siding have been replaced on the south portion.

NRHP Criteria Evaluation:

This property has been commercial in one form or another since its construction. It is consequently associated with the city's mid-twentieth century downtown commercial development, though it is not a significant example on its own. No Criterion B association was

noted. The building does not possess Criterion C significance as a 1930s commercial building due to lack of integrity (see below). It has no Criterion D potential.

Integrity Assessment:

The integrity of design, workmanship, and materials is fair. The northern portion retains some integrity of design for its second floor elements, particularly the window pattern and roofline, which are seen on other older two-story commercial buildings in downtown Fairbanks. However, the first floor has an altered entry and modern fenestration. The broken siding pattern between first and second floors also detracts from integrity of design and materials. The south portion of the building has also been significantly altered. The sash-style windows have been replaced with a modern casement style, and siding has been changed. Integrity of setting is diminished. Although the property has been commercial since its construction, the surrounding area of Noble Street has changed, with a large modern apartment complex, a block-sized bank, and a high rise hotel dominating the setting for the next two blocks to the south. The site itself retains some modest integrity of feeling, but this is limited by the modern appearance of the first floor and the fenestration of the southern addition. Integrity of association is fair, as the northern portion of property continues to reflect commercial use, but association with specific historic uses is not necessarily evident. There is no potential for any commercial historic district in the area contiguous with this property.

NRHP Eligibility Recommendation:

NLUR Recommends the Golden Heart Building (FAI-1862) as **not eligible** for the NRHP. It lacks the association and historical integrity to meet any of the NRHP criteria. Since this property is not recommended as NRHP eligible, further assessment is not necessary.

4.4.9 Cannon and Roberts Law Offices (FAI-1863) 402 7th Avenue

Site Description:

This property is located on the northwest corner of 7th Avenue and Noble Street (Figure 40). It is a one and a half story former residence now converted to office space, with exterior embellishments reminiscent of Queen Anne style. The building is wood frame, with concrete foundation and wood-shingled gable roof. On the north side of the property there is a detached single car gable roofed garage with an overhead door.

The Golden North building borders the lot to the north. Wilton Adjustment, another converted residence, is located across Noble Street to the east. The ca. 1985 multi-story Southall Manor apartment complex and its parking lot sit across 7th Avenue to the south. Small converted residences border the property along 7th Avenue to the west.



Figure 40: South and east elevations (NLUR Photo).

Site History:

Assessors' records list the construction date as 1938. The 1946 city directory lists Leo Schlotfeldt as the property owner, and the assessors' file shows Leo and Agnes Schlotfeldt as the owners up until 1972. The property was rented to various tenants over time, including its use in 1959 as the location for Bill Hawks Furs (see ad from 1959 directory). In 1973 Dennis and Sharon Schlotfeldt transferred the property to the Salcha Company. It changed hands again in 1979 to Robert and Virginia Reichmann, and in 1981 to Robert and Betty Noreen.

Leo Schlotfeldt, the most prominent of these property owners, first came to Alaska in 1926 as a Signal Corps operator, and later made his name in the local trucking and fuel industry. After marrying Agnes Hering in 1932, he worked for the F.E. Co., and then joined his in-laws' fuel and transportation business, Sourdough Express. He purchased the company in 1948. Schlotfeldt was also a principal investor in the Great North Transportation Group, involved in the attempt to build an overland route from Fairbanks to the North Slope oilfields in 1968.¹⁶ Leo and Agnes Schlotfeldt are also associated with the multi-family building, the property across the street.

NRHP Criteria Evaluation:

This property could have a modest Criterion A association with mid-20th century residential development in Fairbanks. The association with Leo Schlotfeldt does not rise to a level of significance for Criterion B. The property does not have architectural significance under Criterion C, nor does it offer potential for data under Criterion D.

¹⁶ Sourdough Express corporate website, <http://www.sourdoughexpress.com/history.html>, accessed 11/27/07, and <http://familytreemaker.genealogy.com/users/s/c/h/Fay-E-Schlotfeldt/PHOTO/0034photo.html>, citing Schlotfeldt's obituary in the Fairbanks Daily News-Miner, Nov. 2002. Accessed 11/27/07.

Integrity Assessment:

The building was extensively renovated in 1984 and 1989 (Figure 41 and Figure 42). All four elevations were affected. Earlier metal roofing was replaced with wood shingles, and original fenestration was replaced with windows of different size. A gabled dormer was added on the west side, an entry on the north elevation was removed, and new doorways with arctic entries were added on the east elevation. A second-story flat-roofed bay window was added to the south elevation, and fish-scale patterned siding was added. The main entrance was widened and reconfigured so that only a trace of the original construction is evident. Consequently the building does not retain integrity of design, materials, workmanship, feeling, or association.



Figure 41. Left photo, south and west elevations, 1968. FNSB.



Figure 42: Right photo, south and west elevations, 1989. FNSB.

NRHP Eligibility Recommendation:

NLUR recommends the Cannon & Roberts Law Office (FAI-1863) **as not eligible** for NRHP. Renovations have altered the exterior appearance of the building to such an extent that the original character is no longer apparent.

The garage on the property does not appear to have undergone significant change, but has no historic significance apart from the associated residence on the property. With the substantial changes to the buildings on either side, it does not possess integrity of setting or association. It has no architectural significance, and no data can be gathered from it. Consequently it is not eligible for the NRHP. Since this property is not NRHP eligible, further assessment is not necessary.

4.4.10 Wilton Adjustment Services (FAI-1864) 335 6th Avenue

Site Description:

This site consists of multiple lots under the same ownership, Block 89, lots 1A, 1B, 2, 3A, 3B, and 4, extending along Noble Street from 6th Avenue to 7th Avenue (Figure 43). The primary structure is a former house now being used as office space, on the southeast corner of 6th and Noble. The house is a one ¾ story wood frame hipped gable roof building with a concrete foundation. It has a composite shingle roof and aluminum siding. The north elevation features a central gable-roofed arctic entry with sash windows, and outward-opening casement style windows on the second floor. The gable roof line on this elevation is broken by a partial hipped roof. The east and west elevations feature large gabled dormers. Windows on those elevations are modern bottom-opening casement windows. The south elevation is similar to the north, and is where the main business entrance is now located. The house is bordered by a shrubbery hedge extending west from the southern elevation and then paralleling the Noble Street and 6th Avenue sidewalks. The business parking area borders the house to the south, and extends to 7th Avenue.



Figure 43. North and west elevations. Setting looking south (NLUR Photo).

Behind the main house to the east is a detached two-car garage. The garage is set back from Noble Street, and sits close to an adjoining, older property outside the APE (329 6th Ave, lot 5). Although the garage is attached to the neighboring property, it is visually linked to the Noble Street elements of the site.

This property is located in a transition zone. The Noble Street corridor itself is now virtually all commercial, and the surrounding residential neighborhood to the east is showing signs of transition to commercial use as well. The Gronewald house and garage are located across 6th Avenue to north. The Golden Heart Building and Noreen law office are across Noble Street to the west. Diagonally across Noble Street to the northwest there is a 1973-era log building, and just north of that is the Craft Market Gift Shop. The property is located in the proposed 1985 Eastside residential HD, forming its western and southern border. The hedge around the front and side yards appears in the earliest assessors' photo in 1968, and is a distinctive element of the setting.

Site History:

According to assessors' records, the house was constructed in 1937. The earliest ownership has not been determined, but Leo Scholdtfelt is listed at this address in the 1953 city directory. Assessors records indicate that Leo and Agnes Scholdtfelt owned the property from at least 1960 until 1984, when it was sold to Tommy and LaRee Wilton. In 1994, Tommy Wilton became sole owner. The file notes that the property transferred to commercial status in 1989.

NRHP Criteria Evaluation:

The property is associated with the residential development of the Eastside neighborhood ca. 1930s-1940s. The association with Leo Schlotfeldt does not rise to a level of significance for

Criterion B. The property appears to have some architectural significance under Criterion C. It would not offer potential for data recovery under Criterion D.

Integrity Assessment:

The integrity of design is good, considering the renovations that have been made, most notably to the windows. This is due to the retention of other design aspects which balance the loss of the original window style. While modern casement windows have taken the place of most of the original sash style, assessors' photos indicate that the size of the window openings was not changed. The arctic entry retains its earlier fenestration pattern. The building's distinctive roofline has not been altered, and the hedge landscaping has also been retained, adding to the overall integrity of the site. There has been some loss of integrity of materials and workmanship with the replacement of the windows and siding. The immediate setting is mixed. The proximity of the Gronewald house and garage to the north, and the residential neighborhood to the east strengthen the integrity of setting, while the areas to the west and south have large scale modern elements, and detract from the overall setting. The business parking area on the south side of the property also modestly diminishes the integrity of setting, feeling and association.

NRHP Eligibility Recommendation:

NLUR recommends Wilton Adjustment Services (FAI-1864) as **individually eligible** and as a **contributing property** to the Eastside Residential HD under Criterion C, due to the retention of the character-defining elements of the building's exterior shape, roofline, and its continuing residential appearance.

Proposed work may include removal or re-location of the hedge feature. The hedge is a component of the historic setting which adds to the property's integrity. However, its removal would not be enough to cause the property as a whole to lose eligibility, and would represent **no adverse effect** if replaced/replanted to maintain the property's setting.

4.4.11 Hackett Law Office (FAI-1865) 401 11th Avenue

Site Description:

This is a one and a half story wood frame building on the southwest corner of 11th Avenue and Noble Street (Figure 44). It has a concrete and wood post foundation, lap siding, and metal gable roof. The north elevation features a central gable-roofed arctic entry with concrete steps and wooden handrails. The entry has two narrow three-light windows on each side of the door, as well as double hung sash windows on the east and west sides. The main building has two double hung sash windows evenly spaced on each side of the arctic entry. These windows may be original, based on the wavy characteristics of the glass. The second floor fenestration consists of two widely spaced small single light windows under the gable eaves. The east elevation has two sets of paired double hung sash windows. The west elevation features a shed dormer. The south elevation has no windows, but there is a small one-story gable-roofed extension on the western side. Sidewalks are narrow at this location. A wooden retaining wall abuts the sidewalk along Noble Street and 11th Avenue, delineating a slightly raised narrow strip of lawn.



Figure 44: West and north elevations (NLUR Photo).

This property is the only residential building from this era remaining at that corner. Neighboring properties include the Masonic Lodge and parking area to the north; and the block-sized multi-story Tanana Valley Clinic (1969) and the new one-story TVC First Care building to the northeast. A park is located across Noble Street to the southeast. To the south, there is a 1969-era three story apartment building, and a commercial area beyond that. Vacant lots border the site to the west.

Site History:

Assessors' files estimate the construction date at 1943. The 1953 city directory lists James Alves as the owner. In 1959, Polk's directory listed Elmer W. Gaffey at this address, and assessors' records show Elmer and Marie Gaffey as the property owners until 1970. James and Gloria Griffey purchased the house in 1970, and it changed hands to Joseph Hendrickson in 1973; to Homer and Karen Morris in 1976; and to James and Wilma Hackett in 1981. The property has been used as law offices since approx 1982. According to the assessors file, the property was not converted to commercial use until Hackett's ownership.

NRHP Criteria Evaluation:

This site has significance under Criterion A for its association with the WWII-era residential development of Fairbanks. It has no Criterion B significance. It has Criterion C significance on a local level as an example of pioneer stick style. There is no Criterion D significance.

Integrity Assessment:

The integrity of design, materials, and workmanship is excellent. The setting is fair to poor, but the integrity of feeling and association remain high. The conversion to office use has not noticeably altered the appearance of the building.

NRHP Eligibility Recommendation:

NLUR recommends the Hackett Law Office (FAI-1865) as **individually eligible** for the NRHP on a local level under Criteria A and C. The character-defining features of this site are found in its design, materials and workmanship, and in its strong feeling and association with a residential context. Since the building stands so close to Noble Street, sidewalk widening has the potential to impact the site's setting. However, the setting is already compromised, so this Noble Street upgrade project will have **no effect** on the qualities of design, materials and workmanship that make it eligible for the NRHP.

The current project proposes to widen the sidewalk on the east side of the building toward the traffic lanes, keeping the back of the sidewalk at the property line; to replace the existing retaining wall; and to add a curb extension to the northwest of the building. There is a possibility that the replacement of the retaining wall could cause an adverse effect. However, as the wall is a component of the site's setting which has already been compromised, **no effect** to the building is anticipated.

4.4.12 Love Inc. (FAI-1866) 1231 Noble Street

Site Description:

This is a one-story former residence, currently used as non-profit agency offices, located on the east side of Noble Street between 12th Avenue and Gaffney Road (Figure 45 and Figure 46). It is wood frame, with concrete block foundation, composite shingle roofing and metal siding. The west elevation fronting on Noble Street is gable roofed, with a narrow arctic entry and two evenly spaced windows on either side. The south elevation features two double hung sash windows. A flat-roofed single story extension is located on the southeast corner. This extension was formerly a one-car attached garage. A large single light window has replaced its overhead door. The building has been expanded significantly on the east and north elevations. On the east elevation, on the rear side of the garage, there is a 15' x 17' addition. The north elevation is now 52' long, twice its original length. The additions have modern style windows. The roofline in the rear section of the building is flat, in contrast to the gable roof of the original house. Primary access to the building is now from the parking area in the rear. An access ramp covered with a narrow shed roof leads from the main parking area to the rear entrance. Both front and rear yards are paved and used as parking areas.

This building and the adjacent 1235 Noble Street are the only remaining buildings on this block with single family residential features. The two-story Spaulding Chiropractic building and Myrtle Thomas Park are located to the north. A multiplex residence and a 1969-era apartment building are located on the next lot to the south. Wilbur Bros. Sheet Metal and a used car dealership are just south of that. Across Noble Street, the block consists of Sunshine Travel (in a converted service station); the Taste of Chicago coffee hut; the former Foodland/Alaska Marketplace parking lot; Big Al's Pizza (also a converted service station) and the Forget Me Not Espresso hut.



Figure 45: West and south elevations (NLUR Photo).



Figure 46: Assessors' photo, west elevation, 1968.

Site History:

Assessors' records provide a construction date of 1943. The garage and a rear addition were added in 1950. The building was remodeled into dental offices in 1983, with a further addition noted around 1998. In 1953 and 1959 the city directory listed Albert E. Larson at this address.

Borough records list Albert and Alice Larson as joint owners until 1977, and Alice Larson as the owner until 1984. At that time, Hugh and Mary Jane Fate bought the property, and Dr. Fate used it for dental offices. Love in the Name of Christ (Love Inc.) purchased the site in 2000.

NRHP Criteria Evaluation:

The property was constructed to meet the residential needs caused by WWII and postwar population growth in Fairbanks, though it no longer reflects this Criterion A association (see below). The building is also associated with Hugh Fate, a dentist and community leader, as his place of business in the 1980s. Because of the recent nature of this association, Criterion B would only be met if there were exceptional significance, and this is not the case. The building does not possess significance under Criterion C or Criterion D.

Integrity Assessment:

The integrity of design, materials, and workmanship has been significantly compromised. This property has undergone repeated expansion and architectural change over the years, during its conversion to a dental office in the mid 1980s and again in the late 1990s. During its early years, the property was an example of mid-20th century suburban domesticity, with birch and spruce trees in the yard and a white picket fence. These residential features have disappeared, and the building as a whole is now dominated by the additions in the rear. The integrity of setting is poor. The paving of the front and back yards, removal of vegetation, and the 1969 apartment complex in the neighboring back yard have contributed to the disruption of the immediate setting, while the prominent commercial features to the west and south have overwhelmed the residential feeling of the site. As a result of the diminished integrity of design, materials, workmanship, and especially setting, the integrity of feeling and association at this property are also poor.

NRHP Eligibility Recommendation:

NLUR recommends Love, Inc. (FAI-1866) as **not eligible** for the NRHP due to lack of integrity that compromises the historic significance of the property. Since this property is not NRHP eligible, further assessment is not necessary.

4.4.13 Multi-Family Residence (FAI-1867) 1235 Noble Street

Site Description:

This one and a half story Cape Cod style wood-frame residential building is located on the east side of Noble Street, on the block between 12th Avenue and Gaffney Road (Figure 47 and Figure 48). It has a composite shingle roof, aluminum siding, and concrete and wood post foundation. It was originally a single family dwelling, and is presently a triplex.

The west elevation has a central doorway, steps with wooden railings, and no arctic entry. First floor sash windows are widely spaced. Second story windows were previously paired double hung sash windows, and are now casement style. The south elevation retains sash style windows

on the second floor, but has casement windows on the first level. It also features a small attached shed-roofed structure and an exterior metal chimney pipe. The entire yard is presently paved.



Figure 47: West and south elevations (NLUR Photo).

Note 1969 apartment building in rear, and paved lots surrounding property

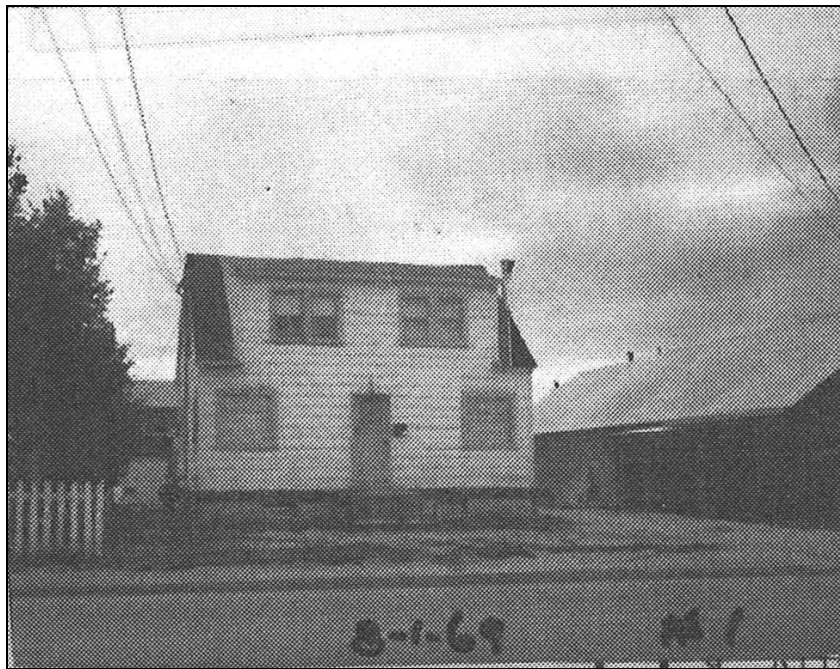


Figure 48: Assessors' photo, west elevation, 1969.

Site History:

Assessors' files provide a 1947 construction date. Early ownership was not determined, but the same files indicate that Joseph and Elsie Stlinard were the owners in 1965. They were followed by Oscar and Mollie Hardin in 1966, Ted and Shauna Tanimoto in 1973, and Donald and Henry Wadle in 1992. The assessor noted that the building was being used as a triplex in 1981. It was re-sided in 1993, and classified as commercial in 1990. The two-story apartment building to the east was built in 1969.

NRHP Criteria Evaluation:

This property is associated with the post-war residential expansion of Fairbanks in the late 1940s and early 1950s. No Criterion B significance was noted. The property does demonstrate Cape Cod style architectural features, but it is not a notable example of this style and does not have significance under Criterion C. The building does not possess significance under Criterion D.



Figure 49: Aerial view of setting, ca. 1948

UAF Reuel Griffin Collection, 0059-0845-01617, cropped photo

Integrity Assessment:

The property's integrity of materials and workmanship is fair. Assessors' records from the 1970s note that the property had sawdust insulation and was finished with an exterior sheathing made from plywood shakes. Those materials have been replaced, as have many of the windows. The integrity of design is reasonably good, although the replacement windows are stylistically inconsistent with the original design. The other Cape Cod features appear consistent with earliest available photos, except for the removal of a small arctic entry, which appears in to have been a design afterthought. However, the integrity of setting is extremely poor. During the period of significance, this was a single family residential property with open space to the east. The neighborhood had commercial elements, particularly at the intersection of Gaffney and Noble, but as the aerial shows, the scale was small (Figure 49). This is no longer the case, particularly with the former Foodland complex and late 1960s era service stations across the street, which have overwhelmed the residential feeling of the site. The paving of the front and back yards, removal of all vegetation, and the 1969 apartment complex in the rear have disrupted

the immediate setting. As a result of the diminished setting, the integrity of feeling and association at this property are poor.

NRHP Eligibility Recommendation:

NLUR recommends the Multi-Family Residence (FAI 1867) as **not eligible** for the NRHP. Character defining qualities for this property would be the Cape Cod architectural features and associated residential landscaping and setting. Although the architectural features are still identifiable, the paved yard, the changes in fenestration, siding, and the loss of setting diminish the site's integrity enough that it would not be NRHP eligible as an individual property. Since this property is not NRHP eligible, further assessment is not necessary.

4.4.14 Wilbur Brothers (FAI-1868)

Site Description:

This is a one story wood frame industrial building located on the east side of Noble Street, on the block between 12th Avenue and Gaffney Road (Figure 50). It has a concrete foundation and metal siding, and front gable metal roof. The interior flooring is concrete on grade. The building is long and narrow, measuring roughly 100 feet long by 36 feet wide. The west elevation has an overhead door, a pedestrian door, and one wide single paned commercial window. The north elevation has small wooden shed-roofed attachment at the west end. It is otherwise plain except for one small window. The south elevation is similarly plain.



Figure 50: West and north elevations (NLUR Photo).

The property is bordered by a triplex to the north, and a used car lot to the south. Further to the south, Gaffney Road intersects Noble Street, and just beyond that is the busy intersection with Airport Way. The former Foodland/Alaska Marketplace parking lot, Big Al's Pizza (a converted

service station) and the Forget Me Not Espresso hut are the primary features to the west. The area is commercialized with varied architecture of inconsistent design and vintage.

Site History:

The construction date in the assessors' file is given as 1950. The building also appears in an aerial photo believed to date from ca. 1948, but no evidence was located to indicate any earlier date than that for the structure. The building is similar to 1940s-era Butler-style shops and warehouses once found in large numbers on Ladd Field (now Ft. Wainwright), although the pitch of its roof is slightly steeper. Given its appearance, it is interesting to speculate whether this building may have been one of the temporary structures which the Air Force "surplused" and sold after the war ended, many of which were purchased by local people and re-used at new sites. However, the initial owners and use are not known.

The Wilbur-Bell Co. first appears at this address in the 1959 city directory, having moved to the site from a previous location downtown. The same family business has been operating at this location since that time, with some shifts in the ownership configuration. Wilbur and Bell Co. is listed as the owner until 1982, when it became Wilbur Bros. Plumbing and Heating. It changed hands in 1998 to a trust and then to A. Roy and Brenda Wilbur.

NRHP Criteria Evaluation:

The property has local significance under Criterion A for its strong association with the post-war commercial development of downtown Fairbanks, particularly the city's role as a regional center for industrial supplies and skilled labor. No Criterion B significance was identified. The building is an example of utilitarian shop/warehouse construction similar to that found on the nearby military installation, and may have Criterion C significance as well. It is not part of a multiple property district. No commercial HD exists or is warranted at that location. No potential for Criterion D significance was identified.

Integrity Assessment:

The integrity of design, materials, and workmanship is high. Doors and windows have been replaced but this has not significantly changed the appearance of the building. A 1969 photo in the assessors' file shows essentially the same appearance as present now, the only difference being placement of signage (Figure 51). Over the years, remarks in the assessors' file consistently note "no change" to the property. The setting is fair. A small residential style building once located just to the south is no longer extant. The area is commercial, which is in keeping with the property's historic use. Although the adjacent used car lot detracts somewhat from the feeling of the site, the overall integrity of feeling and association are very strong, due to the retention of design and materials.

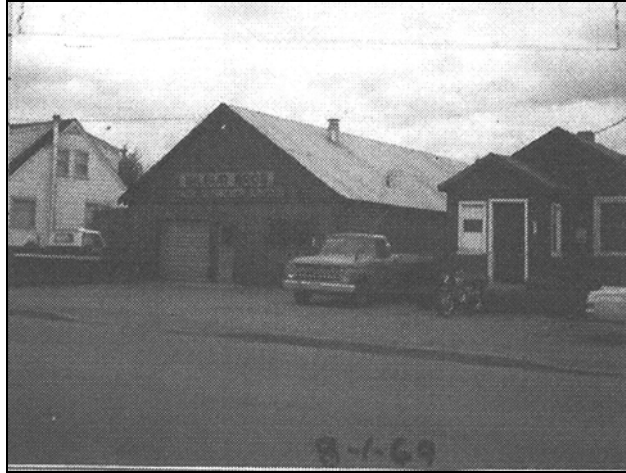


Figure 51: View of west elevation, 1969. Assessors' photo.

NRHP Eligibility Recommendation:

NLUR recommends the Wilbur Bros. Building (FAI-1868) **as individually eligible** for NRHP on the local level under Criterion A, with a period of significance of ca. 1950 - 1960. The character-defining features are primarily the architectural aspects of design and materials, and the continued association with the building's historic use. The proposed project will have **no effect** to the building itself or to its integrity of feeling and association.

4.4.15 The Elbow Room [former] (FAI-1869) 410 2nd Avenue

Site Description:

This is a two-story concrete block and steel framed building on concrete foundation with flat, built up roof (Figure 52 and Figure 53). The first floor on the south elevation has a rock veneer, two plate glass windows, and two recessed entryways. The second floor has a series of long, narrow, three-light windows set between protruding vertical panels which give the second floor an accordion-like appearance. The rear, north elevation has irregular shaped extensions, and features the same second-floor window pattern. The east elevation is concrete block. The west side of the building is a common wall shared with the adjacent property.

The building is located on the north side of 2nd Avenue between Lacey and Noble Streets. The former Frontier Sporting Goods is located adjacent to the property on the west; the Polaris Building rises behind it to the northwest. A vacant lot, once the Standard Garage and bus terminal, borders the site to the east. The block-sized city parking garage faces the site to the south. The site is located within the area identified as the Downtown Commercial HD.



Figure 52. Elbow Room south elevation (NLUR Photo).



Figure 53. Elbow Room setting, 2nd & Noble, view northeast (NLUR Photo).

Site History:

Tommy's Elbow Room was a local landmark in Fairbanks for five decades.¹⁷ First opened as a sports bar by Tommy Paskvan in 1947, the original Elbow Room was designed so that it could easily be converted to a mechanic's shop if the bar business proved unsuccessful (Figure 54).

¹⁷ Information compiled from Assessors' records; Moran 2003; Ferguson 2008; and UAF Reuel Griffin photo collection.

An early exterior photograph of the Elbow Room shows the building prior to the addition of the adjoining restaurant.



Figure 54. Original Elbow Room Building.
UAF Archives, Reuel Griffen Collection (0059-845-1367)

The establishment thrived, though, and Paskvan expanded the business in the early 1970s with a 35' x 75' two-story addition and new façade (Figure 55 and Figure 56). The expanded building housed the Elbow Room bar and Firelight Room Restaurant on the first floor and offices on the second. The bar and restaurant were a popular meeting place for businesspeople, politicians, and students, as well as a destination for family nights out. The second floor offices were rented at various times to contractor Morris-Knudsen and Alyeska in 1974, and Howard Rock and the *Tundra Times*. According to one account, Howard Rock worked on aspects of the Alaska Native Claims Settlement Act from this building (Moran 2003). Around 1978, the property became the Cabaret nightclub.

Assessors' records indicate that Tommy Paskvan owned the property directly until 1975, when the property appeared on the rolls as Tommy's Elbow Room, Inc. In 1983 Toni W. Gibson was listed as the owner. Tommy Paskvan continued to operate the establishment until 1993, when it was sold to Kenneth R. Lavigne. The business operated until 2003. The property is currently owned by Miller Schmidt, LLC.



Figure 55. Elbow Room south elevation, December 1971, FNSB.



Figure 56. Elbow Room, south elevation, 1974, FNSB.

NRHP Criteria Evaluation:

This site meets Criteria A and B on a local level, for the property's role in Fairbanks' social and political life between the late 1940s and the 1980s, and for the related association with the proprietor, Tommy Paskvan. However, because the period of significance extends into recent years, NRHP Criteria Consideration G applies. Criteria Consideration G requires that a property that "continues to achieve significance" into a period less than fifty years before the present must have "exceptional significance." Exceptional significance must be explicitly identified through research and historical analysis. This requirement was included in the NRHP guidelines to ensure that sufficient time had passed to develop historical perspective on the significance of recent properties and events. Although this property reaches the standard threshold for local significance, it does not appear to meet the exceptional significance threshold that would be required. It is possible that the association with Alyeska Pipeline construction and Howard Rock and the Tundra Times could be further documented and this conclusion could be revised. In that

case, the 1970s appearance of the property should be used to assess integrity. The property does not possess any Criterion D significance.

The property was also reviewed under Criterion C as a potential contributing element to the Downtown Commercial HD. However, the property does not reflect the HD's period of significance (1925-1959).

Integrity Assessment:

The property was remodeled and expanded substantially in the 1970s. Although its integrity of association is still high, the design, materials, workmanship, and feeling reflect this post-1970 appearance. Integrity of setting is also somewhat compromised due to the presence of the parking garage on the south side of the street.

NRHP Eligibility Recommendation:

NLUR recommends this site as **not eligible** for the NRHP. Its period of significance reaches well into the 50-year window, but the property does not meet the requirements of Criteria Consideration G. The property is not eligible as a contributing property to the Downtown Commercial HD. Due to the 1970s remodeling, it reflects a later time period, not consistent with the HD's earlier period of significance.

Since this property is not NRHP eligible, no further assessment of project impacts is required.

4.4.16 Frontier Sporting Goods [former] (FAI-1870) 412/414 2nd Avenue

Site Description:

This is a two-story concrete block/reinforced concrete building with a flat built-up roof on a concrete foundation (Figure 57). The assessors' file describes the exterior as concrete block and wood siding, but the wood siding has since been replaced with vinyl. The south elevation has a recessed storefront on the first floor and large single-paned windows on the second floor. The rear north elevation has one canopied entry door and gray horizontal siding. Second floor fenestration is similar to the south elevation, with five windows instead of four. A parking lot extends from the north side of the building to 1st Avenue.

The building has an extended basement storage area on the adjacent 2nd Avenue lot as well. The basement area has a separate shed-roofed entrance (414 2nd Avenue).

The building is located on the north side of 2nd Avenue between Lacey and Noble Streets. The former Elbow Room is located adjacent to the property on the east; the Polaris Building rises behind it to the northwest, and the Polaris building's southern extension borders it on the west. The block-sized city parking garage faces the site to the south. The site is located within the area identified as a potential downtown commercial HD.



Figure 57: South elevation, main building and basement entrance (NLUR Photo).

Site History:

The main section of the building is listed in the Assessors' records with an average weighted age (AWA) of 1958. City directories indicate that Jonas Bros. Furs was at this address in 1959. However, the site was best known as the location of Frontier Flying and Frontier Sporting Goods. Richard McIntyre, the founder and proprietor of the business, first came to Fairbanks as a pilot with the Air Force at Ladd AFB. McIntyre was a distinguished military aviator in the late 1940s, flying some of the earliest polar reconnaissance missions. Returning to Fairbanks after his Air Force service in 1950, McIntyre operated Frontier Flying and Frontier Sporting Goods from various downtown locations, including one just across the street, before moving the enterprise to this address in the early 1960s. The basement access shed was constructed on the adjoining lot in 1968. McIntyre sold Frontier Flying Service in 1974, while the sporting goods store continued in business until approximately 1977. Tenant businesses occupied the building in later years. The building is presently the site of L'Assiette Restaurant.

NRHP Criteria Evaluation:

Although it would have local significance under Criterion A for association with postwar economic development, and possible Criterion B significance for association with Richard McIntyre, a noted pilot and businessman, the property does not possess integrity. The removal of the wood panel second floor façade and the addition of the modern second floor windows have substantially compromised the integrity of design, materials, workmanship, feeling, and association.

NRHP Eligibility Recommendation:

The integrity of design, materials, workmanship, and feeling are compromised enough that NLUR recommends Frontier Sporting Goods (FAI-1870) as **not eligible** for the NRHP either individually or as a contributing property to the Downtown Commercial HD.

Since this property is not NRHP eligible, no further assessment of project impacts is required.

4.4.17 Fairbanks Polaris Hotel (FAI-1871) 427 1st Avenue



Figure 58: Polaris Hotel south elevation (NLUR Photo).

Site Description:

The Polaris Building is a reinforced concrete, flat-roofed, 11-story building with a one-story flat-roofed extension on the south side of the block (Figure 58). The first floor has a stone veneer, while the exteriors of the higher floors are slab concrete. The building is currently vacant.

The Polaris Building is located at the corner of 1st Avenue and Lacey Street, on the northwest corner of block 12. The new multi-story Rabinowitz courthouse stands across 1st Avenue to the north. The Lacey Street Theater is across Lacey Street to the west. The former Elbow Room

and Frontier Sporting Goods are located adjacent to the property to the east. The city parking garage stands across 2nd Avenue on the block to the south.

Site History:

Constructed in 1952, the Polaris Building was the tallest building in Fairbanks. It originally offered 144 apartments as well as business space on the ground floor, and advertised “Tropical Comfort in the Arctic” (1959 Directory: 253) (Figure 59). Like its competitor, the nearby Northward Building, it represented a mid-century vision of modern living and a distinct break from the small-scale downtown commercial and residential streetscapes. In 1974, the one-story southern extension was added and used as restaurant space.

Assessors’ records list building owners as Second & Lacey Apts., Inc., from 1965-1983; Polaris Investment Company from 1984-1996; Northern Hotel, LLC 1997-2003; Charles D. Aalfs, 2003; and Fairbanks Polaris Hotel LLC, 2004.



Figure 59. North and west elevations, 1959 City Directory Advertisement.

NRHP Criteria Evaluation:

The Polaris Building meets Criterion A on a local level for its association with postwar economic development and response to the housing shortage of the early Cold War years, with a period of significance from 1952- 1959. It has no notable associations under Criterion B. It is not the

work of a master, but does represent a style of construction, and may be considered a contributing element to a mid-century downtown commercial HD under Criterion C. The site has no significance under Criterion D.

Integrity Assessment:

The property retains strong integrity of design, materials, workmanship, location and feeling. There have been some fenestration changes on the top floor, but overall, the exterior character of the building reflects its appearance during the period of significance. The setting is also reasonably good. The one-story 1970s addition on the southwest corner is not part of the historic fabric of the building, but does not alter the primary characteristics of the building to any substantial degree.

NRHP Eligibility Recommendation:

NLUR recommends the Polaris Building (FAI-1871) as **individually eligible** for the NRHP under Criterion A and also as a **contributing property** to the Downtown Commercial HD under Criterion C.

The proposed street level improvements will have **no effect** on the qualities that make this property individually eligible, nor will it affect the qualities that would make it a contributing element to a HD.

4.4.18 Port Authority (FAI-1872) 409/411 4th Avenue

Site Description:

This is a two-story, flat-roofed reinforced concrete commercial building on the south side of 4th Avenue between Lacey and Noble Streets (Figure 60). The north elevation has a recessed storefront with two separate entrances. The second floor has single paned windows. The east elevation, facing Noble Street, has evenly spaced single paned windows on the second floor. The west elevation is plain except for two small second floor windows.

The setting is commercial. The site is bordered by the Aloha restaurant parking area on the east, and the three-story Alaskan Motor Inn on the west. The Northward Building is across 4th Avenue to the north. The Thai House restaurant and parking area border the building to the south, and the Aloha Restaurant lies to the southeast.



Figure 60: Port Authority north and east elevations (NLUR Photo).

Site History:

The building was constructed in 1952, and housed the Doctors' Clinic on the second floor. It had a pharmacy and retail space on the first floor. Assessors' records show the owners in 1965 as 4th Avenue Building, Inc.; Salcha Co. from 1967-1981; James Gallogly from 1982-2003; and currently Astro LLC.

The exterior siding has been replaced and the second floor fenestration has changed, with single-pane windows replacing earlier double casement style (Figure 61). A window has been added on the west elevation, which previously had none. The north elevation storefront retains its earlier appearance on the first floor level. Banding between the first and second floors has been removed.



Figure 61. North and east elevations, undated, FNSB.

NRHP Criteria Evaluation:

This property represents the wave of downtown economic development in the early 1950s. Its direct association qualifies it under Criterion A. It has no known association with significant persons under Criterion B. It is not contiguous with the Downtown Commercial HD and has no shared architectural characteristics with nearby properties that define the HD. It does possess distinctive architectural characteristics of a type and period of construction and is eligible under Criteria C.

Integrity Assessment:

Integrity of design and materials is reasonably good, although the alterations to the north elevation second floor fenestration and banding diminish this integrity slightly. Integrity of setting, feeling, and association is also good.

NRHP Eligibility Recommendation:

NLUR recommends the Port Authority (FAI-1872) as **individually eligible** for the NRHP under Criteria A and C. Proposed work includes sidewalk replacement in existing locations; curb extension; and possible street furniture to the northeast. This planned work will have **no effect** on the architectural qualities and aspects of integrity that make the property NRHP eligible.

4.4.19 Westmark Hotel Multi-Plex (FAI-1873) 328 8th Avenue

Site Description:

This is a one-story gable-roofed four-plex apartment building with a basement (Figure 62). It is wood frame with concrete block foundation and wood siding. It is surrounded on three sides by vacant lots and residents' parking. A multi-story senior housing complex is located to the east; the Westmark hotel complex is across 8th Avenue to the south; and the Southall Manor apartments sit across Noble Street to the west. Wilton Adjustment and single-family residential properties are located across 7th Avenue to the north. It is adjacent to but not within the Eastside Residential HD.



Figure 62: South and west elevations (NLUR Photo).

Site History:

The history of this property is somewhat unclear. The assessors' database lists the date of construction as 1963, but the property card file notes a building existed on the property in 1960. An unspecified addition was made in 1963. Lots 3A and 3B were combined in 1975, and replatted in 1993. The basement was finished in 1971. Presumably the building was not used as a multi-plex prior to that time.

Assessors' records show that Ailien Leikas was the owner from 1960-1980. Jack and Jodie Wehner are listed as owners in 1980; Marvin and Rebecca Hassebrock in 1993; Keith Bradley et al. in 1998; and Westmark Hotels Inc. in 2003.

NRHP Criteria Evaluation:

This 1963 structure does not meet the criteria for significance. It is a lone early 1960s multiplex in an area bordered by large commercial buildings. It does not represent any significant pattern of history or architecture in this neighborhood for eligibility under Criteria A or C. It does not have any association with significant persons under Criterion B, and would not yield information important to history or prehistory under Criterion D.

NRHP Eligibility Recommendation:

As the Westmark Multi-Plex (FAI-1873) does not meet any NRHP criteria, NLUR recommends it as **not eligible** for the NRHP. No further analysis of project effects is required.

4.4.20 Masonic Temple [former Nazarene Church] (FAI-1874) 409 10th Avenue

Site Description:

The property consists of a gable-roofed former church building with basement and associated parking (Figure 63, Figure 64, and Figure 65). Fenestration is varied in size and placement but is primarily single pane type, except in the basement area. Siding appears to be concrete panel. Vertical bands run along the spaces between the panels where long window openings formerly existed.

Site History:

This building was formerly the Church of the Nazarene. It was sold to the Masonic Temple Holding Co. in 2005. Because it was a tax-exempt property for most of its history, very little documentary information is available in Assessors' records. The church appears at this address in city directories dating to 1949.



Figure 63: Masonic Temple east elevation (NLUR Photo).



Figure 64: South and west elevations 2008 (NLUR Photo).

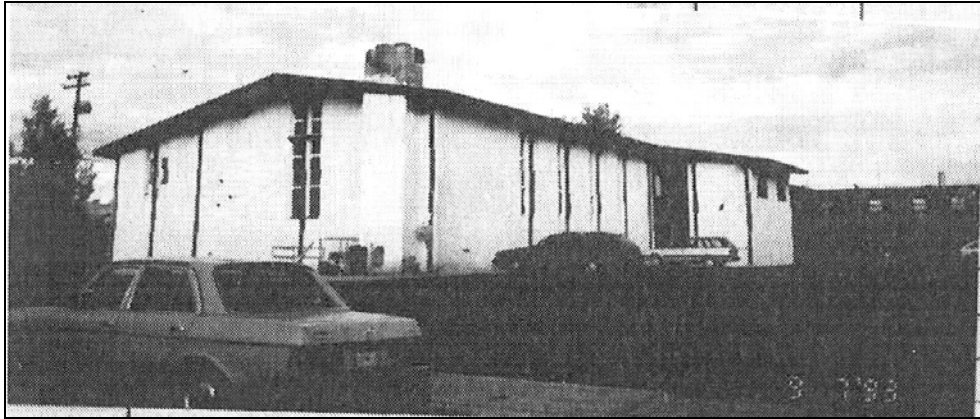


Figure 65: South and east elevations 1993, FNSB.

NRHP Criteria Evaluation:

In general the NRHP excludes religious properties from eligibility, unless they derive their primary significance from “architectural or artistic distinction or historical importance” (Criteria Consideration A). In the case of this property, no particular historical importance has been documented, and no exterior artistic distinction is evident. Eligibility in this case would be based on a review of exterior architectural features. Recent renovations, particularly the fenestration changes, would preclude NRHP eligibility based on architectural importance.

NRHP Eligibility Recommendation:

NLUR recommends the Masonic Temple (FAI-1874) as **not eligible** for the NRHP. No further analysis of project effects is required.

4.4.21 Foodland [former] (FAI-1875) 513 12th Avenue

Site Description:

This property consists of a flat-roofed circular former supermarket with irregular shaped one-story extensions on the east and west sides (Figure 66). The building sits on a large parking area that borders Gaffney Road to the south, Noble Street to the east, and 12th Avenue to the north.



Figure 66: Foodland south and partial east elevations (NLUR Photo).

The main section of the building is a 31,400 square foot, 200-foot diameter, steel and concrete block-framed structure with a concrete foundation. The exterior has pebbled stucco panels on the upper portions. Brick veneer, alternating with wood panels, makes up the bottom third of the exterior. The main entrance faces Gaffney Road on the south elevation (Figure 67). It has a portico with business signage, and glass-front doors. Other customer entrance doors are located on the east and west elevations.



Figure 67: Main entrance, south elevation (NLUR Photo).

Rectangular warehouse additions were built onto the northeast quadrant of the building, in irregular dimensions (Figure 68). Assessors' records note a 1967 addition (not described) and state that warehouses were added and expanded in 1982 and 1994. The west side extension is a

one-story mall approximately 6500 sq ft, with an open sidewalk/deck area in front of the south elevation. (ca. 1982) Assessors' records also refer to a mezzanine which has been removed.



Figure 68. East elevation and parking lot with part of warehouse extension in rear (NLUR Photo).

The setting is commercial. A circa 1950s business strip is located on the south side of Gaffney Road. Adjacent to the Foodland complex on the west are two late 1950s-early 1960s buildings, and the intersection with Cushman Street. To the northwest, the new city fire station and a nearby modern credit union are visible. A residential remnant with two circa-1940 houses borders part of the property to the north on 12th Ave, and vacant lots extend beyond that to 11th Avenue. Lacey Street also terminates at the northern border of the property. To the east of the main building, the Foodland complex parking lot takes up most of the block, extending as far as Noble Street (Figure 69). Other properties on the east end of the block include the Astro Professional Building and two former service stations, now Sunshine Travel and Big Al's Pizza.



Figure 69: Curved sidewalk and parking lot in front of main entrance (NLUR Photo).

Site History:

An economic development article in the 1959 city directory captured a sense of change in the grocery and retail sectors when it noted the “rapid development” of new supermarkets and retail outlets at that time. The Foodland supermarket was one of these new facilities. Completed in 1960 [FNSB assessors file], the “Foodland Shopping Circle” quickly became a local landmark for its distinctive shape. By 1963, Foodland was one of four “major supermarkets” serving Fairbanks at that time (1963 Directory: xvii).

Assessors’ records show Foodland Shopping Center, Inc. as the property owner until 1992, when it was acquired by Carr-Gottstein (Figure 70). Later owners included Northwest Retail Ventures, LLC (2000); Associated Grocers, Inc. (2003); 526 Gaffney LLC (2003); and Bachner Co., Inc. (2005). The property is currently vacant, except for the west extension, which is occupied by Access Alaska.

Alterations to the building include the addition of the warehouses on the northeast quadrant of the circle, and the addition of the western mall extension. A mezzanine sidewalk that once extended around the front of the building has been removed. A deck that was part of the west extension has been removed. External features such as signage have also changed over the years.



Figure 70. South and east elevations, 1971, FNSB.

NRHP Criteria Evaluation:

This property is significant under Criterion A on a local level for its association with economic and community development, specifically the ca. 1960 shift to large supermarkets. It also has local architectural significance under Criterion C for its circular design. The character-defining features of this property are primarily the circular architecture, and to a lesser extent the surrounding parking lot in the areas near the building, where parking and traffic flow were adapted to respond to the circular design.

Integrity Assessment:

Overall, the property retains strong integrity of feeling, setting, and association. Integrity of materials, workmanship, and design are reasonably good. The design has undergone minor changes, with the addition of the warehouses, western extension, and removal of mezzanine, but these changes have not altered the essential character of the design, or the dominance of the circular appearance. Aerial photos indicate that the parking area has not changed significantly.

NRHP Eligibility Recommendation:

NLUR recommends Foodland (FAI-1875) and its grounds as **individually eligible** under Criteria A and C at a local level. Proposed work adjacent to the property includes construction of a 6-foot concrete sidewalk. The edge of the sidewalk will reach the property line. Power poles will be relocated to this back edge of the sidewalk. The proposed work will have **no effect** on the integrity of this property.

4.4.22 Myrtle Thomas Park (FAI-1876)



Figure 71: Southwest corner of park (NLUR Photo).

Site Description:

Myrtle Thomas Park occupies the site between 12th Avenue on the north, Noble Street on the west, Log Cabin Court on the east, and the Sutherland subdivision to the south (Figure 71). It is a small urban greenspace with commercial properties in three directions, and residential areas to the east/northeast. The park has picnic furniture, playground equipment, and a basketball court, and is set off from Noble Street by a low chain link fence.

Site History:

A public use area appears in this location on a ca. 1959 “Existing Land Use” map (Clark-Coleman 1959). In 1965, when the FNSB took over park management, the site was known as Noble Street Park. It underwent renovation in 1980, and received its present name in 1986. Additional upgrades to the park were made in 1990-91. No historic park fixtures are present.

NRHP Criteria Evaluation:

Research has not indicated that this property is significant under any of the NRHP criteria. Due to repeated renovations over the past thirty years, the property would not possess integrity of design, materials, or workmanship.

NRHP Eligibility Recommendation:

NLUR recommends Myrtle Thomas Park (FAI-1876) as **not eligible** for the NRHP. No further assessment of project effects is required.

5.0 SUMMARY AND RECOMMENDATIONS

5.1 Historic Districts

Two NRHP-eligible Historic Districts have been identified in the vicinity of the project area.

The Eastside Residential HD (FAI-1917) (Figure 4) extends from the Steese Expressway to the east, along 7th Avenue on the south, up the east side of Noble Street to 4th Avenue, along 4th Avenue to Dunkel Street, north to 2nd Avenue and east back to the Steese Expressway. Its historic residential features illustrate the first two generations of permanent residential development in the downtown area from the late gold rush to the eve of WWII. Character-defining features are the historic residential architecture, and the neighborhood's residential feeling, association, and scale. The proposed project as currently scoped and understood by NLUR is unlikely to affect any of the qualities that make this district eligible for the NRHP.

The Downtown Commercial District (FAI-1918) (Figure 5) also qualifies as an NRHP-eligible HD, with a period of significance from the late 1920s to the late 1950s. The area is roughly bounded by 1st Avenue starting at the New Horizons building, then running south to the southern side of 2nd Avenue, west to Cushman Street, south on Cushman to 4th Avenue, east along 4th Avenue to Lacey Street, north along Lacey to 2nd Ave, east on the north side of 2nd to the Polaris Building, and back to the point of beginning at 1st Avenue. The proposed Noble Street Upgrade Project does not extend into the Downtown Commercial HD. The actions of repaving and recurling Noble Street would not alter any characteristics contributing to the potential eligibility of the district.

5.2 Historic Buildings

Twenty-two properties reached the threshold for NRHP evaluation (see Table 2). Ten of these are considered to be eligible for the NRHP. Table 3 summarizes the eligible sites, notes whether or not the sites are individually eligible, contributing properties to the HDs, or both, and provides the assessment of effects. Most of these properties would see no effect from the proposed undertaking. At FAI-1864, removal of the hedge will cause an adverse effect but is easily mitigated by replanting the hedge. If this recommendation is adhered to, no historic properties will be affected by the proposed Noble Street Upgrade Project.

Table 3. Summary of Evaluated Historic Properties, Proposed Upgrades, and Effect Assessment

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements <u>Within</u> Properties Viewscope	Project Improvements <u>Adjacent to</u> Property	Effect Assessment
FAI-1856	Northward Building 330 4 th Ave.	Recommend NRHP Eligible: Criterion A: Association with the post-WWII growth of Fairbanks, local urban renewal, Cold War housing construction, and economic development. Criterion C: Modernistic style and association with R.B. Price, a prominent architect. Integrity: Design, materials, workmanship, feeling, association, and location.	Individual	<ul style="list-style-type: none"> • Sidewalk replacement and upgrades • Stoplight upgrades • Raised and colored pavement in signalized intersection. • Replace streetlights and bury overhead power to streetlights • Repave Noble St. • Curb Extensions with possible street furniture 	<ul style="list-style-type: none"> • Widen the sidewalk on most of the east side of the building to ~10.5 feet (existing sidewalk is 5.5 feet, widening is on street side) • Replace sidewalk up to face of building • Remove on street parking on the east side of the building • Relocate streetlight on Noble St. closer to the building and underground the streetlight power • Preserve the existing curb extensions installed by a previous project • Acquire ~ 9 ft² of permanent ROW for stoplights and streetlights 	No Effect. The proposed street-level alterations do not affect the building's aspects of integrity that enable it to convey historic significance. The retention of design, materials, workmanship, feeling, association, and location will not be affected.
FAI-1857	King's Kup 305 Noble St.	Not Eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	N/A
FAI-1858	Aloha Restaurant 402/409 5 th Ave.	Not Eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	N/A
FAI-1859	Larson's Jewelry 405 Noble St.	Not Eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	N/A
FAI-1860	Music Mart 413 Noble St.	Recommend NRHP Eligible: Criterion A: Association with the mid-century commercial development illustrating the conversion of downtown residential properties in to small commercial enterprises. Possibly C: Demonstration of the vernacular architectural	Individual	<ul style="list-style-type: none"> • Sidewalk replacement and upgrades. • Replace streetlights and bury overhead power to streetlights. • Repave Noble St. • Curb Extensions with possible street furniture. 	<ul style="list-style-type: none"> • Add curb extension to the sidewalk south of the building • Widen the sidewalk to 6 feet on west side of building (existing side walk ~ 4.5 feet, widening is on street side) • Move streetlight to the back of the sidewalk at the south side of the building and undergrounding streetlight power • Acquire ~ 9 ft² permanent ROW for streetlight 	No Effect. . The proposed street-level alterations do not affect the building's aspects of integrity that enable it to convey historic significance. The building's retention of materials, design, feeling, association, and location will not be affected by the proposed project.

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements Within Properties Viewscope	Project Improvements Adjacent to Property	Effect Assessment
		adaptations needed to convert the property to commercial, but not representative of the work of a master. Integrity: Materials, design, feeling, association, and location.				
FAI-0279	Craft Market 401/403 Noble St.	Recommend NRHP Eligible: Criterion A: Association with early residential development of downtown Fairbanks. Criterion C: Combines design elements which capture the vernacular adaptability of design and exterior adornment in a frontier environment. Integrity: Materials, design, workmanship, feeling, association, and location.	Individual	<ul style="list-style-type: none"> • Sidewalk replacement and upgrades • Replace streetlights and bury overhead power to streetlights • Repave Noble St. • Curb Extensions with possible street furniture 	<ul style="list-style-type: none"> • Add 4-foot wide sidewalk to the East of the building (no existing sidewalk, sidewalk will be from property line to road) • Add curb extension to the north of the building • Replace streetlight at north side of building and underground streetlight power • Remove concrete blocks along east and north edges of property and replace with short retaining wall on owners property² • Acquire ~ 9 ft² permanent ROW for streetlight 	<p>No Effect. The proposed street level alterations do not affect the building's aspects of integrity that enable it to convey its historic significance. The building's retention of materials, design, workmanship, feeling, association, and location will not be affected.</p> <p>The project will affect the setting; however, the setting is already compromised and is not a defining feature of the property's historic significance.</p>
FAI-1861 (house), FAI-331 (garage)	Gronewold House 335 5 th Ave.	Recommend NRHP Eligible: Criterion C: Together, the house and garage retain sufficient integrity to be considered a contributing property to the Eastside Residential Historic District. Integrity: Location, setting, and feeling. Design, materials, and workmanship diminished, hence not individually eligible	Contributing Property to Eastside Historic District	<ul style="list-style-type: none"> • Sidewalk replacement • Repave Noble Street • Replace streetlight to back of sidewalk • Curb extensions with possible landscaping/retaining wall • Replace driveway curb cut 	<ul style="list-style-type: none"> • Replace existing 4-foot wide sidewalk with new 4-foot sidewalk; walk no closer to building • Replace streetlight and move it to back of sidewalk; underground streetlight power • Add curb extensions to north and south of property • Add landscaping/retaining wall in the curb extensions adjacent to the property • Acquire permanent easement for streetlight • Acquire ~ 14 ft² of permanent ROW for sidewalk backing curb and streetlight 	<p>No Effect. The feature with the most integrity, the garage, fronts onto 6th Avenue (not Noble) and is set back from Noble Street beyond the area which would be re-paved and re-curbed. The house's west elevation, which faces Noble Street has already been adversely altered; consequently, further street level work is unlikely to detract further from its appearance and setting and does not present an effect to the qualities which make the property a contributing structure.</p>

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements <u>Within</u> Properties Viewscope	Project Improvements <u>Adjacent to</u> Property	Effect Assessment
FAI-1862	Golden Heart Building 600 Noble St.	Not eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1863	Cannon & Roberts Law Office 402 7 th Ave.	Not eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1864	Wilton Adjustment Services 335 6th Ave.	<p>Recommend NRHP Eligible:</p> <p>Criterion C: As an individual property and contributing to the Eastside Residential HD due to retention of the character-defining features including design, (roofline and massing in particular) setting, feeling, residential association, and location. It is one of the only examples of the hipped gable end roof style from this time period.</p> <p>Integrity: Design, location, setting and feeling (to a lesser degree).</p> <p>Materials and workmanship diminished, but still contribute to site's historic appearance.</p>	Individual and Contributing Property to Eastside Historic District	<ul style="list-style-type: none"> Replace sidewalk Repave Noble Street Replace streetlight to back of sidewalk Add curb extension adjacent to the property (southeast quadrant of intersection) with possible street furniture or landscaping in curb extension Replace driveway curb cut Replanted hedges in the same location 	<ul style="list-style-type: none"> Widen sidewalk on west side of building to 6 feet (existing sidewalk is ~ 4.5 feet, widening on street side) Replace streetlight and move it to back of sidewalk; underground streetlight power. Add curb extension adjacent to the property Add street furniture or landscaping in curb extension. 	No adverse effect. The project will not make alterations to the building itself. The hedge (an aspect of setting and feeling) will be affected, but will be replanted in kind and in roughly the same location.
FAI-1865	Hackett Law Office 401 11 th Ave.	<p>Recommend NRHP Eligible:</p> <p>Criterion A: Association with the WWII-era residential development of Fairbanks.</p> <p>Criterion C: Example of pioneer stick style.</p> <p>Integrity: Design,</p>	Individual	<ul style="list-style-type: none"> Sidewalk replacement and upgrades. Replace streetlights and bury overhead power to streetlights. Repave Noble St. Curb extensions with possible street furniture. 	<ul style="list-style-type: none"> Remove wood retaining wall along east and north edges and replace with concrete retaining wall (on owners' property) Widen sidewalk to 6 feet along east side (existing sidewalk is 4 feet, widening on street side) Add curb extension to the northwest of building Acquire ~ 9 ft² permanent ROW for streetlight 	No effect. The project will not make alterations to the building itself. The retaining wall will be replaced which is an aspect of the site's setting. However, the setting has already been compromised by developments on Noble St., and is not a quality that makes the property NRHP eligible.

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements <u>Within</u> Properties Viewscope	Project Improvements <u>Adjacent to</u> Property	Effect Assessment
		materials, workmanship, feeling, association, and location.				
FAI-1866	Love, Inc. 1231 Noble St.	Not eligible due lack of integrity.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1867	Multi-Family Residence 1235 Noble St.	Not eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1868	Wilbur Brothers 1241 Noble St.	<p>Recommend NRHP Eligible:</p> <p>Criterion A: Association with the post-war commercial development of downtown Fairbanks, particularly the city's role as a regional center for industrial supplies and skilled labor.</p> <p>Integrity: design, materials, workmanship, feeling, association, and location.</p>	Individual	<ul style="list-style-type: none"> Sidewalk replacement and upgrades. Replace streetlights and bury overhead power to streetlights. Repave Noble St. 	<ul style="list-style-type: none"> Construct 6-foot concrete sidewalk and driveway cut in front of building. (No existing sidewalk, back of sidewalk at property line) 	No effect. The proposed street-level alterations do not affect the building or its aspects of integrity that enable it to convey historic significance. The retention of design, materials, workmanship, feeling, association, and location will not be affected.
FAI-1869	The Elbow Room 410 2 nd Ave.	Not eligible due to lack of integrity/ recent associations.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1870	Frontier Sporting Goods 412/414 2 nd Ave.	Not eligible due to lack of integrity.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1871	Polaris Building 427 1 st Ave. 121/123 Lacey St.	<p>Recommend NRHP Eligible:</p> <p>Criterion A: As an individual property for its association with postwar economic development and response to the housing shortage of the early Cold War years.</p> <p>Criterion C: As contributing to Downtown Commercial HD as representing a</p>	Individual and Contributing Property to Downtown Commercial District.	<ul style="list-style-type: none"> Sidewalk replacement and upgrades. Wire hung traffic signals to be replaced with mast arms. Raised and colored pavement in signalized intersection. Replace streetlights and bury overhead power to streetlights. Repave Noble St. Curb Extensions with possible street furniture. 	<ul style="list-style-type: none"> Not applicable: construction not adjacent to the property 	No effect. The proposed street-level alterations do not affect the building or its aspects of integrity that enable it to convey historic significance, both as an individually eligible property or as a contributing property to the Downtown Commercial HD. The retention of design, materials, workmanship, feeling, and location will not be affected.

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements Within Properties Viewscapes	Project Improvements Adjacent to Property	Effect Assessment
		style of high-rise commercial construction in downtown Fairbanks. Integrity: Design, materials, workmanship, feeling, and location.				
FAI-1872	Port Authority Building 409/ 411 4 th Ave.	Recommend NRHP Eligible: Criterion A: Association with downtown economic development Criterion C: Distinctive architectural characteristics of a type and period of construction. Integrity: Materials, setting, feeling, association, and location.	Individual	<ul style="list-style-type: none"> • Sidewalk replacement and upgrades. • Stoplight upgrades • Replace streetlights and bury overhead power to streetlights. • Repave Noble St. • Curb Extensions with possible street furniture. • Possible relocation of power poles to back of new sidewalk. • Raised and colored intersection at 10th to the northeast of the building 	<ul style="list-style-type: none"> • Replace 6-foot wide concrete sidewalk north of building (existing sidewalk 6 feet, no widening) 	<p>No effect. The building faces 4th Ave. and is separated from the improvements along Noble St. by a vacant parking lot. The vacant lot is in the APE, therefore the building was evaluated.</p> <p>The proposed street-level alterations do not affect the building or its aspects of integrity that enable it to convey historic significance</p>
FAI-1873	Westmark Hotel Multi-Plex 328 8 th Ave.	Not eligible – does not meet any of the NRHP Criteria.	N/A	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	N/A
FAI-1874	Masonic Temple	Not Eligible as religious property and due to lack of integrity.	N/A	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	N/A
FAI-1875	Foodland Building 513 12 th Ave.	Recommend NRHP Eligible: Criterion A: Association with economic and community development, specifically the ca. 1960 shift to large supermarkets. Criterion C: Local architectural significance for its distinctive circular design. Integrity: Design, materials, workmanship, setting, feeling,	Individual	<ul style="list-style-type: none"> • Sidewalk replacement and upgrades. • Replace streetlights and bury overhead power to streetlights. • Repave Noble St. 	<ul style="list-style-type: none"> • Construct 6-foot concrete sidewalk to the east. (No existing sidewalk, sidewalk will be from property line to road) • Relocate power poles to back of proposed sidewalk 	<p>No effect. The project will not affect the building or its aspects of integrity that enable it to convey historic significance.</p> <p>The retention of design, materials, workmanship, feeling, setting, association, and location will not be affected.</p>

AHRS #	Name & Location	NRHP Eligibility Recommendations	Individually Eligible/ Historic District Property	Project Improvements Within Properties Viewscope	Project Improvements Adjacent to Property	Effect Assessment
		association, and location.				
FAI-1876	Myrtle Thomas Park	Not Eligible -- does not meet any of the NRHP Criteria.	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	N/A
FAI-1917	Eastside Residential Historic District	<p>Recommended NRHP Eligible</p> <p>Criterion A: Association and exemplification of first wave of residential construction in Fairbanks.</p> <p>Criterion C: Embodiment of both cabin-style and larger frame dwellings demonstrating class distinction and building construction methods.</p>	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<p>No Effect: The project will be improving Noble Street, which serves as the western boundary of the HD.</p> <p>No effect to design, materials, workmanship, setting, feeling, association, location, of HD. Qualities that make the HD NRHP-eligible will not be altered.</p>
FAI-1918	Downtown Commercial Historic District	<p>Recommend NRHP Eligible.</p> <p>Criterion A. Association and demonstration of three eras of historic significance in Fairbanks, early commercial development, post-WW II commercial development and post-WW II housing development.</p> <p>Criterion C: Embodies both examples of commercial and residential construction during above mentioned historic-eras. Both in low, two-story buildings with banded windows and in early high-rise construction in Fairbanks.</p>	N/A	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<p>No Effect: The Downtown Commercial District will not be affected by the proposed projects. Contributing structures within the HD and project APE will not be effected; the qualities which make them NRHP eligible will not be altered.</p>

5.3 Archaeological Potential

A rich and diverse archaeology was documented along the Chena River to the west in 1992-93 (Bowers and Gannon 1998). In the current project area, the land directly impacted under the sidewalks and street is unlikely to retain any significant signs of prehistoric activity, due to previous road work and disturbance and the generally low subsurface prehistoric archeological potential south of the Chena River within the Tanana/Chena floodplain. It is possible that some scattered historic artifacts or foundations from earlier periods still exist under the adjacent lots, but the likelihood of disturbing them within the limited scope of this project's impacts is very low. The wood stave is not a historically significant object eligible for the NRHP.

5.4 Limitations

Because archaeological materials, features, and other potentially significant cultural remains are commonly buried, they may not be identifiable from the surface. Should indications of potentially significant cultural resources be encountered during ground-disturbing activities, all work in that area should cease until the discovery can be fully evaluated by a qualified archaeologist, and the SHPO notified immediately.

This project was carried out, and this report prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of the PDC and DOT&PF for specific application to the referenced project. It should be noted that NLUR relied upon project information provided by the agencies and individuals indicated in the report. NLUR can only relay this information and cannot be responsible for its accuracy or completeness. This report is not meant to represent a legal opinion.

No other warranty, express or implied, is made. Any questions regarding our work and this report, the presentation of the information, and the interpretation of the data are welcome and should be referred to Operations Manager, Burr Neely, or to NLUR Principal Archaeologist, Peter Bowers.

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