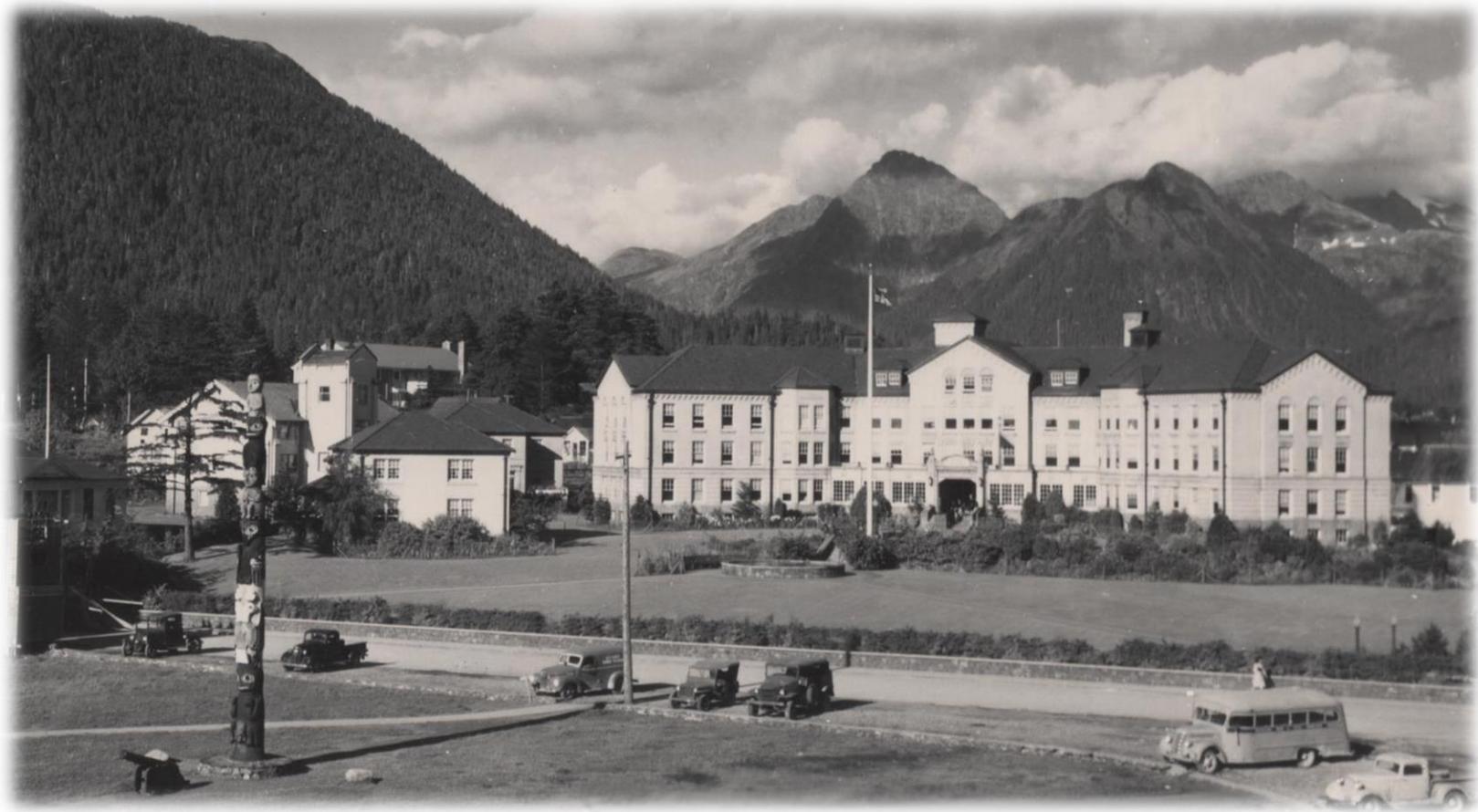


PIONEERS' HOME & TOTEM SQUARE

HISTORIC STRUCTURES REPORT



Alaska Department of Natural Resources
Office of History and Archaeology
2017



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Front Cover: Pioneers' Home and Totem Square. Source: Sitka Historical Society, PH920-89.10.123.

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State of Alaska

Office of History and Archeology Report Number 166



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INTRODUCTION

The Pioneers' Home Complex in Sitka, Alaska includes the Pioneers' Home, built in 1934; the Superintendent's Home, Nurses' Quarters, and garage all built in 1935; grounds including gardens developed in 1935 and The Prospector statue installed in 1949; and Totem Square Park established in 1942. The Pioneers' Home is located at 120 Katlian Street and Totem Square Park is located across Katlian Street along the waterfront.

The Sitka Pioneers' Home is the second such facility in this location. The original Pioneers' Home complex was comprised of a former Marine Corps barracks building, several outbuildings, and parade grounds abandoned by the Marines in 1912. The original Pioneers' Home operated between 1913 and 1933.

The Pioneers' Home is owned by the State of Alaska. It is operated by the Department of Health and Social Services, Division of Pioneers' Homes. Totem Square Park is owned by the State of Alaska, Department of Natural Resources, Division of Parks and Outdoor Recreation. It is managed by the Department of Health and Social Services, Division of Pioneers' Homes under a 1972 Memorandum of Agreement.

The Sitka Pioneers' Home (including Totem Square Park) was listed in the National Register of Historic Places in 1979. The Home is

¹ When discussing any single home in the Pioneer Home system, the term "Pioneers' Home" is used. However, the term "Pioneer Home" is

significant as the first retirement home in Alaska and as the first in a statewide system of Pioneer Homes.¹ The architectural design of the building is also unique in the state. Other Pioneers' Homes were subsequently established in Fairbanks (1967), Palmer (1971), Anchorage (1977), Ketchikan (1981), and Juneau (1988). Sitka Pioneers' Home is also significant as the first old age home established by any American legislative body.



Figure 1. 1936 view of the Sitka Pioneers' Home. Source: Sitka Historical Society, PH823-89.10.21.

Totem Square Park is significant for the role the Civilian Conservation Corps (CCC) played in its construction as well as the

sometimes interchangeably used to talk about a single home. When talking about multiple homes, the term "Pioneer Homes" is used.

roll the park has played in the community since its construction. The first project involved filling tideland to create the ½ acre park and construction of a rock retaining wall in 1940. The second project involved carving the “Baranof Totem,” erected in Totem Square in 1942.

The Baranof Totem is significant for having been carved under a unique CCC program involving the restoration and recarving of totem poles in southeast Alaska. The Baranof Totem is also significant because it was designed by master Tlingit carver George Benson. The design symbolizes peace between the Sitka *Kiks.adi* clan and the Russians after the Battles of 1802 and 1804. The Baranof Totem is further significant for its role in a Sitka community controversy that highlighted differences between native Alaskan and Federal bureaucratic values during the era of its creation.

Historic Structures Report

The Alaska Department of Health and Social Services partnered with the Alaska Office of History and Archaeology to develop a historic structures report for the Sitka Pioneers’ Home and related structures and site including Totem Square. A historic structures report provides documentary, graphic, and physical information about a property’s history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a

scope of recommended work. A completed historic structure report provides:

- A primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments.
- Documentation to help establish significant dates or periods of construction.
- A guide for budget and schedule planning for work on a historic structure.
- A basis for design for recommended work.
- A compilation of key information on the history, significance, and existing condition of the historic structure.
- A summary of information known and conditions observed at the time of the survey.
- A readily accessible reference document for owners, managers, staff, committees, and professionals working on or using the historic structure.
- A tool for use in interpretation of the structure based on historical and physical evidence.
- A bibliography of archival documentation relevant to the structure.
- A resource for future research and investigation.
- A record of completed work.

This historic structures report was written by Summer Louthan (architectural historian) and Molly Conley (historian) of the Office of History and Archaeology. Research and field work was conducted during two site trips to Sitka and one trip to Juneau in spring 2013. The first trip to Sitka (March 2013) involved talking with the

Pioneers' Home superintendent about the history of the Home and its current functions as well as conducting primary source research in National Forest Service records files, museum photo collections at Sitka National Historical Park, and Robert Medinger's Totem Square Park file at the Sitka Historical Society.

The second trip to Sitka (June 2013) involved conducting building and site surveys of the Pioneers' Home Complex and Totem Square Park. These surveys included taking notes, measurements, and photos of these properties. This trip also included primary source research in the Sitka Historical Society photo collection and a large assemblage of historic building blueprints located in the attic of the Pioneers' Home main building.

The trip to Juneau (June 2013) involved performing primary source research in the State Archives and the State Historical Library. At the State Archives, research was focused in Record Group 47, which is comprised entirely of records related to the history and construction of the Sitka Pioneers' Home. At the State Historical Library several fantastic photographs were found, as well as rare articles, reports, and other records related to the Sitka Pioneers' Home.

This historic structures report is organized as follows. **Part I: Developmental History** provides a historical context of the use of the Pioneers' Home site by the Tlingit, Russians, and US military prior to its current development as the Pioneers' Home. Part I also includes historical contexts of the Pioneers' Home and of Totem Square. These historical contexts chronicle ownership, construction, alteration, use, and significant events on these sites. Historic photographs and maps are included whenever possible.

Part II: Construction History provides a more detailed history of the construction of the Pioneers' Home and related buildings including detail of the original layout, features and materials as well as discussion of major construction projects that have occurred over time that have changed the layout and appearance of the Home. The history of the construction of the Pioneers' Home and changes that have occurred over time in combination with the condition evaluation help guide the recommendations Part III.



Figure 2. Aerial view of Pioneers' Home and Totem Square. Source: Sitka Historical Society, PH3697-91.132.1.

Part III: Condition Evaluation with Recommendations provides architectural and landscape descriptions of the Pioneers' Home and Totem Square Park. The architectural description includes a narrative description of the exterior and interior conditions of each building, identifies character defining and significant elements and features, provides a description of materials and features, and

provides illustrations including site plans and floor plans. The landscape descriptions of the Pioneers' Home grounds and Totem Square Park include the identification of character-defining and significant elements and features of these landscapes, and illustrations such as site plans and recent photographs.

Part III provides the results of an existing condition survey of the Pioneers' Home main building, Superintendents Residence, Nurses' Quarters, and Totem Square Park. Building interior and exterior features are discussed, as well as landscape features. Lastly this section provides treatment recommendations for all features of the home that comply with, and specifically address, *The Secretary of the Interiors Standards for the Treatment of Historic Properties*. These recommendations should be used to guide any future work at the site.

Part IV: Bibliography includes all sources cited in footnotes throughout the document divided by primary and secondary resources.

A disk at the end of the report provides **Additional Information** including appendices, scanned copies of research documents, original drawing, and historic photos collected during research for this project.

Part I: DEVELOPMENTAL HISTORY

Section I: Early Site Context

The Sitka Pioneers' Home and Totem Square are located in a significant historical area with previous use by the *Kiks.ádi* clan of the Tlingit (pre-1805), the Russian American Company (1805-1867), US Army (1867-1877), and US Marine Corps (1879-1912).

Noow Tlein and Sheet'ka Village

Kiks.ádi Tlingit occupied *Sheet'ka* Village at the time of European contact around 1795. *Noow Tlein* fort provided defense and protection from its location on the strategic bluff (later named Castle Hill) overlooking the harbor south of the current Pioneers' Home and Totem Square sites (*figure 3 and 4*). The *Kiks.ádi* built four communal clan houses on the top of the bluff and one on a bench along its western slope. The rest of *Sheet'ka* Village stretched out adjacent to the hill below.¹

¹ Nora Marks Dauenhauer, Richard Dauenhauer, and Lydia T. Black, eds. (hereafter Dauenhauer et. al, eds.), *Anooshi Lingit Aani Ka: Russians in Tlingit America: The Battles of Sitka, 1802 and 1804* (hereafter *Russians in Tlingit America*), [Seattle, University of Washington Press, 2008], xxix; J. David McMahan (ed.), *Archaeological Data Recovery at Baranof Castle*

Novo-Arkhangel'sk (Russian American Company)

Under Alexander Andreyevich Baranov, the Russian American Company (RAC) founded the short-lived St. Archangel Mikhail settlement and fort six miles north of *Noow Tlein* along Starrigavin Bay in 1799 (*figure 3*). Baranov negotiated with the *Kiks.ádi* for the land on which to build St. Archangel Mikhail.

Several Tlingit clans and villages including the *Kiks.ádi* in *Sheet'ka* joined together to attack and burn St. Archangel Mikhail to oust the Russians in 1802, leaving 20 Russians and 130 Aleuts dead. Survivors fled for the safety of the RAC settlement at Kodiak.

Baranov returned to Sitka with Russian and Aleut reinforcements to reestablish a settlement in September 1804. Expecting retribution for their 1802 attack of St. Archangel Mikhail, the *Kiks.ádi* abandoned *Noow Tlein* for the safety of *Shís'qi Noow*, a recently built fort at the mouth of Indian River (*figure 3*).² Their absence allowed Baranov and his force of Russians and Aleuts to capture *Noow Tlein* without force. Baranov demanded the *Kiks.ádi* unconditionally surrender their land but they refused.

State Historic Site, Sitka, Alaska: Final Report of Investigations [2002], Office of History and Archaeology Report Number 84, p. 13.

² Katherine L. Arndt and Richard A. Pierce, *A Construction History of Sitka, Alaska, As Documented in the Records of the Russian-American Company* [Sitka: Sitka National Historical Park, 2003], 10; Dauenhauer et. al, eds., *Russians in Tlingit America*, p. 275.

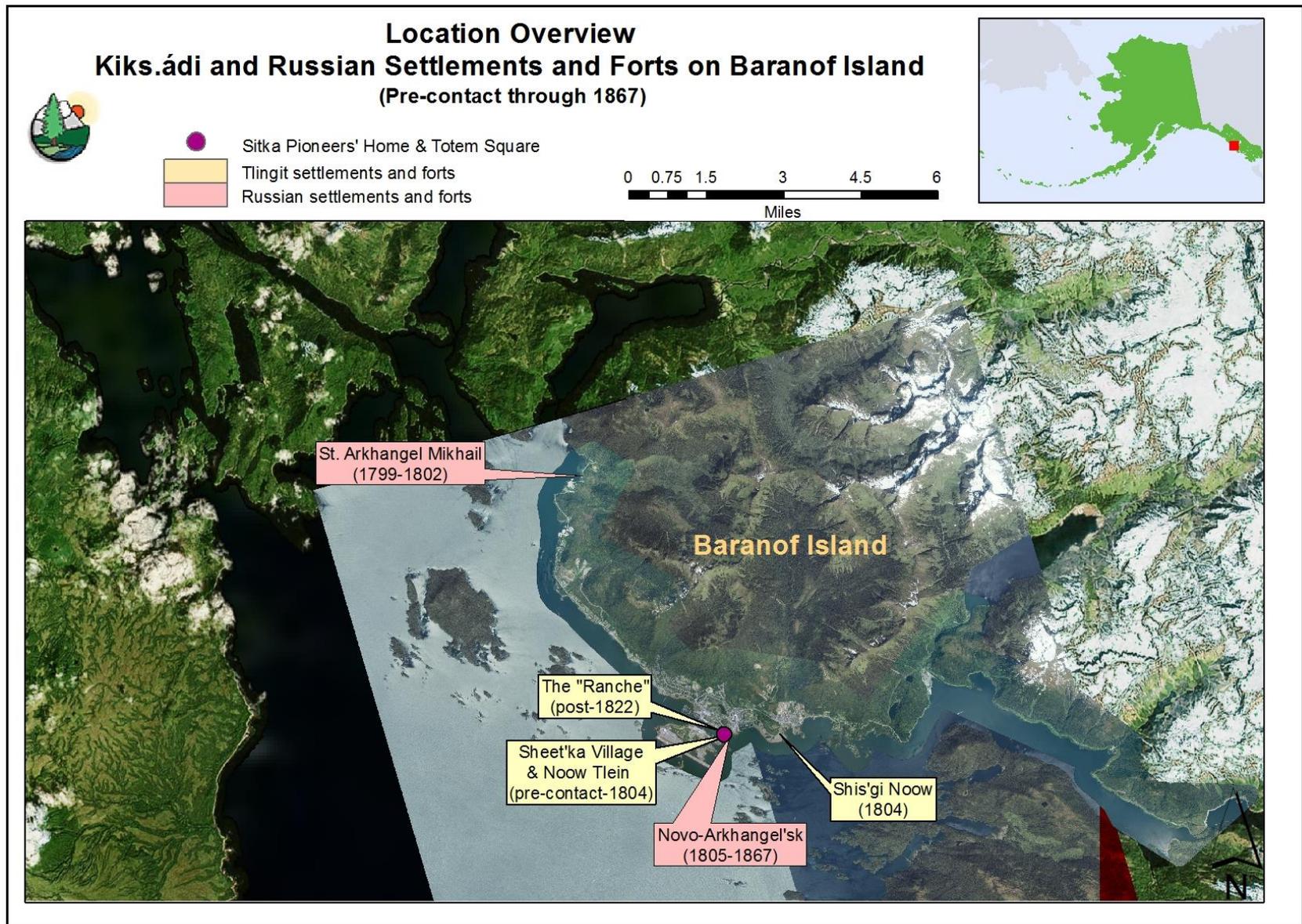


Figure 3. Location overview of Kiks.ádi and Russian settlements and forts on Baranof Island (pre-contact through 1867).

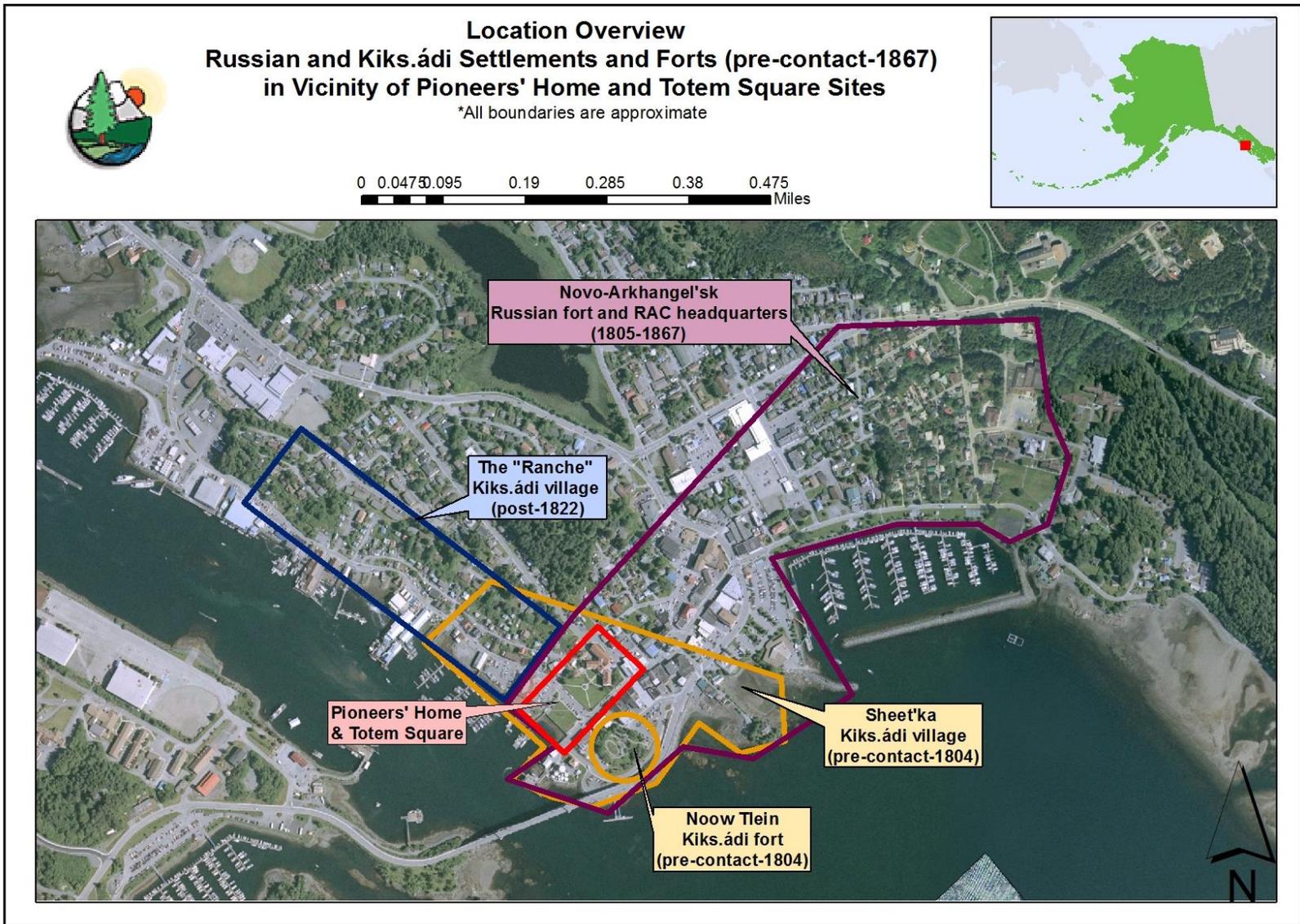


Figure 4. Location overview of Kiks.ádi and Russian settlements and forts (pre-contact-1867) in vicinity of Pioneers' Home and Totem Square sites.

The Battle of Sitka ensued. After several days of fighting, the *Kiks.ádi* abandoned *Shís'qi Noow* and relocated to Point Craven (see **Part I, Section IV** for a detailed description of the conflict and subsequent peace).

Immediately following the battle, Baranov ordered *Noow Tlein* and *Sheet'ka* village burned and supervised the construction of a fortified settlement called *Novo-Arkhangel'sk* (New Archangel) in their place (*figure 6*). According to Baranov,

We had fair success with building and with the exception of the fort and barracks, which is just started, we had built quarters for the administration, warehouse for the food supplies, where we keep the trading goods too, a kitchen, brewery, bakery, bathhouse, blacksmith's shop, locksmith's [metalworker's] workshop, copper foundry and quarters for the skilled workers, which are now being completed.³

Novo-Arkhangel'sk grew over time, and later boasted a church, wharf, school, offices, store, and the Chief Manager's House on Castle Hill.

Sitka replaced St. Paul Island as the capital of Russian America and RAC headquarters in 1808. *Novo-Arkhangel'sk* became the political, social, and economic center of activity in Russian America until the end of Russian rule.

³ Katherie L. Arndt and Richard A. Pierce, *A Construction History of Sitka, Alaska, As Documented in the Records of the Russian-American Company* [Sitka: Sitka National Historical Park, 2003], p. 11-12.

⁴ C.L. Andrews, *The Story of Sitka* [Seattle: Press of Lowman & Hartford Co., 1922], p. 38.

Russian American Company Shipyard

The RAC operated a shipyard in the area that would later become Totem Square beginning in 1805⁴ (*figure 5*). The first ship built in Sitka was the Russian tender *Avoss*, which launched in 1806.⁵ Shipbuilding and repair ceased for the most part after the head shipbuilder, a man named Lincoln, left the RAC in 1809.⁶ RAC shipbuilding resumed prior to 1820 and continued until the end of Russian administration in 1867.⁷

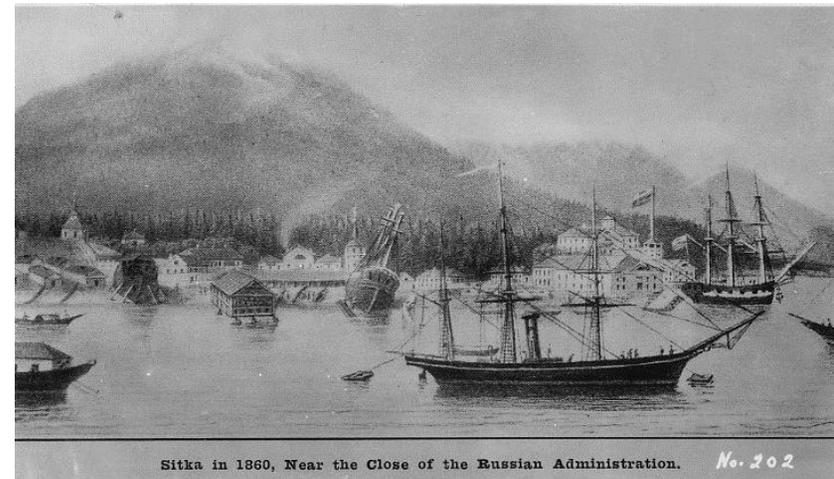
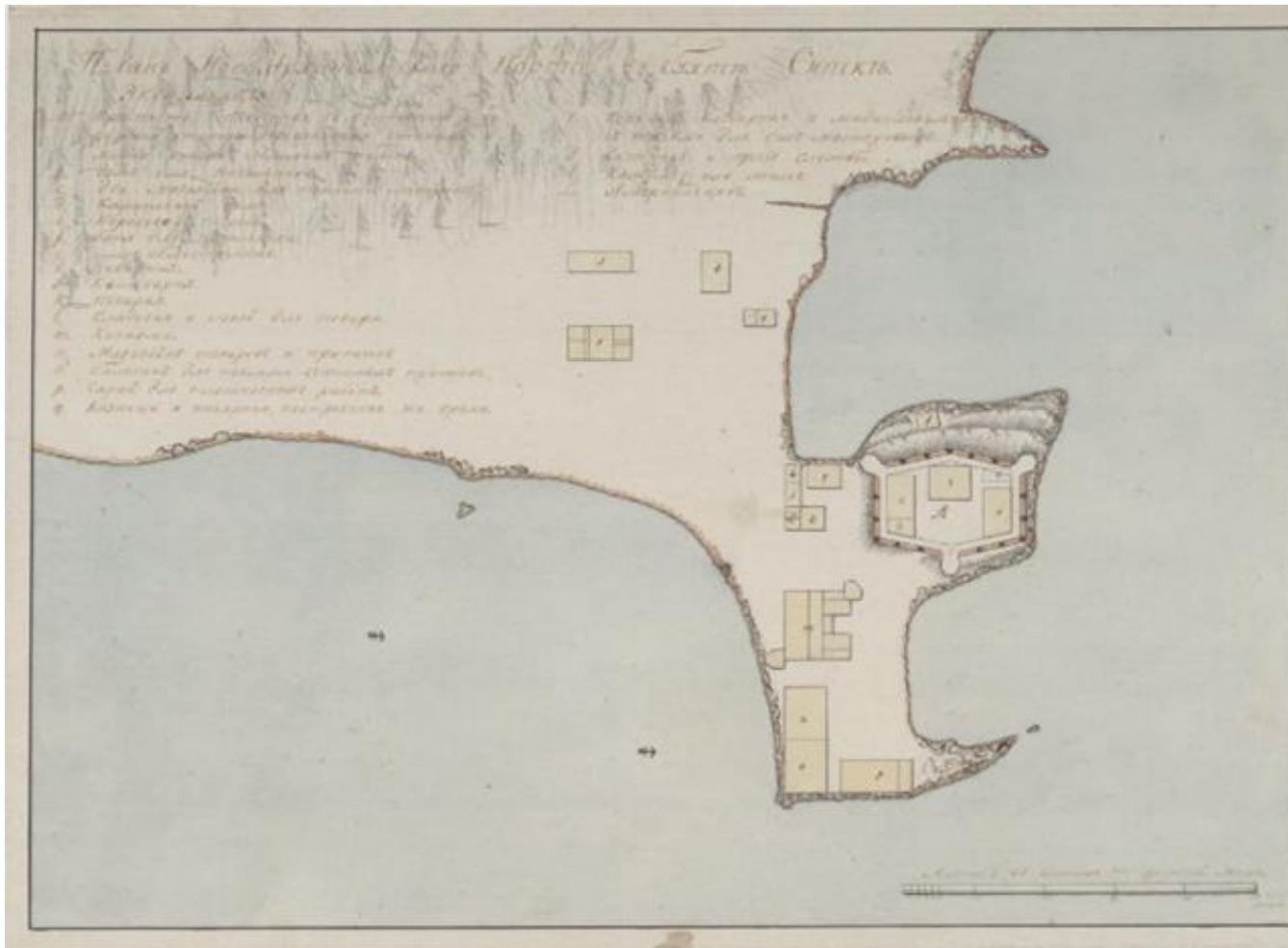


Figure 5. RAC shipyard in background. Source: Sitka National Historical Park Postcard Collection.

⁵ Ibid.

⁶ K.T. Khlebnikov, Marina Ramsay (trans.), and Pierce, Richard (ed.), *Notes on Russian America* [Fairbanks: Limestone Press, 1994], p. 13; Andrews, *The Story of Sitka*, p.38.

⁷ Arndt and Pierce, *Construction History*, p.17.



A – fortress; b – house for the commander; c – two stores for storing goods; d – guardhouse; e- powder magazine; f – bathhouse for the commander; g – public bathhouse; h – bakery; j – kvass brewery; k – cook house; l – storehouse and cook’s quarters; m – temporary shop and bakery; n – store for goods and supplies; o – shed for storing provisions; p – carpentry shed; q – temporary blacksmith’s shop and bakery; r- blacksmith’s, metalworker’s, and coppersmith’s shops with housing quarters; s – cowherd and outbuildings; t – Tlingit dwelling

Figure 6. Map of Novoarkhangelsk, or Sitka, Alaska 1805-1806; watercolor by G.H. von Langsforff, BANC PIC 1963.002:1037; drawing on paper: ink and watercolor 22 x 29.1 cm; Source: Robert B. Honeyman, Jr. Collection of Early Californian and Western American Pictorial Material Series groupings Kruzenshtern/Rezanov/Langsdorff expeditions; UC Berkeley, Bancroft Library; at Online Archive of California, <http://www.oac.cdlib.org>.

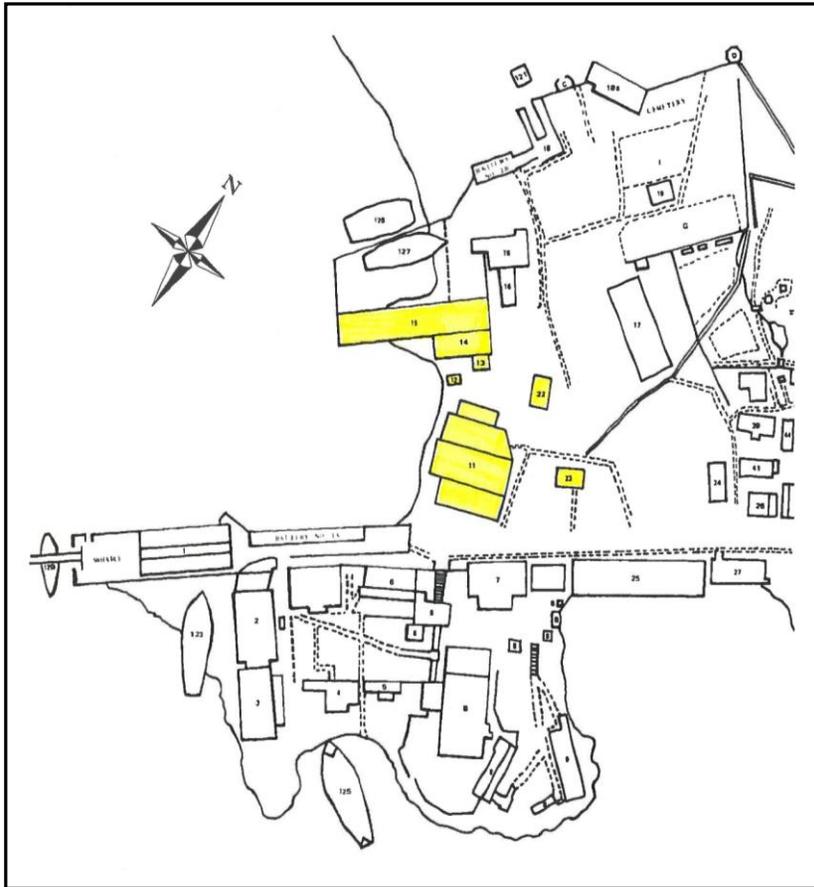


Figure 7. Map showing western portion of Sitka at time of transfer to US in 1867. Source: Cropped and edited from larger map by Douglas Lowe in Cracroft, *Lady Franklin Visits Sitka, 1870*, p. 72-73. Buildings in yellow indicate layout of Russian shipyard.

Key to buildings in vicinity of Pioneers' Home and Totem Square: 6 – three story barracks building built in 1854 to house Siberian regiment. The building also contained a guard room and jail cells. Used as Army barracks between 1867 and 1877, then for a school, and then as a Marine Corps barracks from 1879 to 1884. The US District Court of Alaska took over the jail cells and converted the guard room to a court room in 1884. After the Marines moved out of the building it was used as living quarters and office space until being torn down in 1921; 7 – two story log building, lower floor used as RAC offices and upper floor for navigation. By 1874 the Customs Service and US Army split the first floor and the post library, reading room, and print shop occupied the second floor. The building was later used as a Post Office (on two separate occasions), and offices for the US Commissioner and the USFS; 8 – Russian Chief Manager's House during Russian era, later called Baranof's castle by the Americans. Used as headquarters for the Army Department of Alaska until that department was discontinued in 1870. It was later used for social events, an Army Signal Corps observatory, and housing for federal officials before burning down in 1894; 11 – two story ship shed; 12, 13, 14, 22, and 23 – dockyard buildings including pitch boiling shed, sawing shed, steam shed, coal storage, smithy, steam kiln, ship slip, and two workman's sheds; 15 - sail loft and marine storage building for the RAC before going into private ownership; 16 – RAC school built in 1833. Used as residence of US Army commanding officer from 1867 to 1877 then as Alaska's executive mansion (although some governors used it only as office space) between 1884 and 1906. The building was vacant from 1906 to 1914. It was given to the Pioneers' Home in 1914 and used as residential space until being torn down in 1921 due to its advanced state of disrepair. A Bureau of Indian Affairs school was later built on the site. 17 – building divided into four dwelling units that was used as officer's quarters by Russians and later by the US Army, destroyed in fire on February 9-10, 1877; 24 – Dwelling, sold by RAC to private owner in 1868; 25 – RAC building containing a bakery, joinery, and other shops during the Russian era. Sold into private ownership in 1868; 26 – Privately owned residence until November 1867, when sold and transformed to a business called Storer and Bingham. The business closed in 1870; 27 – RAC kitchen shed sold to Russian Commercial Company in 1867; 39 – RAC dwelling sold to private owner by RAC in November 1868; 41 - RAC dwelling sold to private owner by RAC in December 1868; 44 – two story apartment building.

(Key based on Cracroft, *Lady Franklin Visits Sitka, 1870*, p. 76-77.

Novo-Arkhangel'sk boasted 21 shipwrights and carpenters and 10 boatwrights, joiners, and turners on January 1, 1825.⁸ Notably, these craftsmen built the steam tug *Muir* (including its engine components) entirely at New Archangel between 1839 and 1841⁹, making it “the first steam vessel to be entirely constructed on the northwest coast of America.”¹⁰ The steamer *Politofsky*, built of Alaska cedar, was one of the last ships constructed at the RAC shipyard.¹¹

Although the Russians and *Kiks.ádi* made peace in 1805, the Russians remained wary of the local Tlingit population. Official colonial Russian policy barred permanent Tlingit settlement in the vicinity of *Novo-Arkhangel'sk*.¹² The RAC built a log stockade with lookouts every twenty yards and sharpened spikes around the watch and bell towers by 1806.¹³

Russian officials lifted their ban on nearby Tlingit settlement in 1822, after which a *Kiks.ádi* settlement called the “Ranche” sprung up just north of *Novo-Arkhangel'sk* along the shore of Sitka Harbor. A battery of eight guns installed in the RAC stockade sentry tower

⁸ Timothy Dilliplane, “Industry in Russian America,” in Barbara Sweetland Smith and Redmond J. Barnett, eds., *Russian America: The Forgotten Frontier* [Tacoma: Washington State Historical Society, 1990], p. 132.

⁹ *Ibid*; C.L. Andrews, “Alaska Under the Russians,” *Washington Historical Quarterly*, Vol. 7 (1916), p. 287.

¹⁰ C.L. Andrews, *The Story of Sitka*, p. 38. 287.

¹¹ Dilliplane, “Industry in Russian America,” in Smith and Barnett, eds., *Russian America: The Forgotten Frontier*, p. 141

¹² Arndt and Pierce, *Construction History*, p. 24.

pointed towards the Tlingit village. Russians shot the guns regularly to warn of the consequences of uprising.¹⁴

US Army Post

The US purchased Alaska from Russia on March 30, 1867. After the purchase, the Military Division of the Pacific formed the Military District of Alaska under the command of Brevet Major Jefferson C. Davis.¹⁵ The district, headquartered in Sitka, had orders to maintain law and order in the territory until Congress created a civil government.¹⁶ Army Company F, 9th Infantry and Battery H, 2nd Artillery arrived at Sitka on October 9, 1867.¹⁷

Provisions of the sale of Alaska entitled the US government to all RAC property, including public lots and squares, vacant lands, fortifications, and barracks. The Army obtained a total of 11 or 12 RAC buildings in this manner.¹⁸ They repurposed many of these structures for their fledging Army post.

¹³ A.V. Grinev, *The Tlingit Indians in Russian America, 1741-1867* [Lincoln: University of Nebraska Press, 2005], p. 147; Joan Antonson, “Sitka,” in Smith and Barnett, eds., *Russian America*, p. 167.

¹⁴ Longenbaugh, Dee, “A View of Sitka in 1838: The Plat of the Capital of Russian America” in *The Alaska Journal*, Volume 16 [Anchorage, Alaska Northwest Publishing Company, 1986], p. 117.

¹⁵ United States Army, *The US Army in Alaska* [Seattle, 1976], p. 3.

¹⁶ *Ibid.*, p. 2.

¹⁷ *Ibid.*, p. 4.

¹⁸ US Army, *US Army in Alaska*, p.8.

Figure 8. From left to right: RAC office building used as US Customs House after transfer, US Signal Service Office on Castle Hill, military barracks in former RAC barracks. Photo dates between 1870 and 1884. Alaska State Library, ASL-P297-102, Early Prints of Alaska Collection.



The Army used the RAC Siberian regiment barracks as housing for enlisted men and the Russian officer's quarters as Army officer's quarters (figure 8). The Chief Manager's House on top of Castle Hill became District of Alaska headquarters and living quarters for General Davis (figure 8).¹⁹ Many transferred structures needed significant repair.²⁰

Sitka became the port of entry for the Alaska Customs District for the US Treasury in 1868. The act extended US customs, commerce, and navigation laws to Alaska and empowered the President to prohibit the importation of firearms, ammunition, and distilled liquor.

¹⁹ Sophia Cracroft, *Lady Franklin Visits Sitka, 1870: The Journal of Sophia Cracroft, Sir John Franklin's Niece*, ed. Robert DeArmond [Anchorage, Alaska Historical Society, 1981], p. 76-77.

²⁰ US Army, *The US Army in Alaska*, p. 9.

²¹ US Army, *The US Army in Alaska*, p. 10.

Just as it had been during the Russian period, the Sitka harbor and adjacent area remained “the center of activity within the territory” due to its location adjacent to military headquarters and its wharf for loading and unloading shipments.²¹

The Army tore down part of the RAC shipyard including the two-story ship shed adjacent to the harbor around October 1869.²² That space and the open area behind it became a military parade grounds where troops practiced marching drills (figures 7 and 9).²³

The Army continued the Russian policy of maintaining patrols between the Ranche and town center. Tensions between Tlingit villagers and non-native residents existed but major conflicts were rare.

Commanding generals at the Division of the Pacific advocated withdrawal of the Sitka garrison throughout the 1870s:

These officers based their recommendation on the ground that the military had neither the machinery nor the authority for carrying on a civil government, and the mere police duty which they performed could be better accomplished by a revenue vessel free to move from point to point within the territory.²⁴

²² Robert N. DeArmond, *From Sitka's Past* [Sitka: Sitka Historical Society, 1995], p. 4.

²³ Ibid.

²⁴ US Army, *The US Army in Alaska*, p. 20.



Figure 9. The "Ranche" from Castle Hill, 1890. Parade grounds in lower right corner. Source: University of Alaska Fairbanks, UAF-1981-192-53.

Under these circumstances, the Army could not justify spending an estimated \$12,000 to rebuild the officer's quarters after they were destroyed in a fire on February 9, 1877. Secretary of War George McCrary obtained Presidential approval to withdraw troops from Sitka on April 10, 1877.²⁵ Troops abandoned their Sitka post on June 14, 1877.

Treasury Department Administration and De Facto Naval Governance

With the troops gone, the Treasury Department assumed governing authority over the territory. Customs collector Montgomery P. Berry became the ranking government official in Sitka. Berry "had far fewer means of enforcing any action or projecting any influence" than had the Army.²⁶

Tensions between natives and non-natives rose in Sitka after the Army left. Customs collector Berry requested US government assistance to restore peace. Sitka residents also sent a petition for assistance to British warships stationed in Victoria, British Columbia.

The British Columbian ship HMS *Osprey* under the command of Captain H. Holmes A'Court arrived in Sitka on March 1, 1879. The *Osprey* anchored in front of the Ranche with its guns pointing towards the settlement.²⁷

²⁵ Lyman L. Woodman, *Duty Station Northwest: The US Army in Alaska and Western Canada, 1867-1987* [Anchorage, Alaska Historical Society, 1996-1997], p. 89.

²⁶ US Army, *The US Army in Alaska*, p. 21.

The US government also responded to calls for aid, sending a series of ships to the area. The US Revenue Cutter *Oliver Wolcott* arrived in Sitka on March 2, 1879. Captain A'Court later asserted that "the presence of his ship and the *Wolcott*... averted a serious calamity."²⁸ The USS *Alaska* relieved the *Osprey* and the *Wolcott* on April 3 but could stay only temporarily.

The USS *Jamestown* under the command of Navy Captain L.A. Beardslee relieved the *Alaska* on June 14, 1879. From that point until 1884 "the successive commanders of naval vessels assigned to Sitka were, *de facto*, the territory's rulers."²⁹ These ships anchored in the harbor in front of what is now Totem Square during their respective assignments at Sitka.

Captain Beardslee's leadership proved instrumental in restoring order to the Sitka community. Instead of using his contingent of Marine Corps to police the native community, Beardslee established an Indian police force to encourage native self-regulation. Beardslee remained in command until September 1880. Seven successors governed Sitka from his departure until 1884.

²⁷ CL Andrews, *The Story of Sitka*, p. 84.

²⁸ Woodman, *Duty Station Northwest*, p. 98.

²⁹ *Ibid.*



5457—Indian Ave., Sitka.
Figure 10. Parade Grounds after the destruction of the barracks building by fire. Source: Alaska State Library, ASL-P101-08, Kaye N. Dethridge Photograph Collection.

Civil Government in Alaska

The Organic Act of 1884 provided for a civil government in Alaska, ending US Treasury Department authority over the territory. Sitka became the capital of the District of Alaska. The first governor, John Henry Kinkead, took office on July 4, 1884. Governors lived adjacent to the parade grounds in the building that had previously served as the RAC school and Army commanding officer's residence from 1885 until the capital moved to Juneau in 1906 (figure 11).³⁰

The US Navy sent the USS *Pinta* to Sitka in 1884 to support the fledgling civil government.³¹ Enlisted Marines originally lived on the *Pinta* but moved ashore to the former Russian barracks soon after their arrival.³² The building was crowded due to the conversion of part of the barracks to a US District Court of Alaska courtroom and housing for court officials.³³

The Navy built a new Marine Corps enlisted barracks in 1891 (commissioned January 15, 1892). This building later became the original Pioneers' Home. The Navy built its barracks near the former site of the Russian, and later US Army, officer's quarters that burned down in 1877 (figure 13).



Figure 11. RAC school, date unknown. Source: Alaska State Historical Library, ASL-P91-49, Edward DeGross Photograph Collection.

Captain F.H. Harrington, commandant at Sitka, designed the new 40'x 78' barracks building.³⁴ C.W. Young of Juneau won the construction bid for \$6,600.³⁵ The *Daily Alaskan* described the two-story frame structure:

The building has a wide porch across the front with ample room for guard-mounting drills, etc. Two spacious hallways divide the lower floor into four compartments. In front at the left is the officers' quarters with two rooms, and behind them is a well-appointed kitchen for the use of the officer occupying the quarters. Behind the kitchen is the guard room with two cells. The other front quarter of the ground floor is utilized for the mess and reading room for the

³⁰ DeArmond, *Story of the Sitka Pioneers' Home*, pt. 9, p. 1

³¹ Nielson, *Armed Forces on a Northern Frontier*, p. 32.

³² DeArmond, *From Sitka's Past*, p. 19.

³³ Ibid; Cracroft., *Lady Franklin Visits Sitka*, p. 6.

³⁴ DeArmond, *Story of the Sitka Pioneers' Home*, pt. 5, p. 1.

³⁵ Ibid.

men of the command. Back of that is the kitchen for the men and the wash and bath room. The second floor is reached by a stairway from the central hallway. A large dormitory occupies the entire floor except for a room for the first sergeant and a clothing room.³⁶

Five Russian-era muzzle-loading cannons on wooden mounts were moved from the waterfront in front of the parade grounds to the lawn in front of the barracks building sometime after its completion.

The Navy constructed an officer's quarters and commandant's house in 1897 and 1903, respectively. The officer's quarters were located south adjacent to the enlisted barracks and the commandant's house was built north adjacent to the barracks along Seward Street (*figure 13*).³⁷

The Navy used the parade grounds just as the Army had (*figure 12*). Activities included "interminable drilling," bugle calls and drumming, and "firing salutes with their cannon at the slightest excuse."³⁸ The townspeople of Sitka complained about the noise made by the enlisted Marines during these activities as well their target practice on some of the nearby islands.³⁹

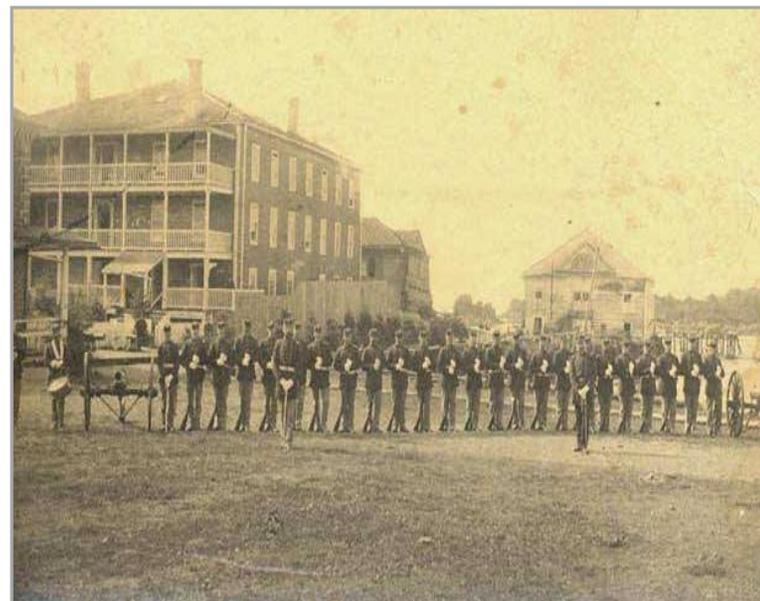


Figure 12. Drilling at the parade grounds, ca. 1884 (cropped). Source: Alaska State Library, P297-103, Early Prints of Alaska Collection.

³⁶ *The Alaskan*, around January 15, 1892, quoted in *Ibid.*, pt. 5, p. 2:

³⁷ *Ibid.*, part 5, p. 2

³⁸ DeArmond, *From Sitka's Past*, p. 20.

³⁹ *Ibid.*



Figure 13. From left to right: Presbyterian Church, commandant's house, enlisted barracks, officers' quarters, ca. 1903-1912. Note the troops lined up in parade grounds. Source: Alaska State Library, P297-011, Early Prints of Alaska Collection.



Figure 14 and 15. Views of parade grounds and surrounding buildings, ca.1903-1915. Source: Alaska State Historical Library, P57-222 and P57-223, Elbridge Warren Merrill Photograph Collection.

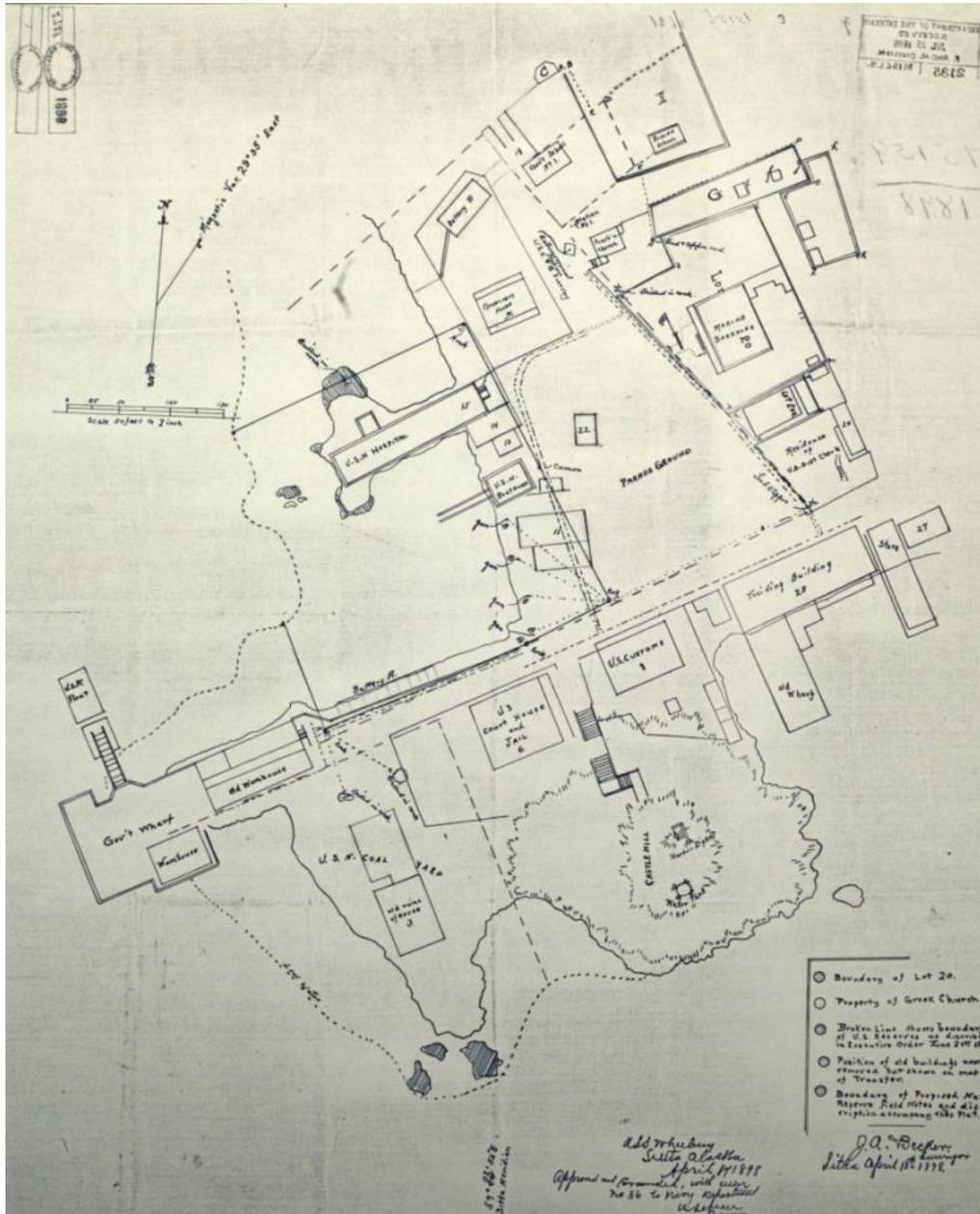


Figure 16. Layout of Navy garrison in 1898.
 Source: University of Alaska Fairbanks, Manuscript Maps Collection, Alaska & Polar Regions Collections, UAF-01645.

A community baseball diamond formed on the parade grounds by 1886⁴⁰ (*figure 18 and 20*). Historian and lifelong Sitka resident Robert DeArmond recalled the baseball field as he knew it after 1918:

It wasn't much of a ball field... Some of it was grass, with lots of bare patches, and a wide path cut across it from corner to corner. Another path ran across the northeast side of the field and this one was bordered by smooth oval rocks, each about six inches long, that the Marines had hauled in from somewhere... The rocks were a hazard to an outfielder running to catch a fly, but they weren't the only ones. Just inside that path, on the grounds of the Pioneers' Home [Marine Barracks] was a row of old Russian iron cannons on wooden mounts. In addition, behind the row of cannons, there was a very tall flag pole, so tall that it had three guy wires, two of which ran into the ball field... It was definitely a batter's ball field. Because of [a] row of trees, the first baseman had little chance to catch a foul fly on that side. A fly of any kind to the left was more likely to be caught, but if the batter could drop the ball among the cannons, guy wires and rocks in right to right center field, he had a better than even chance of reaching first. Sharply hit grounders in any direction, because of the rough field, were likely to take strange bounces and be good for a base hit. There were not a lot of home runs, but one that sticks in my mind sailed clear over the top of the Pioneer's Home [Marine Barracks]."⁴¹

⁴⁰ Ibid, p. 4.

Teams from the Marine Corps, Sheldon Jackson School, Alaska Native Brotherhood, and Sitka Moose played at the field over the years (*figure 17 and 19*).

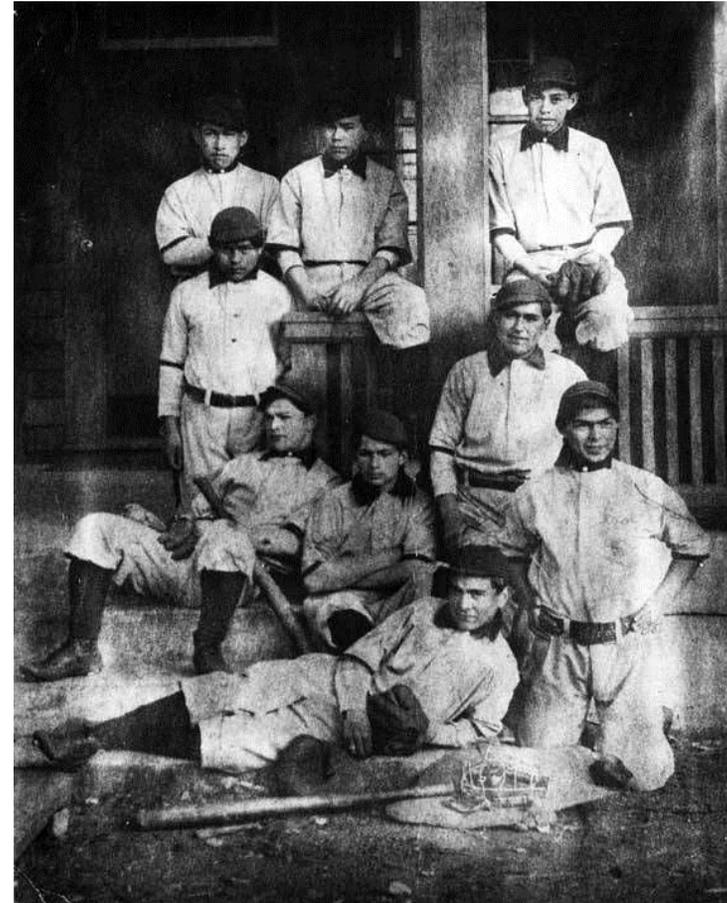


Figure 17. Sheldon Jackson School baseball team, 1913. Source: Alaska State Library, ASL-P465-073, Gilbert (Gil) Truitt Photograph Collection.

⁴¹ DeArmond, *From Sitka's Past*, p. 4-5.



Figure 18. Baseball game on the parade grounds, ca. 1897-1912. Source: Sitka National Historical Park, SITK 840.



Figure 19. US Marine Corps baseball team in front of barracks building, 1911. Source: Alaska State Library, ASL-P465-093, Gilbert (Gil) Truitt Photograph Collection.



Figure 20. Baseball game on the parade grounds, ca. 1900-1930. Source: Alaska State Historical Library, ASL-P427-7, William A. Kelly Photograph Collection.

The Navy withdrew its Sitka garrison on March 18, 1912.⁴² By that time, the Territorial government no longer needed military support in Sitka. The abandoned Sitka garrison buildings quickly fell into disrepair.⁴³ In little over a year, they would be refurbished for use as the original Sitka Pioneers' Home.

Summary

The Pioneers' Home and Totem Square sites have been significant for hundreds of years. Prior to contact, *Kiks.ádi* clan of the Tlingit occupied *Sheet'ka* Village along the harbor on the land now occupied by these sites. In the short period between 1805 and 1912, the harbor area served as Russian American Company (RAC) post (1805-1808), RAC headquarters and the capital of Russian America (1808-1867), a US Army post (1867-1877), US Navy post (1879-1912), and the District of Alaska (1884-1906). The significance of this area continued with the establishment of the Pioneers' Home on the site in 1912.



Figure 21. Navy garrison, Sitka, ca. 1897-1912. Source: Alaska State Historical Library, P427-09, William A. Kelly Photograph Collection.

⁴² W.P. Biddle, *Annual Report of the Major General Commandant of the United States Marine Corps to the Secretary of the Navy for the Fiscal Year 1912*, [Washington: Government Printing Office, 1912], p. 19.

⁴³ DeArmond, *Story of the Sitka Pioneers' Home*, part 6, p. 1.

Section II: Historical Background and Context: Original Pioneers' Home

The original Pioneers' Home complex included the barracks, several outbuildings, and the parade grounds abandoned by the Navy in 1912. The original Pioneers' Home operated between 1913 and 1933.

Early 20th Century Old Age Care in the US

Old age care as we know it today is a relatively new phenomenon. From colonial time until the early 20th century, the US based its legal obligation to the poor and elderly on the English "poor laws." This system placed the care of the indigent with local town and county governments.

During the 18th century, local governments built poorhouses to house the poor, elderly, and insane. Living conditions in these places were often "horrific" due to squalid living conditions and the common practice of housing alcoholics, criminals, and the insane in the same rooms as the aged poor.⁴⁴ Additionally, poorhouses were expensive to run and drained local tax coffers.

⁴⁴ "Poorhouse System Comes Under Scrutiny," in History of Long Term Care, ElderWeb [2012], <http://www.elderweb.com/book/1800-1899/poorhouse-system-comes-under-scrutiny> [accessed November 4, 2013].

⁴⁵ Ibid.

Largely in response to the problems associated with poorhouses, non-profit organizations began building old age homes during the second half of the 19th century.⁴⁵ Benevolent societies such as the Masons, Odd Fellows, and Knights of Columbus ran many of these old age homes. Members of these societies paid dues while they were young in exchange for a place in an old age home when the time came.

Railroads and industrial corporations began offering pension plans in the U.S. and territories as early as 1884.⁴⁶ By 1910 federal government employees increasingly agitated for their own pension plans.⁴⁷

Early 20th Century Old Age Care in Alaska

In March 1913 the US Congress amended the Alaska Fund Act of 1905 to appropriate ten percent of the Fund for the "relief of persons in Alaska who are indigent and incapacitated through nonage, old age, sickness, or accident."⁴⁸ The four US District Court judges in Alaska received equal portions of the "indigent fund" to use for these purposes. The passage of this amendment sustained

⁴⁶ Henry Rogers Seager, "Chapter V: A Provision for Old Age," in *Social Insurance: A Program of Social Reform*, [New York: MacMillan Company, 1910], p. 119-121.

⁴⁷ Ibid., p. 128.

⁴⁸ Sixty-Second Congress, *Session Laws*, (Session III, Chapter 109). [Washington DC, 1913], p. 728.

the poor law system, where relief from destitution remained the charge of local government.

Although the indigent fund provided early government assistance in the care of Alaska's aged indigent population, the need for additional old age assistance was greatly felt in Alaska for two reasons.

First, few (if any) poor houses operated in Alaska in the late 19th and early 20th centuries and benevolent societies did not run any old age homes in the Territory. Without these institutions, the aged poor had to fend for themselves.

Second, in the rest of the country families often took care of their aged relatives but this was not possible to the same extent in Alaska.⁴⁹ One of the first laws passed by the Territorial Legislature required family members to take care of relatives "without means who [are] unable to earn a livelihood in consequence of... bodily infirmity."⁵⁰ However, many of Alaska's aged indigent pioneers and explorers had left their families behind to make their fortunes in Alaska. Their families lived thousands of miles away and could do nothing to help them.

⁴⁹ Ibid., p. 119.

⁵⁰ Alaska Territorial Legislature, "Chapter 51" in *Territory of Alaska Session Laws, Resolutions, and Memorials, 1913* [Juneau, 1913], p. 105-106.

⁵¹ Arthur Shoop, letter to James Wickersham, December 12, 1912, Quoted in R.N. DeArmond, *The Story of the Sitka Pioneers' Home: The Beginning*

Creation of the Alaska Pioneers' Home

Sitka resident and Territorial legislator Arthur Shoup showed interest in repurposing the abandoned Sitka garrison for an old age home as early as December 1912. In a letter to Congressional delegate James Wickersham, Shoup discussed his idea and urged Wickersham to obtain permission for Territorial use of the property.⁵¹ Shoup and fellow legislator Frank Aldrich of Nome drew up a bill for the creation of the Pioneers' Home as they waited for an answer from Wickersham.

Shoup received a telegram from Wickersham on April 25, 1913 stating that the Secretaries of the Navy and the Interior Department had approved the use of the abandoned Sitka garrison as an old age home with the caveat that the federal government would retain ownership of the buildings and the land. Shoup and Aldrich immediately introduced their bill in the Territorial House and it passed unanimously. The Territorial Senate voted 7-0 in favor of the bill soon thereafter. Governor Walter Clark signed the Pioneers' Home bill into law on April 30.⁵²

Earlier in the day on April 30, the First Territorial Legislature passed a similar bill creating the Soldiers and Prospectors Home for aged veterans and prospectors in Interior Alaska.⁵³ That home never

Years, 1913-1921, [Sitka 1991(?)], pt. 3, p. 1, copy available at Alaska State Library.

⁵² Alaska Territorial Legislature, "Chapter 80," in *Territory of Alaska Session Laws, Resolutions, and Memorials, 1913* [Juneau, 1913], p. 312-314.

⁵³ Alaska Territorial Legislature, "Chapter 78," in *Territory of Alaska Session Laws, Resolutions, and Memorials, 1913* [Juneau, 1913], p. 304-308.

opened and the Legislature repealed this enacting legislation in 1923.⁵⁴

Governor Clark designated Shoup as Territorial representative to assume control of the former Navy buildings in Sitka. Governor J.F.A. Strong continued this designation when he took office a few days later. Shoup received the following buildings on May 9, 1913:

- Marine barracks
- Officers' quarters
- Large coal house
- Small coal house
- Canteen building
- Engine house
- Store house
- Parade grounds and waterfront

In accordance with the Pioneers' Home law, a board of trustees was established to administer the home. The board included the governor as chairman and two citizens appointed by the governor. Governor Strong appointed George Kostrometinoff and W.P. Mills of Sitka to serve on the board.

The Pioneers' Home law took effect on July 4. Governor Strong arrived in Sitka that morning and delivered a Fourth of July address from the front porch of the former Marines Officer's quarters (figure 22). The first meeting of the Board of Trustees took place that afternoon. At the meeting, the board appointed Shoup as superintendent of the Pioneers' Home. He performed this duty without pay for the first two years.



Figure 22. Governor Strong delivering July 4, 1913 address from the front porch of the former Marines officers' quarters. Source: Sitka National Historical Park, SITK 809.

As superintendent, Shoup oversaw renovation of the complex for occupancy. Repairs included replacing broken windows and burst pipes before the first residents could move in. Furniture had to be ordered, as the Marine Corps had taken nearly everything with them when they departed.

The first residents arrived before repairs of the barracks building were complete. Samuel Dutton and David S. Spencer, both from Juneau, arrived in Sitka on July 28. Two other residents arrived in August. These early arrivals stayed at Sitka Hot Springs until the barracks was ready for occupancy.

⁵⁴ Alaska Territorial Legislature, "Chapter 7," in *Territory of Alaska Session Laws, Resolutions, and Memorials, 1923* [Juneau, 1923], p. 17.



Sitka Hot Springs Lodge. ca. 1908-1915. Alaska State Library, P01-0985.



Three-story Sitka Hot Springs Lodge. ca. 1919-1924. Alaska State Library, P01-3865.

Sitka (Goddard) Hot Springs is located on the southwest coast of Baranof Island, 16 miles south of Sitka. The Tlingit used the hot springs long before Russian contact for medicinal purposes. Russians learned of the hot springs soon after their arrival and used them extensively to heal wounds and treat illnesses including scurvy, syphilis, fever, and arthritis by the 1830s. The Russian American Company built a facility called *Teylyya Tseplitel Yuchya Kyluchi*, or “sheltered curative hot springs” at the springs by 1841. An American named T.J. Brown made a homestead claim of the property in 1875. Brown was murdered in 1879, after which his claim to the property lapsed.

Dr. Fred L. Goddard, a Tacoma doctor specializing in mental disorders, became interested in acquiring the hot springs property for use as a sanitarium in 1905. That year, Goddard and a doctor from Juneau purchased a homestead patent to the property for \$700. The federal government attempted to rescind this purchase and offered Goddard a lease of the property as part of a larger effort to prevent private ownership of mineral springs. Although his title to the land remained uncertain, Goddard immediately set to work developing the property. He built a residence for his family as well as a guest lodge, heated by water piped from the hot springs. Goddard intended the lodge to become an asylum for mental patients, which would be the first such facility in Alaska. While the complex never became a State-run mental institution, the Goddards probably operated it as a private mental health resort rather than a hotel. Goddard’s wife Mary became post mistress for the new community, called “Sanitarium,” after the establishment of the post office in 1908.

The Goddards ran an extensive farm at Sitka Hot Springs. They cured hay in a silo, raised animals including chickens, pigs, cows, and a horse, and operated a greenhouse heated by water piped from the hot springs. A fire destroyed the lodge at Sitka Hot Springs in 1915. Goddard built a new three-story lodge with 35 guest rooms and a rock and cement fireplace in the basement in 1919. That year, guests paid \$3 per day for lodging, meals, and use of the hot springs. Some guests stayed year-round and a few worked to pay for their room and board. Locals never liked the name Sanitarium, and the community was renamed “Goddard Hot Springs” in 1924. Dispute over title to the property also ended in 1924 after the federal government officially granted Goddard’s homesteading patent. Fred Goddard died in January 1931. His wife ran the property until 1939.

Sitka (Goddard) Hot Springs is significant in the history of the Sitka Pioneers’ Home. The home’s first residents stayed at Sitka Hot Springs in late July through early September 1913 during renovation of the former Marine Corps barracks prior to opening. Twenty Pioneers’ Home residents stayed at Goddard Hot Springs during construction of the new Pioneers’ Home in 1934. The Territorial Legislature purchased Goddard Hot Springs in 1939 and used it as overflow housing for the Sitka Pioneers’ Home until 1946, when the property was abandoned due to its dilapidated condition. A watchman guarded the property until 1949, after which the buildings were torn down. The City of Sitka later purchased the property, where it currently maintains two cedar bathhouses for public use.

Sources: Francis E. Caldwell, “Dr. Goddard’s Medicinal Hot Springs,” *Alaska Journal* 16, p. 188-193; *Report of the Pioneers’ Home for the Biennium ending December 31, 1950*, [Sitka, 1951], p. 5.

The Pioneers' Home officially opened on September 2, 1913. The former Marine Corps barracks contained the main living quarters, kitchen, and dining room (*figure 23*). The former Marine Corps officer's quarters became the Pioneers' Home superintendent's residence.

Initially the Pioneers' Home had five residents (referred to as inmates in early correspondence) but the number grew quickly. Twelve residents lived at the Home by the end of its first month of operation. With 29 residents by the end of the year, the Pioneers' Home was already nearly at its capacity of 35.

The Pioneers' Home began as a male-only establishment for:

Every worthy pioneer, or other person, who shall have been a resident of the Territory of Alaska for five years preceding his application for admission and who shall need the aid or benefit of said Home in consequence of physical disability or other cause within the scope of the regulations of the board.⁵⁵

Shoup described the character of the residents in his 1914 *Biennial Report*:

Almost all of the men who have come to the Alaska Pioneers' Home are of the highest type of

⁵⁵ Alaska Territorial Legislature, "Chapter 80 (H.B. No. 94)" in *Territory of Alaska Session Laws, 1913* [Juneau, 1913], p. 312-314.

⁵⁶ Arthur Shoup, "Character of Inmates," in Pioneers' Home Board and Superintendent, *Report [1914]*, p. 8-9.

American trailblazer. They are men who have lived alone in the silent places, and are of a naturally adventurous disposition. In fact, it is this very fact that has kept them upon the Alaska frontier, and it is to such men that the Territory must credit much of its development...The Alaska Pioneers' Home was established as a place where these men might spend their declining years in comfort, and is intended as a partial reward for their pathfinding services. To avoid restraint was one of the factors which made them independent prospectors and frontiersmen... They, like all of their kind, are big-hearted and generous to a fault, and are the last men in the world to impose upon the rights of others or to allow others to impose upon them.⁵⁶

Territorial Old Age Pension Legislation

The Territorial Legislature passed an act to provide "allowances" to Alaskan pioneers in lieu of application to the Pioneers' Home in 1915.⁵⁷ Men and women age 65 and older, including Alaska natives, who had resided in Alaska for at least ten years could apply. Allowances were paid quarterly and could not exceed \$12.50 per month. The Board of Trustees of the Pioneers' Home reviewed allowance applications.

⁵⁷ Alaska Territorial Legislature, "Chapter 64 (S.B. 13)" in *Territory of Alaska Session Laws, Resolutions, and Memorials, 1915* [Juneau, 1915], p. 116-117.



Figure 23. Original Pioneers' Home, 1915. Source: Alaska State Library, P14-204, J. Simpson MacKinnon Photo Collection.

This act is notable as the second “old age pension” passed by any US state or territory. Arizona enacted similar legislation the previous year.⁵⁸ By 1928, only six states or territories had old age assistance laws.⁵⁹

Early Challenges at the Original Pioneers’ Home

Despite the independent nature of Pioneers’ Home residents, decision makers had not anticipated the level of care they would need. In an October 24, 1913 letter, Governor Strong wrote:

The problems confronting the home are somewhat complex as a number of the inmates are entirely helpless and, therefore, this very fact entails the cost upon the management of the home which I do not believe was anticipated by the Legislature when the home was created, it being my opinion that it was for the purpose of caring for those who, while physically unable to earn a living, were still able to take care of themselves without physical assistance from others. This is proving not to be the case in many instances.⁶⁰

⁵⁸ Supreme Court of Arizona, “Mothers’ Pension Law” in *The Pacific Reporter, Volume 158* [St. Paul, 1916], p. 838.

⁵⁹ “1915-1934: State Old Age Assistance Programs,” in *History of Long Term Care*, ElderWeb [2012], <http://www.elderweb.com/node/2896> [accessed November 4, 2013].

⁶⁰ Quoted in DeArmond, *Story of the Sitka Pioneers’ Home*, pt. 7, p. 1.

It became apparent early on that a Pioneers’ Home hospital would be necessary.⁶¹ The sick ward in the barracks was often full and for the first few years the Pioneers’ Home staff had no medical training.⁶²

The Pioneers’ Home faced crowding problems almost from the beginning. An overflow of inmates from the barracks lived in the former Navy canteen by 1914 (*figure 25*). Shoup obtained permission from the Collector of Customs to use the former Navy hospital building, located west of the barracks and adjacent to the parade grounds, for additional housing in December 1914 (*figure 21*). The dilapidated building housed “those who could take care of themselves and could walk to the main building for their meals.”⁶³ These steps temporarily eased some of the crowding.

However, in 1924 Superintendent Theodore Kettleson complained that

Bed and sleeping accommodations are crowded to overflowing, every available space being occupied. It became necessary to set up beds in the library, which is the main sitting room. Additional quarters must be provided for the accommodation of inmates.⁶⁴

⁶¹ Johnston, James W. “Report of the Physician” January 20, 1915, in Pioneers’ Home Board and Superintendent, *Report [1915]*, p. 17-18.

⁶² *Ibid.*

⁶³ DeArmond, *Story of the Sitka Pioneers’ Home*, pt. 9, p. 1.

⁶⁴ Pioneers’ Home Board of Trustees and Superintendent, *Report of the Board of Trustees and Superintendent of the Alaska Pioneers Home at Sitka, Jan. 1, 1923, to Dec. 31, 1924*, [Sitka, 1925], 5-6.

Construction Activity at the Original Pioneers' Home

The Pioneers' Home complex underwent several alterations during its early years of operation. The steam heating plant burned down February 2, 1916. The boiler survived the fire with the exception of some warped valves, replaced as soon as the mail boat could bring new ones. A new boiler house was built around it (*figure 25*).

Construction of a dry goods storehouse occurred in 1916. The Pioneers' Home had begun ordering large shipments of groceries from Seattle and needed a place to store the bulk of these goods. The building also contained office space for the Home's superintendent (*figure 25*).

The Pioneers' Home converted the former Marine Corps storehouse into nurses' quarters in February 1917. It is not known whether the nurses lived in the barracks building prior to this, but if so, this would have helped alleviate crowding and afforded the nurses some privacy. This building functioned as nurses' quarters until the mid-1930s (*figure 26*).

The arrival of three new residents with tuberculosis necessitated the construction of a small building to provide quarantined quarters in mid-summer 1917. Located next to the former canteen building, the structure had three rooms side by side and a covered porch

(*figures 26 and 29*). The building would later be used as carpentry shop. Construction of a small morgue between this structure and Seward Street occurred sometime prior to 1927 (*figure 26 and 29*).

Early on, the Pioneers' Home grew fresh produce in several garden plots. The Pioneers' Home utilized an "excellent garden plot," originally cultivated by the Marine Corps, next to the barracks building.⁶⁵ Additionally, the Pioneers' Home converted former Navy hospital lot into a garden plot around 1922 and used it until the construction of the Indian school on that site in 1926 or 1927.⁶⁶ The 1928 Territorial Legislature appropriated \$1,000 to purchase land for garden plots to replace it. They purchased one plot for \$500. An adjacent lot may have later been purchased for \$750.⁶⁷ The location of these plots is unknown.

Construction aimed to address the crowding problem in the mid-1920s. At least two additions were added to the barracks building between 1925 and 1926. A two-story addition to the north side of the barracks provided twelve additional two-person rooms.⁶⁸ Another two-story addition on the west side provided additional dining room space.⁶⁹ Additionally, the canteen building and barracks building were connected with a long hallway which may have also contained living space sometime between 1914 and 1927 (*figure 26*).

⁶⁵ Pioneers' Home Board and Superintendent, *Report [1915]*, 5.

⁶⁶ Letter from Pioneers' Home Superintendent to George A. Parks, April 3, 1926, Alaska State Archives, RG 47.

⁶⁷ Pioneers' Home Board of Trustees and Superintendent, *Report of the Board of Trustees and Superintendent of the Alaska Pioneers Home at Sitka, Jan. 1, 1927, to Dec. 31, 1928*, [Sitka, 1929], 5-6.

⁶⁸ Pioneers' Home Board of Trustees and Superintendent, *Report of the Board of Trustees and Superintendent of the Alaska Pioneers Home at Sitka, Jan. 1, 1925, to Dec. 31, 1926*, [Sitka, 1927], 3.

⁶⁹ *Ibid.*

A new hospital and laundry facility was added to the Pioneers' Home complex between 1920 and 1921. Construction funding came from legislative appropriations totaling \$29,500 in 1919 and 1920. C.O. Lindsey of Juneau won the construction bid for the project. The long, rectangular building stood at the corner of Lincoln and Barracks streets facing the parade grounds (*figure 24, 26, and 27*). The main and upper floors served as the hospital, with the laundry and boiler rooms in the basement. The hospital served home residents as well as the Sitka community through the early 1930s.⁷⁰

From the beginning, the former Marines' buildings proved less than ideal for use as an old-age home. Their age, poor layout, and state of deterioration made repairs constantly necessary. The Territory began planning for the construction of a new Pioneers' Home by 1927.



Figure 24. Pioneers' Home Complex, post-1920. Hospital is on far right.
Source: Alaska State Historical Library Photo File – "Sitka."

⁷⁰ DeArmond, *Story of the Sitka Pioneers' Home*, part 18, p. 1.

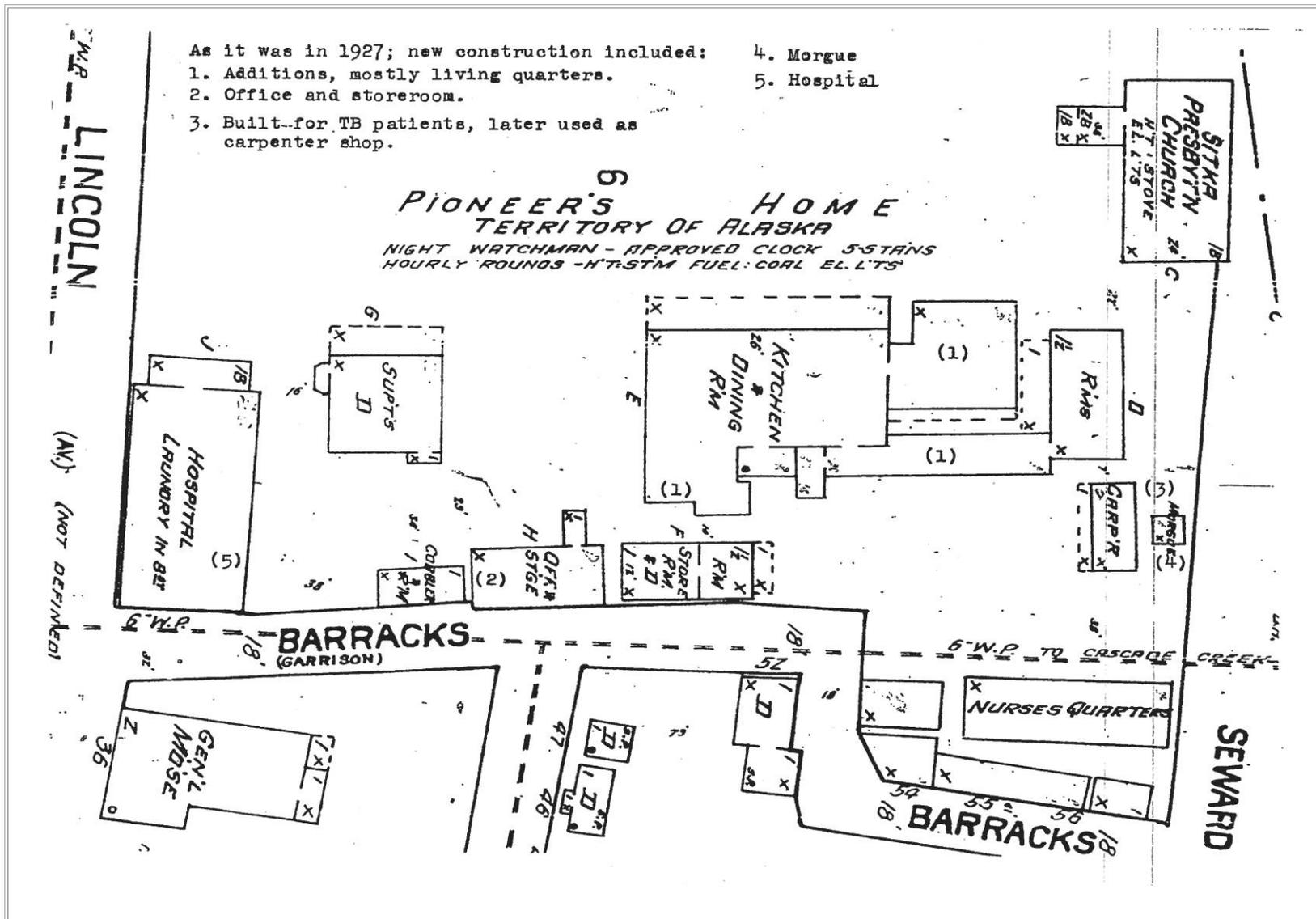


Figure 26. Pioneers' Home complex, 1927. Source: Map from DeArmond, *Story of the Sitka Pioneers' Home*, Appendix 2.



Figure 27. Pioneers' Home Complex, ca. 1921-1934. Hospital is building on far right. Source: Photo by Winter & Pond of Juneau. Alaska State Library, ASL-P344-339a (cropped), George Family Collection.

Section III: Historical Background and Context: Current Pioneers' Home

The current Pioneers' Home complex is comprised of a main residential building, superintendent's home, nurses' quarters, and garage. Construction of the Pioneers' Home complex occurred in two phases between 1934 and 1935. A statue called *The Prospector* was installed in front of the main building in 1949. An annex built in 1956 allowed for the admittance of women to the home.

Construction Planning

Fundraising for construction of a new Pioneers' Home began when the Territorial Senate passed House Joint Resolution No. 2 on May 2, 1927. The resolution authorized the annual purchase of \$40,000 in US government bonds for the construction fund.

The Territorial Legislature created the Pioneers' Home Building Commission through an act approved May 4, 1933. Commission members included William A. Hesse, Highway Engineer and Superintendent of Public Works (Chairman); Frank A. Boyle,

⁷¹ Ibid.

⁷² Ibid.

⁷³ "Economy Urged By Douglas in Move for Home," *Daily Alaska Empire*, August 4, 1933, p. 8.

⁷⁴ "Board Selects Sitka As Site for New Home," *Daily Alaska Empire*, August 9, 1933, p. 1.

⁷⁵ U.S. House of Representatives, "An act granting abandoned public buildings and grounds at Sitka, Alaska, to the Territory of Alaska, and for

Territorial Auditor (Secretary); James S. Truitt, Attorney General; Anthony E. Karnes, Commissioner of Education; and Oscar G. Olson, Territorial Treasurer.⁷¹ The Commission's objectives included determining the location of the new Home as well as selecting the architect and contractors.

Besides Sitka, potential sites for the new Pioneers' Home included Anchorage, Craig, Douglas, Wrangell, Ketchikan, Skagway, Hyder, and Petersburg.⁷² However, most of these communities supported the retention of the Pioneers' Home in Sitka. The Commission received interest from Wrangell and Douglas, citing economic benefits (Wrangell) and the community's accessibility to steamer routes (Douglas) as major incentives.⁷³ In the end, the Commission voted 4-1 to build on the original Home site in Sitka if title to the land could be obtained from the US Government.⁷⁴ A Congressional Act (HR 5745) authorized this land transfer on March 27, 1934.⁷⁵

In September 1933, the Pioneers' Home Building Commission selected Tacoma-based architecture firm Heath, Gove & Bell to design the new complex.⁷⁶ They based this selection on extensive research by Commission member William Hesse that included meeting with various architecture firms and touring similar institutions in the Lower 48.⁷⁷

other purposes," H.R. 5745 – Public Act 134, 73rd Cong., 1st sess., March 27, 1934.

⁷⁶ Pioneers' Home Building Commission, *Report of the Pioneers' Home Building Commission [Juneau: 1937]*.

⁷⁷ Untitled history of the Pioneers' Home, p. 3, Alaska State Archives, RG 47, Box VS3030, Series 868/919.



Zenith Masonic Home in Des Moines, WA. Designed by Heath, Gove & Bell. Photo from Jeffrey Ryan, Des Moines, 2013. Note the similarity between this design and that of the Sitka Pioneers' Home.



Sitka Pioneers' Home, designed by Heath, Gove & Bell. Photo by Molly Conley, June 2013. Note the similarity between this design and that of the Zenith Masonic Home.

Heath, Gove & Bell was an architecture firm based in Tacoma with a legacy of prolific and significant work, primarily in the state of Washington. The firm formed with the partnership of Frederick Henry Heath and George Gove in 1912. Notable designs by Heath and Gove include the Greek Theatre in Griffith Park (Los Angeles, CA, 1913), Wilkeson School (Wilkeson, WA, 1912-1913), Central Elementary School (Tacoma, 1913), and Abraham Lincoln High School (Tacoma, 1914). Herbert A. Bell, a draftsman for Heath and Gove, became a partner in 1914 but the firm's name did not change to reflect this until 1919. Notable designs by Heath, Gove & Bell include First Baptist Church (Tacoma, 1925), Zenith Masonic Home (Des Moines, WA, 1924), Paradise Inn at Mt. Rainier National Park (1915-1917), David Thomson Hall (University of Washington, Seattle, 1948), and Communications Hall (University of Washington, Seattle, 1951).

Frederick Henry Heath was born in LaCrosse, Wisconsin 1861. He moved to Minneapolis in 1881 and began his architectural career as a draftsman for Warren H. Hayes (1883-1884). Heath later moved to Tacoma where he served as principal of his own architecture firm (1901-1902; 1903-1908; 1910-1912), partner at Russell and Heath (1902-1903), and partner at Heath and Twitchell (1908-1910) prior to partnering with George Gove in 1912. Heath designed several notable Tacoma buildings, including the Pythian Temple (1906), Stadium High School (1906) and First Church of Christ Scientist #2 (1910-1911), prior to partnering with Gove and Bell. Heath died in Tacoma in 1953 at age 91. Heath's death, which followed the death of partner Herbert A. Bell, led to the dissolution of Heath, Gove & Bell.

George Gove was born in Rochester, Minnesota in 1870. He moved to Tacoma in 1908 and served as principal of his own firm from around 1910 to 1912. Gove partnered with Frederick Henry Heath to form Heath and Gove in 1912 (later Heath, Gove & Bell). Due to the declining health of Heath, Gove was likely the firm's lead designer by 1930. As such, he probably designed the Sitka Pioneers' Home. In his 1938 application for fellowship status in the American Institute of Architects, Gove listed both the Pioneers' Home and the strikingly similar Zenith Masonic Home (1924) in Des Moines, Washington as his designs. These buildings are stylistically unique from buildings known to have been designed by Heath. Gove died in 1956.

Herbert A. Bell was born in 1884. He worked as a draftsman for Frederick Heath (1906-1908; 1910-1912), draftsman/designer for Heath and Twitchell (1908-1910), and draftsman/designer for Heath and Gove (1910-1912) before becoming a partner in 1914. Bell remained with the firm until his death in 1951.

Sources: Alan Michelson, *Pacific Coast Architecture Database*; Jeffrey Ryan, Des Moines, 2013; Jeffrey Ryan, e-mail to Rickman, July 10, 2013; Caroline T. Swope, "Central Elementary School," *National Register of Historic Places Registration Form*, 2013.

Juneau architect N. Lester Troast served as an associate during the design process.

Heath, Gove & Bell drew up plans and specifications for the new Pioneers' Home complex. The final design included a main building, superintendent's home, nurses' residence, and garage/generator building. The Pioneers' Home Building Commission awarded contracts for construction work to Warrick Construction Co. of Seattle.⁷⁸

The City of Sitka offered the Territory additional land for the Pioneers' Home during a November 15, 1933 meeting of the Pioneers' Home Building Commission:

...the City of Sitka hereby offers Your Committee to cede to the Territory the street or alleyway behind the Home, and to purchase and cede to the Territory the area abutting this street or alleyway known as Lot 2 of Block 4 according to the townsite survey of Sitka. If necessary, a part of Lot 1 in Block 4 will also be included for the purpose of making a new street or alleyway behind the Home.⁷⁹

The City of Sitka ceded this to the Territory on November 22, 1933.⁸⁰ The City of Sitka ceded additional land purchased from Sam Sing on November 23 and from John Peterson on November 24.⁸¹

⁷⁸ Pioneers' Home Building Commission, *Report [1937]*; Letter from inspector to W.A. Hesse, October 20, 1934, Alaska State Archives, RG 47, Box VS3030, Series 868/919.

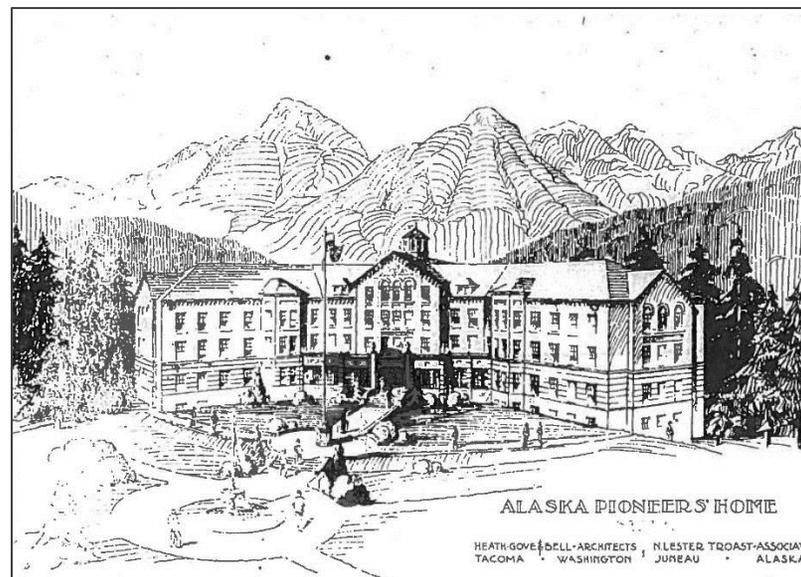


Figure 28. Architectural sketch of proposed Pioneers' Home. Source: *The Arrowhead*, May 19, 1934, p. 1.

⁷⁹ Frank A. Boyle, letter to Mayor Peter C. Kostrometinoff, November 16, 1933, Alaska State Archives, RG 47, Box VS3030, Series 868/919.

⁸⁰ Untitled history of the Pioneers' Home, p. 2.

⁸¹ *Ibid.*

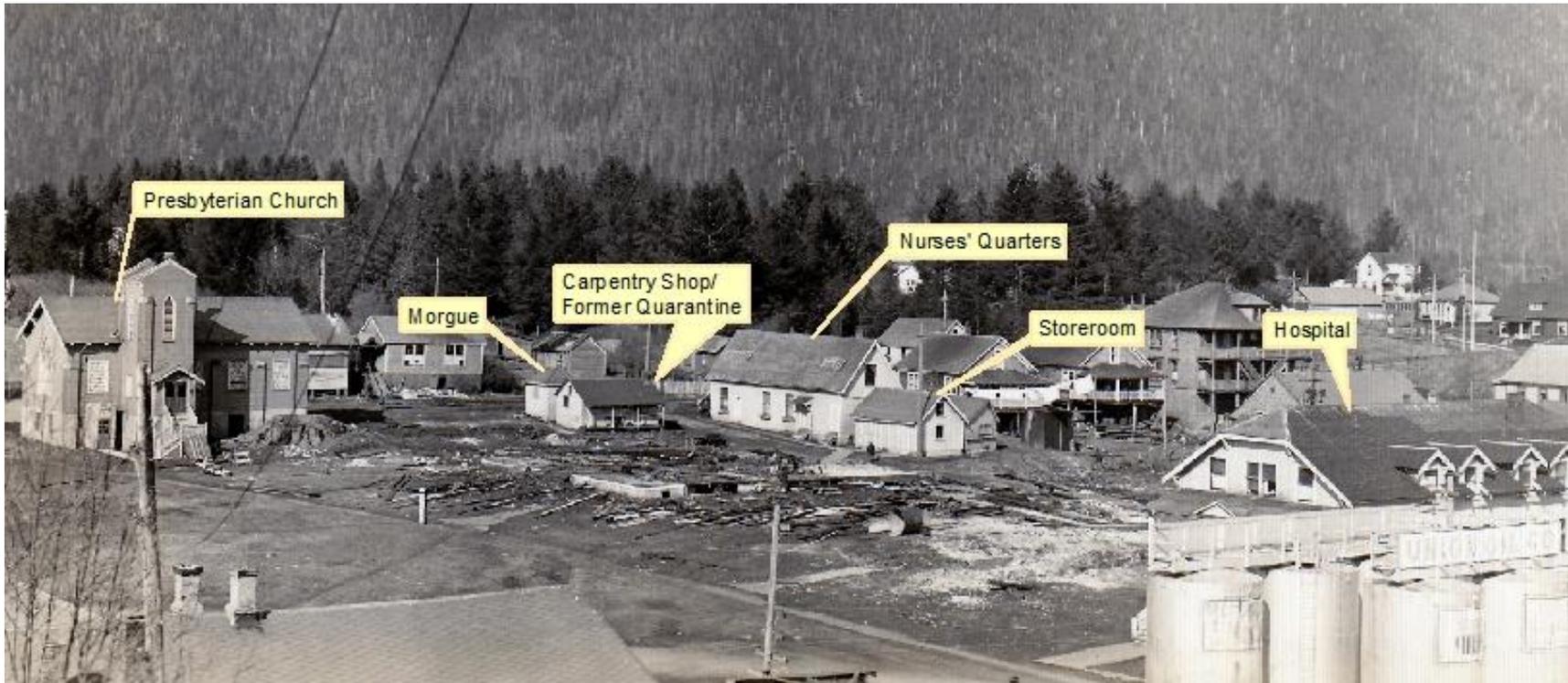


Figure 29. Site after demolition of original Pioneers' Home and superintendent's residence ca. 1937. Rare view of the former morgue, carpentry shop/quarantine quarters, nurses' quarters, and storeroom at the original Pioneers' Home complex. Source: Alaska State Archives, RG 47, Series 964, Box VS3034 (cropped and edited from original).

Demolition and Building Removal

Residents moved to temporary quarters prior to demolition of the original Pioneers' Home complex. Moose Hall, remodeled for this purpose, accommodated the majority of residents who moved there on February 17, 1934.⁸² An additional 27 residents moved into the hospital and 20 moved to the hotel at Goddard Hot Springs.⁸³

Demolition of the original Pioneers' Home and superintendent's residence began on Sunday, February 18, 1934.⁸⁴ The carpentry shop, morgue, nurses' quarters, storeroom, and hospital remained in place after the initial demolition (*figure 29*). Demolition concluded with removal of building foundations in mid-April. These foundations may have later been used as fill during landscaping of the Pioneers' Home lawn.⁸⁵

At least three buildings from the original Pioneers' Home complex were moved and repurposed. Sitka resident Foster Mills purchased the former storeroom and renovated it into a residence for his family.⁸⁶ Local Tlingit obtained title to a two-story building, identified in a newspaper article only as "the large building used in the old home for the pioneers," for a meeting house.⁸⁷ This was

⁸² Eiler Hansen, *Report of the Superintendent of the Alaska Pioneers Home at Sitka, January 1, 1933 to Dec. 31, 1934*, pg. 3.

⁸³ "Razing of Old Pioneer Home Begun Sunday," *The Arrowhead*, February 20, 1934.

⁸⁴ *Ibid.*

⁸⁵ "New Home Being Started: Many Alaskans Employed," *The Arrowhead*, April 21, 1934.

⁸⁶ "Sitka Has New Meeting House," *The Arrowhead*, April 7, 1934, p. 4.

⁸⁷ *Ibid.*

⁸⁸ DeArmond, *Story of the Sitka Pioneers' Home*, pt. 18, p. 1.

likely the former nurse's quarters (*figure 29*). The State sold the hospital after construction of the main building. The new owners sawed the building in half lengthwise, moved it up Lincoln Street, and turned it into the Alaskan Hotel.⁸⁸ The hotel burned down in a fire on January 1, 1966.⁸⁹

Construction Phase I: Main Building

Construction of the main building of the Pioneers' Home began April 15, 1934.⁹⁰ The Territorial Legislature appropriated \$225,000 of the US Government bonds purchased annually since 1927 to pay for construction. Work began with excavation of the basement by 20 laborers.⁹¹ Warrick Construction made an effort to hire locally: "if possible, all our labor will be one hundred percent Alaskan."⁹² Warrick had a crew of thirty men working on the home by May 19.⁹³ By that time, excavation was nearly complete and two large scows of lumber had arrived for form work on the foundation.⁹⁴ Crews poured walls and slabs up to the main floor prior to June 16.⁹⁵

⁸⁹ "Laying the Cornerstone: New Building of Alaska Pioneers' Home, Sitka, August 1934," Alaska State Archives, RG 47, Series 964, Box VS3034.

⁹⁰ Unknown Author, "Alaska Pioneers' Home: Sitka, Alaska", p. 3, Alaska State Archives, RG 47, Box VS2790.

⁹¹ *Ibid.*

⁹² "New Home Being Started: Many Alaskans Employed," *The Arrowhead*, April 21, 1934.

⁹³ "Work on Home," *The Arrowhead*, May 19, 1934, p. 6.

⁹⁴ *Ibid.*

⁹⁵ "Pioneer Home," *The Arrowhead*, June 16, 1934, p. 1.



Figure 30. Construction of main building ca. 1934. Source: Alaska State Archives, RG47, Series 964, Box VS3034.



Figure 31. Cornerstone laying ceremony ca. 1934. Source: Alaska State Archives, RG47, Series 964, Box VS3034.



Figure 32. Cornerstone. Photo by Molly Conley, June 2013.

A grand ceremony celebrated the laying of the cornerstone of the main building at 2:00 pm on August 2, 1934 (*figures 30 and 31*). Attendees included Governor John Troy, Attorney General Judge Truitt, associate architect N. Lester Troast, J.B. Warrick, William Hesse, Jacob Baker, Frank Boyle, and Walstein G. Smith. Many Sitka residents came out for the ceremony which featured introductions by R.W. DeArmond followed by speeches by Governor Troy and Attorney General Truitt “recalling the past and predicting the future of Sitka and the new Home.”⁹⁶ Copies of these speeches, as well information about the building, drawings of the home as planned, and copies of the *Sitka Sentinel* were sealed in a box inside the cornerstone (*figure 32*).⁹⁷

⁹⁶ “History in the Making,” *The Arrowhead*, August 11, 1934, p. 1.

⁹⁷ *Ibid.*

⁹⁸ “Home Finished; Acceptance Is Expected Soon,” *The Arrowhead*, December 15, 1934, p. 2.

Construction of the main building concluded in December 1934. Residents moved into the main building from their temporary quarters at Moose Hall and Goddard Hot Springs in early January 1935.⁹⁸ The north wing of the basement was not finished during phase I of construction, possibly due to a lack of funding.⁹⁹

Construction Phase II: Superintendent’s Home, Nurses’ Quarters, and Garage

The second phase of construction included building the superintendent’s home, nurses’ quarters, and garage in 1935.¹⁰⁰ Completion of the north wing of the main building basement also occurred during this phase of construction, providing quarters for 30 additional residents.

A Public Works Administration (PWA) grant of \$98,308.99 funded phase II of construction.¹⁰¹ Additional construction monies included \$19,094.12 from the Pioneers’ Home Maintenance Fund and \$109.04 from the sale of salvaged material from the original buildings.¹⁰²

The superintendent’s home and nurses’ quarters provided accommodations for Pioneers’ Home employees. North of the main

⁹⁹ Pioneers’ Home Superintendent, letter to William A. Hesse, May 14, 1935, Alaska State Archives, RG 47, Box VS3030; Frank Boyle, letter to John W. Troy, July 2, 1935, Alaska State Archives, RG 47, Box VS3030.

¹⁰⁰ Pioneers’ Home Building Commission, *Report [1937]*.

¹⁰¹ *Ibid.*

¹⁰² *Ibid.*

building, the two-story nurses' quarters included seven bedrooms, kitchenette, living room, laundry room, storage space, and two full bathrooms.¹⁰³ West of the north wing of the main building, the two-story superintendent's home included kitchen, dining room, a master and two smaller bedrooms, one full and two half bathrooms, and laundry room (figure 33).

Early plans called for placement of a single-story garage at the corner of Lincoln and Barracks streets. However, the garage was eventually built north of the rear wing of the Pioneers' Home main building along Barracks Street (figures 33 and 34). The garage was moved to its present location at the northwest corner of the intersection of Barracks and Seward streets in 1954.

The garage served as a maintenance and storage building.¹⁰⁴ The garage may have originally housed a generator unit, but today the Pioneers' Home generator is located in the basement of the main building near the boiler room.¹⁰⁵ Part of the manufacturing process for the concrete grave markers in the Pioneers' Home cemetery may have taken place in the garage in the late 1930s.¹⁰⁶

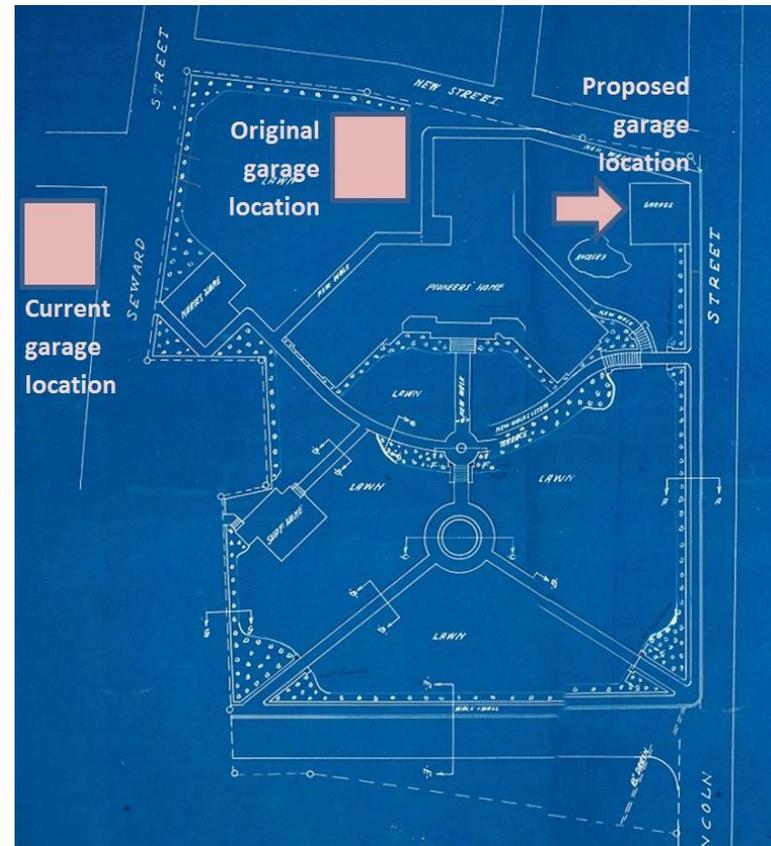


Figure 33. Blueprint showing proposed (and actual) locations of superintendent's home, nurses' quarters, garage, and landscaping. (Note: Barracks Street is labeled "New Street" on this map due to road realignment during construction of the Pioneers' Home). Source: Cropped from undated plans by Heath, Gove & Bell, Alaska State Archives, RG 47, Box VS3030.

¹⁰³ Frank C. Sisson, *Pioneers' Home, Sitka (AHR Site No. SIT-097)*, National Register of Historic Places Inventory-Nomination Form, sheet 7; Peter Kennedy, e-mail to Molly Conley, October 30, 2013.

¹⁰⁴ Peter Kennedy, e-mail to Molly Conley, October 23, 2013.

¹⁰⁵ Ibid.; Heath, Gove, & Bell Architects, *General Specifications of the Labor and Material to be Performed and Furnished for Nurses' Home,*

Superintendent's Residence, Garages and Generator Unit, Additions and Alterations in Basement, Silent Call and Weather Stripping, Pioneers' Home, Sitka, Alaska [Tacoma, 1935], Alaska State Archives, RG 47, Box VS3030.

¹⁰⁶ Ibid.



Figure 34. Original garage location, ca. 1942-1949. Source: Cropped from larger aerial image provided by SNHP (no catalog #).

Original Landscaping

Landscaping at the Pioneers' Home began after the conclusion of phase II construction in 1935. Projects included the removal of 50 cubic yards of rock from the site of the former hospital on the south side of the Pioneers' Home main building as well as installing decorative lighting and constructing outdoor walls, sidewalks, staircases, and fountain. Additional work included seeding and fertilizing the lawn and planting decorative shrubs purchased for the Home.¹⁰⁷ Landscapers also transplanted Sitka rose bushes from the defunct USFS Experimental Farm Station along the stone walls on Lincoln and Katlian Streets and transplanted additional shrubbery from local forests.¹⁰⁸

Landscaping continued the following year. The Pioneers' Home ordered a variety of trees and flowering shrubs from Carrington &

¹⁰⁷ C.W. Hufeisen, letter to R.A. Gridley, May 21, 1935, Alaska State Archives, RG 47, Box 3030.

Jones of Seattle in January 1936 (figure 35). The order included five Norway spruce, three scarlet hawthorns, six mountain pine, two English yew, one silver birch, seven Japanese barberry, ten Vanhoutte spirea, ten Maxberry, six flowering quince, three Hugonis rose, and three Austrian copper rose for a total cost of \$49.25.

Carrington & Jones		GLENN CARRINGTON JOHN R. JONES ARTHUR F. ERICSSON	
Manufacturers' Agents and Jobbers		TELEPHONE MAIN 0808	
249 CENTRAL BUILDING			
Seattle		INVOICE No. 22	
WASHINGTON		1/17/36	
SOLD TO	Pioneers Home Sitka, Alaska		
TERMS	NET	Northland SS Co., 1/20/36	
✓ 5 only Norway Spruce	1.45	7.25	
3 only Scarlet Hawthorne	.95	2.85	
✓ 6 only Mugo Pine	.95	5.70	
✓ 2 only English Yew	1.45	2.90	
1 only Betula Alba		1.25	
7 only Berberis Theunbergia	.95	6.65	
10 Spirea Van Houtter	.75	7.50	
10 Maxberry (native)	.75	7.50	
6 only Flowering Quince	.95	5.70	
3 only Rose Hugonis		1.50	
3 only Rosa Austuan Copper	.50	1.50	
		\$50.30	
	Less 15%	7.55	
		42.75	
200 lbs Steamed Bone Meal	2.25	4.50	
	Packing Charges	2.00	
		\$49.25	

Figure 35. Receipt for original planting of the Pioneers' Home Garden. Source: Ann Janzen, *The Gardens of the Sitka Pioneers Home* [Sitka, 1996], p. 14.

¹⁰⁸ Ibid.; C.W. Hufeisen, letter to Frank Boyle, May 1, 1935, Alaska State Archives, RG 47, Box 3030.; Ann Janzen, *The Gardens of the Sitka Pioneers Home* [Sitka, 1996], p. 14.



Figure 36. *Pioneers' Home landscaping in progress, 1935. Source: Alaska State Historical Library photo file – "Sitka – Pioneer Home – 7."*

In addition to shrubs and trees, the Pioneers' Home planted a variety of colorful annual flowers in beds along the building, walkways, and on the sloping section of the front lawn from early on (*figure 36*). In 1938 Superintendent Hansen boasted:

The landscaping around the Home is rapidly becoming one of the show places of the Territory. There are now growing in this area more than 150 varieties of native flowers and shrubs. The plan for the future is to place special emphasis on the growing of ornamental plant life indigenous to Alaska. New fences have been built to enclose the flower beds.¹⁰⁹

The original landscaping may have included the development of a vegetable garden. Rows of a garden plot are visible in an aerial photo taken between 1942 and 1949 (*figure 37*). Vegetables from this plot probably supplemented kitchen stores. This plot was probably lost due to the addition of the women's wing in the 1950's, whose footprint overlapped this space.



Figure 37. Ca. 1942-1949. Source: Cropped from larger aerial image provided by SNHP (no catalog #). Garden rows visible at center right edge.

¹⁰⁹ Hansen, *Biennial Report [1937- 1938]*, p. 4.

¹¹⁰ Eiler Hansen, *Report of the Superintendent of the Alaska Pioneers Home at Sitka, January 1, 1939 to Dec. 31, 1940*, 6-7.

¹¹¹ *Ibid.*

Goddard Hot Springs

With a long waiting list and crowding already a problem, the 1939 Territorial Legislature appropriated \$20,000 to purchase Goddard Hot Springs Hotel for use as auxiliary housing by the Pioneers' Home. The Legislature appropriated an additional \$20,000 to make the repairs and improvements necessary to make the ramshackle building livable.¹¹⁰ According to Superintendent Hansen,

The main building is an old, dilapidated frame structure representing a constant fire hazard as a habitation for aged men. The upkeep of an old wooden building is progressively expensive. The dock is in need of material repairs. The fresh water system should be re-piped and properly dammed.¹¹¹

Goddard operated as an auxiliary unit of the Pioneers' Home under the supervision of Mrs. Vena Crone and her staff the next six years.¹¹² Staff at Goddard grew fresh fruits and vegetables for the Pioneers' Home in their greenhouse.¹¹³

Despite the recent repairs, the Pioneers' Home Board of Trustees decided to cease operations at Goddard in 1946 due to the run-down condition of the facilities there.¹¹⁴ Residents and supplies moved from Goddard to the Pioneers' Home main building.

¹¹² William W. Knight, *Report of the Superintendent of the Alaska Pioneers Home, January 1, 1945 to Dec. 31, 1946*, 4.

¹¹³ "Party Enjoys Outing at Goddard Hot Springs," *Sitka Sentinel*, July 23, 1943.

¹¹⁴ *Ibid.*

The Prospector Statue

The formal unveiling of a 13½ foot bronze statue called *The Prospector* in front of the Pioneers' Home occurred on Alaska Day, October 18, 1949. It was installed in the center of a pre-existing circular stone fountain in front of the Pioneers' Home. Designed by Alonzo Victor Lewis, the statue commemorates the contributions of early Alaskan pioneers.

The statue portrays a prospector wearing tall boots, work shirt, and a full-brimmed hat. He carries a walking stick in his right hand and a Model 94 Winchester rifle in his left. The names of several early gold mining camps are carved into the stock of the rifle. Strapped to his backpack are tools necessary for mining and survival: pick, axe, shovel, gold pan, frying pan, kettle, cup, and spare boots. *The Prospector* is mounted high above the circular stonework of the former fountain to suggest a figure on a hill surveying the horizon.¹¹⁵

Captain A.J. Goddard, first president of the Seattle-based Alaska Yukon Pioneers (AYP), had the idea for the statue in the late 1920s. It would memorialize the prospectors that departed Seattle for the Alaskan gold fields. A monument committee formed to select an artist, fundraise, and plan for the statue, which they originally intended to install in Seattle's Denny Park.

¹¹⁵ James Harrigan, "Pioneer Statue," [n.d.], p. 3, Alaska State Archives, RG 47, Box VS2790.

¹¹⁶ James Albert Johnson, *George Carmack: Man of Mystery Who Set Off the Klondike Gold Rush* [Canada: Epicenter Press, 2003], 179.

Lewis began designing clay models for the project in 1926.¹¹⁶ The AYP requested that Lewis model the statue after George Washington Carmack, the famous prospector credited with the discovery that spurred the Klondike Gold Rush. Carmack had died in 1922, so Lewis worked from photographs obtained through Carmack's wife Marguerite. Lewis cast one of these models, a 36½ inch bronze sculpture based on one his early clay models, and titled this work *The Sourdough*.

Working from *The Sourdough* and other smaller clay models he had already completed, Lewis created a full-size clay model for the statue. Neither Lewis nor the AYP were fond of the full-size clay model because the facial expression "just wasn't right."¹¹⁷ Lewis requested a live model to redesign the face.

The AYP chose one of its members, William Clark Fonda (better known as "Skagway Bill") to serve as the new model. Originally from New York, Fonda arrived in Alaska in 1897 and headed to the gold fields of the Klondike. In Skagway he shared a cabin with Frank Reid, who killed Soapy Smith and lost his own life in the famous 1898 duel. Fonda later helped survey the mining town of Eagle on the Yukon River.

¹¹⁷ Stanton H. Patty, "Famed Sculptor's 'Sourdough' soon to come out of Hiding," *Seattle Times*, February 22 1981, p. H11.



Alonzo Victor Lewis (1886-1946) was an American artist best known for his sculpture. After graduating from the Art Institute of Chicago in 1920, he moved to Seattle to teach sculpture at the University of Washington. His body of work includes 44 sculptures for Miller Hall at the University of Washington (1922), an Abraham Lincoln Memorial Statue in Spokane (1930), "The Doughboy" originally in Seattle Center (1932), and "Winged Victory" at the Washington State Capitol (1938). Lewis began working on "The Prospector," in 1926. The Washington Legislature named Lewis state sculptor laureate in 1939. In addition to sculpting, Lewis was also a skilled oil painter.

Sources: James Harrigan, "Pioneer Statue," [n.d.], p. 3, Alaska State Archives, RG 47, Box VS2790; Stanton H. Patty, "Famed Sculptor's 'Sourdough' soon to come out of Hiding," *Seattle Times*, February 22 1981.



Figure 38. Views of The Prospector. Photos by Molly Conley, June 2013.

Lewis cut George Carmack's head from the full-clay *Sourdough* model and replaced it with a likeness based on Fonda. Satisfied with the result, Lewis made a plaster cast from the clay model to be bronzed.

The project was then put on hold because the AYP could not raise Lewis' \$25,000 fee due to financial pressures of the Great Depression and WWII. The AYP monument committee disbanded in 1942. Lewis kept the small bronze model and the full-size clay and plaster models of *The Sourdough*. They remained in his studio until he died without a will in 1946, at the age of 60.

Lewis' daughter Charmaine Gross purchased all the art in her father's studio after his death. Her father-in-law, former miner turned prominent Juneau businessman W.D. Gross, hoped to have Lewis' full-size plaster cast of *The Sourdough* bronzed and installed in front of the Sitka Pioneers' Home. Gross donated \$6,600 to the project and launched a new fundraising campaign.¹¹⁸

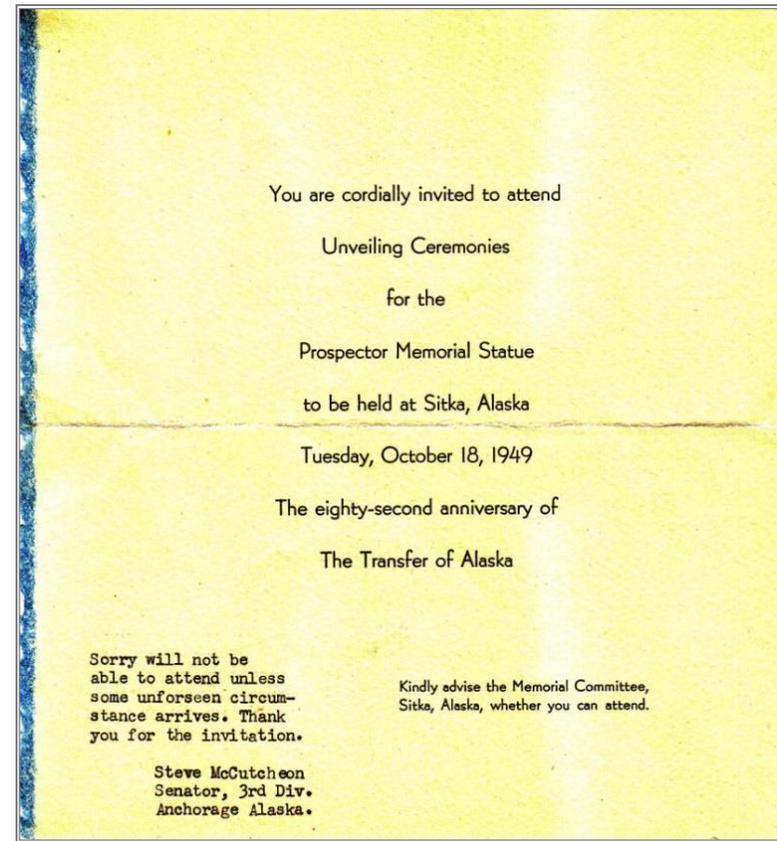


Figure 39. Invitation to unveiling of *The Prospector*. Source: Alaska State Archives, RG 47, Series 964, Box 3034.

¹¹⁸ "Appeal Made for Sitkans to Share in Pioneer Statue Grant," *Sitka Sentinel & The Arrowhead Press*, June 15, 1949, p. 1.

Celebration Program

10:00 A. M. SIGHT-SEEING TRIPS FOR VISITORS

12 Noon ROTARY CLUB LUNCHEON

1:00 P. M. PARADE TO ASSEMBLE AT BALL PARK

1:30 P. M. PARADE STARTS FOR PIONEER HOME

2:00 P. M. PIONEER HOME GROUNDS
CHARLES CARTER, MASTER OF CEREMONIES

Invocation: FATHER LAWRENCE NEVUE, S. J.

Address: ERNEST GRUENING, Governor of Alaska

Address: E. L. KEITHAHN,
"Transfer of Alaska from Russia to the United States"

Lowering Russian Flag: SEA SCOUTS

Raising American Flag: BOY SCOUTS

Salute Fired: COLOR GUARD FROM USS BAGADUCE

Song: "ALASKA, MY ALASKA" by entire Assembly,
with band accompaniment

Address: HENRY RODEN
Persons responsible for Prospector statue

Introduction: MRS. LUCY FONDA, widow of model

Unveiling of Statue: MRS. ZALMAIN GROSS

Blessing: REVEREND HENRY CHAPMAN

Closing Song: "STAR SPANGLED BANNER"
Entire Assembly with band accompaniment

6:30 P. M. PIONEER MUG-UP, Community House
Dancing and Entertainment

Kangaroo Court: HELD THROUGHOUT THE DAY

Figure 40. Program for Alaska Day Ceremonies. Source: Sitka Sentinel, October 17, 1949.

The project had several prominent proponents, including Pioneers' Home Superintendent Eiler Hansen and trustees Henry Roden, Charles Carter, and Jack Conway. Roden and Carter, members of Alaska Territorial Legislature, introduced House Bill 52 to establish the Alaska Pioneers Memorial Fund (also known as the Sourdough Fund) to provide Territorial funding for the project. The Legislature passed the bill and Governor Ernest Gruening approved it on March 7, 1947. Roden and Carter also requested funds from Igloos of the Pioneers of Alaska. These efforts, in addition to \$500 donated by the community of Sitka, raised the majority of the money necessary to complete the project.¹¹⁹

The sculpture, under the new title *Gold Rush Prospector*, was bronzed at Roman Bronze Works of Corona, New York by the end of June 1949.¹²⁰ After shipment back to Seattle, the Alaska Steamship Company barged the sculpture to Sitka free of charge.¹²¹

Unveiling of *The Prospector*, as it was again renamed, occurred during the Alaska Day festivities of October 18, 1949 (figures 42 and 43). The ceremony included the introduction of Mrs. Lucy Fonda, widow of Skagway Bill, as well as speeches by Governor Gruening, Territorial Museum curator E.L. Keithahn, and Henry Roden. Lewis' daughter Charmaine Gross removed the sheet covering the sculpture, unveiling *The Prospector* to the public for the first time (figures 42 and 43).

¹¹⁹ Ibid.

¹²⁰ Ibid.

¹²¹ Harrigan, "Pioneer Statue," p. 2-3.



Figure 41. Crowds gathering for the unveiling of The Prospector. Source: Sitka National Historical Park digital photo files, catalog # unknown.



Figure 42 (left) and 43 (right). Unveiling The Prospector. Source: Sitka Historical Society, PH917-89.10.120 and PH917-89.10.122.



Figure 44 (left). The Prospector statue with original base, ca. 1950. Source: Alaska State Library, AHC Photograph File: Sitka-Pioneer Home, Photo by JS MacKinnon.



Figure 45 (right). The Prospector statue, showing modified base and plaque addition. Photo by Molly Conley, June 2013

Early photos of *The Prospector* show its original installation on a pedestal of large rocks inside the former Pioneers' Home fountain (figure 44). The initial installation included flowers planted along the edge of the pedestal. At some point, this planted area along the perimeter of the pedestal was filled with rocks of similar size and shape as those already installed around the statue (figure 45).

A bronze plaque was installed at the base of *The Prospector* sometime after the dedication. Max Lewis, son of Alonzo Victor Lewis, designed and manufactured the plaque.¹²² Text on the plaque identifies the artist and title of the sculpture, key players in bringing the statue to Sitka, and the dedication date. The plaque also includes an excerpt from the Robert Service poem "The Spell of the Yukon" (figure 47).

Above the plaque text is the image of a man pulling a sled burdened with a heavy load across mountainous terrain and the Big Dipper and North Star design from the Alaska territorial (and later, state) flag above. Below the sled is the Latin phrase "Ecce novum astrum," which translates to "A new star."

Charmaine Gross gave the original clay model, *The Sourdough*, to the Alaska Yukon Pioneers in 1949. *The Sourdough* was largely kept in storage for the next three decades, except for a few AYP reunions

Figure 46. The Sourdough, on display in the Seattle Unit of Klondike Gold Rush National Historical Park, NPS Photo.



¹²² Ibid.

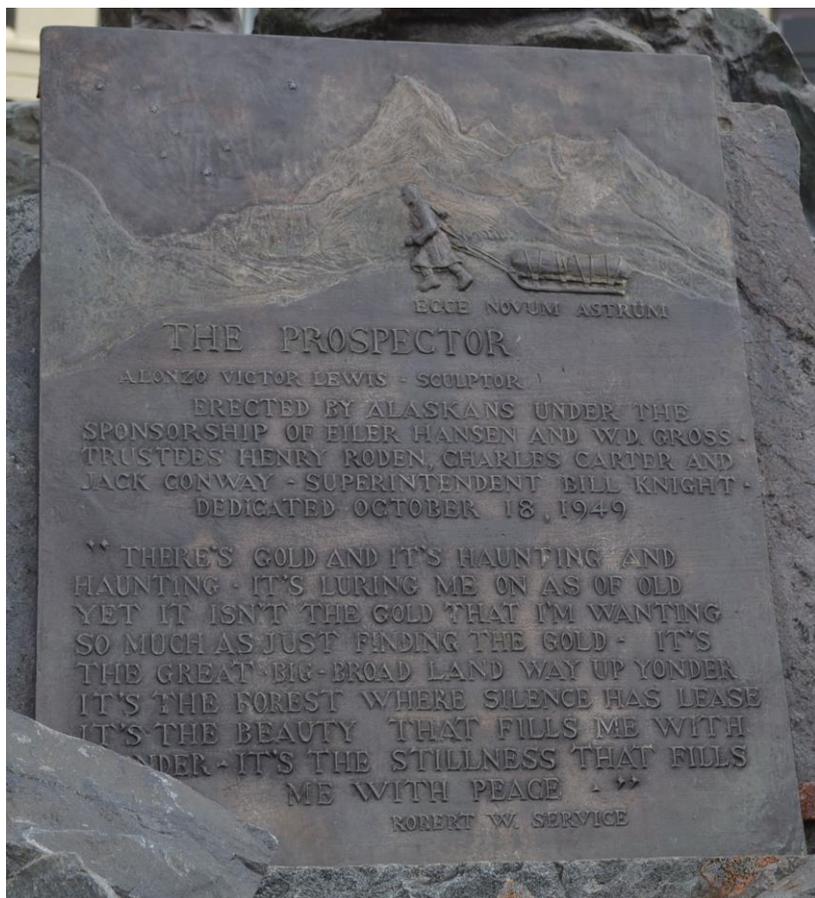


Figure 47. Plaque in front of The Prospector. Photo by Molly Conley, June 2013.

and a loan to the Museum of History and Industry in Seattle.¹²³ *The Sourdough* was put on long-term loan to the Seattle unit of Klondike Gold Rush National Historical Park in 1981, and was eventually donated to the park. It has been on display in the park's museum in Pioneer Square ever since (figure 46).

Annex/Women's Wing

The Pioneers' Home exclusively served male residents during its first 43 years of operation between 1913 and 1956. The home denied admission to women due to a lack of space and appropriate restroom facilities. According to Superintendent Leslie Yaw:

The need and demand for care for our Pioneer women is great. It is one of the most difficult phases of my job here at the Home to refuse admission to the many fine women who make application.¹²⁴

Seeking to remedy the situation, the 19th Territorial Legislature appropriated \$50,000 to the Pioneers' Home Board of Trustees for the purchase of a building adjacent to the Pioneers' Home in 1949. Originally the town's second Presbyterian Church (and located on the site of the town's first Presbyterian church), the building had recently been converted into the Cathedral Apartments (figures 48 and 49).

¹²³ Patty, "Famed Sculptor's 'Sourdough'," *Seattle Times*, February 22, 1981.

¹²⁴ Leslie Yaw, letter to William Strand, July 2, 1954, ASA, RG 47, Series 964, Box 3034.



Figure 48. Second Presbyterian Church, later converted into Cathedral Apartments. Source: Alaska State Library, P344-335, George Family Collection.

The Board purchased the structure for \$27,500 and spent an additional \$3,961.86 on repairs.¹²⁵ However,

The women's quarters quickly proved to be inadequate: ...the stairs are steep and winding (also unsafe). It is a frame building, and one of the ladies is a "chain smoker" and almost completely blind, so there is constant concern about fire. The building is next to a grade school building, and there is a great deal of noise at certain periods of the day which the women find very annoying. The plumbing in the building is old, and not at all satisfactory. It is necessary for the women residents to come to the main dining room for their meals, --necessitating a walk in the elements before and after each meal.¹²⁶

Due to these problems, the Board of Trustees closed the women's quarters after only six months of operation. Residents were moved into the main building, a less than ideal situation. Leslie Yaw complained: "we do not have the facilities to care for the three women we now have, and certainly cannot admit any more."¹²⁷

In order to admit women to the Pioneers' Home, the 23rd Territorial Legislature appropriated \$400,000 for construction of a women's

¹²⁵ *Report of the Pioneers' Home for the Biennium ending December 31, 1950*, [Sitka, 1951], p. 5.

¹²⁶ Leslie Yaw, letter to John Butrovich, Jr., April 10, 1954, Alaska State Archives, RG 47, Series 964, Box 3034.

¹²⁷ Leslie Yaw, letter to Governor Frank Heintzleman, July 2, 1954, Alaska State Archives, RG 47, Series 964, Box 3034.

¹²⁸ Leslie Yaw, letter to William Strand, July 2, 1954, Alaska State Archives, RG 47, Series 964, Box 3034.

wing addition to the main building in 1953.¹²⁸ The Pioneers' Home Board of Trustees secured matching federal funds through the Alaska Public Works (APW) program.¹²⁹



Figure 49. Cathedral Apartments/Women's Quarters. Source: Sitka National Historical Park, SITK 15898C (cropped).

The garage had to be moved prior to construction of the new wing. The Council of Bishops of the Russian Orthodox Greek Catholic Church of North America sold the Pioneers' Home a plot of land at the northwest corner of the intersection of Barracks and Marine streets for one dollar for the garage relocation.¹³⁰ Cole and Paddock of Juneau moved the garage to the new site in late August 1954.¹³¹

¹²⁹ James Huston, letter to Henry Roden, August 16, 1954, Alaska State Archives, RG 47, Series 964, Box 3034; Leslie Yaw, letter to William Strand, July 2, 1954, Alaska State Archives, RG 47, Series 964, Box 3034.

¹³⁰ Bishop Jonah, Rt. Rev. Joseph Pishtey, and Alexander Berzmerntny, letter to Henry Roden, July 7, 1954, Alaska State Archives, RG 47, Series 964, Box 3034.

¹³¹ "Removal of Garage Underway," *Daily Sitka Sentinel & The Arrowhead Press*, August 24, 1954, p. 2.

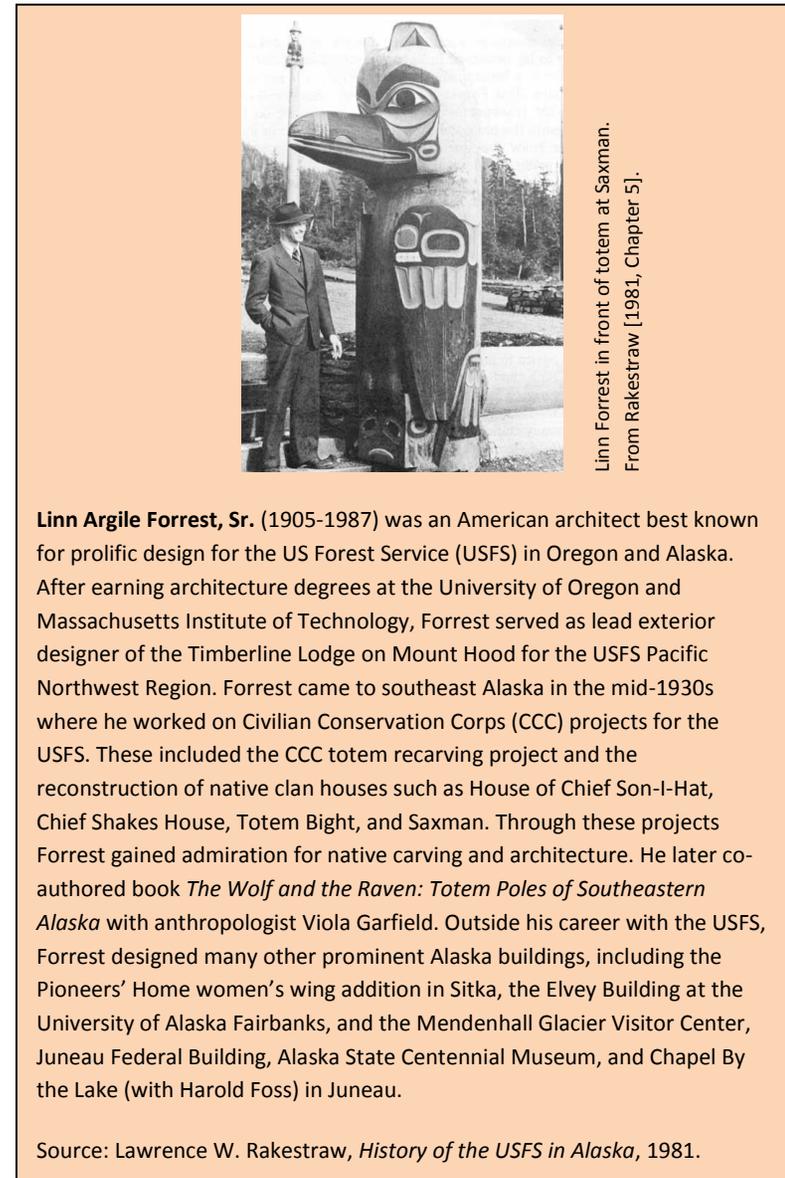
Architect Linn Forrest drew up specifications for the women's wing in August 1954. Construction firm J.B. Warrick built the women's wing addition in 1956. The new wing included one- and two-bedroom suites with shared bathrooms to house a total of 80 women. In addition to living quarters, the wing had an employee lounge on the second floor, hospital space on the third floor, and residents' lounges on all floors.¹³² Specifications also called for alterations to the existing main building including upgrading the heating system, enlarging the laundry room, and adding an employee dining room.¹³³

Dedication of the women's wing occurred during Alaska Day festivities on October 18, 1956 (*figure 50*). The dedication followed the annual Alaska Day parade and flag ceremony at Totem Square.

The first four residents (Elizabeth O'Connor, Agnes Climie, Jessica Mather, and Ida Garner) moved into the women's wing a week before the dedication on October 18.¹³⁴ The *Sitka Sentinel* reported the women "were happy in their new quarters and in sharing honors as first residents of the Women's Wing."¹³⁵

After the women's wing opened romances began blossoming. Two couples met and married at the Pioneers' Home by March 1957

¹³² Linn Forrest, *Alterations & Additions to the Pioneers' Home, Sitka, Alaska*, [Juneau, 1953], p. 1, Alaska State Archives, RG 47, Series 964, Box 3034; Leslie Yaw, letter to C.A. Deckert, Simmons Company, April 13, 1956, Alaska State Archives, RG 47, Series 964, Box 3034.



Linn Forrest in front of totem at Saxman.
From Rakestraw [1981, Chapter 5].

Linn Argile Forrest, Sr. (1905-1987) was an American architect best known for prolific design for the US Forest Service (USFS) in Oregon and Alaska. After earning architecture degrees at the University of Oregon and Massachusetts Institute of Technology, Forrest served as lead exterior designer of the Timberline Lodge on Mount Hood for the USFS Pacific Northwest Region. Forrest came to southeast Alaska in the mid-1930s where he worked on Civilian Conservation Corps (CCC) projects for the USFS. These included the CCC totem recarving project and the reconstruction of native clan houses such as House of Chief Son-I-Hat, Chief Shakes House, Totem Bight, and Saxman. Through these projects Forrest gained admiration for native carving and architecture. He later co-authored book *The Wolf and the Raven: Totem Poles of Southeastern Alaska* with anthropologist Viola Garfield. Outside his career with the USFS, Forrest designed many other prominent Alaska buildings, including the Pioneers' Home women's wing addition in Sitka, the Elvey Building at the University of Alaska Fairbanks, and the Mendenhall Glacier Visitor Center, Juneau Federal Building, Alaska State Centennial Museum, and Chapel By the Lake (with Harold Foss) in Juneau.

Source: Lawrence W. Rakestraw, *History of the USFS in Alaska*, 1981.

¹³³ Forrest, *Alterations & Additions*, p. 1.

¹³⁴ "Four Pioneer Women Move to New Addition," *Daily Sitka Sentinel & The Arrowhead Press*, October 12, 1956, p. 1.

¹³⁵ *Ibid.*

with “a possible third marriage a-brewing.”¹³⁶ These newlyweds (and other married couples) lived in the women’s wing.

Pioneers’ Home wing designations changed after the completion of the women’s wing (*figure 51*). The women’s wing became known as the north wing. The wing formerly known as the north wing became the west wing. The south wing retained its original designation.

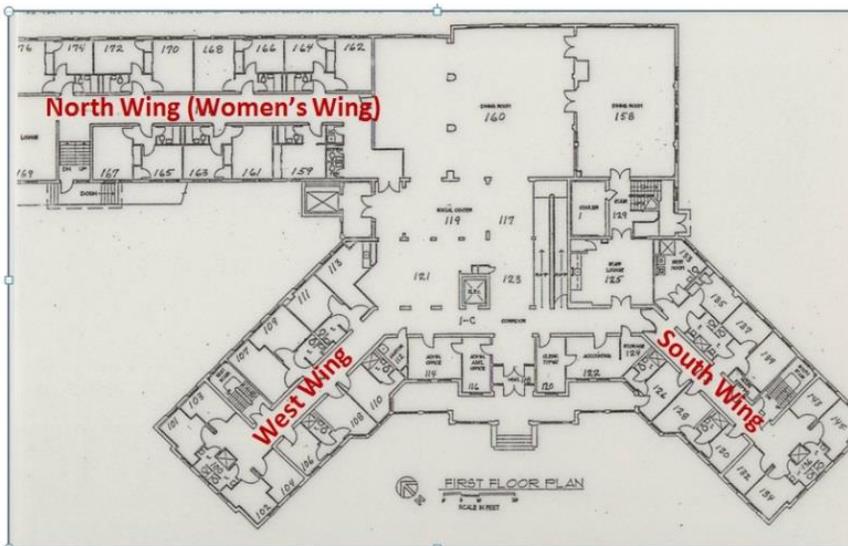


Figure 51. New wing designations. Source: Modified from current Pioneers’ Home floor plans, on file at Sitka Pioneers’ Home.

¹³⁶ Leslie Yaw, letter to J.B. Warrack, March 26, 1957, Alaska State Archives, RG 47, Series 964, Box 3034.

Alaska Day FESTIVAL

Thursday, October 18th

9:00 A.M. **ALASKA DAY PARADE**
start from front of Russian Orphanage and proceeds to Totem Square.

9:30 A.M. **FLAG CEREMONY and WELCOME ADDRESSES**
at Castle Hill.

10:00 A.M. **DEDICATION of NEW WING at PIONEERS’ HOME**
Refreshments and tour of building

2:30 P.M. **SPECIAL ENTERTAINMENT**
Multi-Purpose Room – Sitka Grade School – Admission Free

7:30 P.M. **PAGEANT – “IN THIS PLACE”**
Evening Performance – Multi Purpose Room – Sitka Grade School.
ADMISSION FREE

Friday, October 19th

6:00 P.M. **Alaska Day MUG-UP**
Admission \$1.00 per person – Multi-Purpose Room – Sitka Grade School.

9:00 P.M. **TEEN-AGE COSTUME PARTY**
till 1:00 A.M.
ADMISSION FREE – A. N. B. Hall

Saturday, October 20th

1:30 P.M. **CHILDREN’S COSTUME PARTY**
Admission Free – Multi-Purpose Room – Sitka Grade School

8:00 P.M. **ALASKA DAY COSTUME BALL and SPECIAL ENTERTAINMENT**
till 2:00 A.M.
Admission \$1.00 per person – National Guard Armory

Sponsored by Alaska Day Festival, Inc.

Figure 50. Sitka Daily Sentinel & The Arrowhead Press, October 16, 1956, p. 3.



Location Overview Pioneers' Home Main Cemetery

*Boundaries are approximate



Figure 53. Location overview of Pioneers' Home Cemetery

The Territorial Road Commission built a ½ mile wagon road between the Sitka city limits and this new cemetery between 1927 and 1928, using funding set aside for this purpose by the Territorial Legislature in 1925.¹³⁷ Concrete headstones, possibly manufactured in the Pioneers' Home garage, replaced temporary markers sometime between 1937 and 1938.¹³⁸

This cemetery quickly reached capacity. Superintendent Eiler Hansen predicted only three to four more years of usable space in his 1934 *Biennial Report*.¹³⁹

In response to lack of cemetery space, the Alaska Highway Engineer surveyed and platted Cemetery Number Four adjacent to the existing five-acre plot during the summer of 1943.¹⁴⁰ Pioneers' Home superintendents Hansen and Knight estimated the cemetery had space for 25-30 years of burials.¹⁴¹

The Pioneers' Home stopped using its cemetery in 1982. The maintenance department has maintained the site ever since, including mowing two to three times per summer and clean-up activities during other parts of the year.¹⁴² The cemetery contains 1661 graves. Burial records are kept in the superintendent's office.

¹³⁷ R.J. Sommers, George A. Parks, Karl Theile, and Walstein G. Smith, *Biennial Report of the Territorial Highway Engineer and Territorial Board of Road Commissioners, 1927-1929*, [Juneau(?), 1929], p. 13.

¹³⁸ Eiler Hansen, *Biennial Report of the Superintendent of the Alaska Pioneers Home, Jan. 1, 1937 to Dec. 31, 1938*, p. 5; Peter Kennedy, e-mail to Molly Conley, October 23, 2013.

¹³⁹ Hansen, *Biennial Report [1937-1938]*, p.4.

¹⁴⁰ Eiler Hansen, *Biennial Report of the Superintendent of the Alaska Pioneers Home, Jan. 1, 1943 to Dec. 31, 1944*, p. 4.

The US government deeded this cemetery to the State of Alaska on September 13, 1994, under Patent number 50-94-0340.¹⁴³ A survey of the cemetery (USS 11423) occurred on May 27, 1994.

Changes in Resident Demographics and Needs

The average age of Pioneers' Home residents increased over time. Average age of residents during the early years is unknown but the first two residents, Samuel Dutton and David Spencer, were 69 and 56 years old, respectively.¹⁴⁴ Residents averaged 73 years old with average occupancy of two years and eight months in n 1936.¹⁴⁵ By 1970, residents averaged 83 years old and most needed some form of assistance.¹⁴⁶

As the resident age increased so did the need for intermediate and skilled nursing care. Intermediate care is for persons requiring intermittent nursing care but still able to take care of many of their own needs. Skilled nursing care entails 24-hour nursing support for patients who are bedridden to a large degree and need maximum

¹⁴¹ Ibid.; William A. Knight, *Biennial Report of the Superintendent of the Alaska Pioneers Home, Jan. 1, 1945 to Dec. 31, 1946*, p. 3.

¹⁴² Philip Welsh, e-mail to Molly Conley, November 1, 2013.

¹⁴³ US Government, Land Deed for Patent 50-94-0340, September 13, 1994.

¹⁴⁴ DeArmond, *Story of the Sitka Pioneers' Home*, part 6, p. 2.

¹⁴⁵ Hansen, *Biennial Report [1935- 1936]*, p. 4.

¹⁴⁶ Vernon L. Perry, letter to Jennings H. Graham, September 16, 1970, Alaska State Archives, RG 47, Box 3034.

attention. The third floor transitioned from a hospital to a skilled nursing floor sometime prior to 1970.¹⁴⁷

While resident age and need for specialized care increased over time, resident capacity decreased. This may have been due to the increased cost of specialized nursing staff or the transition to suite style rooms (see following section).

The Pioneers' Home was originally designed to house 176 residents, but with attic renovations could house 180 by 1937. By 1970 the Pioneers' Home capacity had decreased to 159, with 57 of these residents in the skilled nursing unit.¹⁴⁸ The resident capacity further decreased to 124, with 42 of these patients in the skilled nursing unit, by 1986.¹⁴⁹

Major Building Renovations

The Pioneers' Home has undergone at least two major renovation projects: interior renovations in the early 1970s and exterior renovations in the early 2000s. These represent the largest, but by no means the only, renovation projects undertaken on the building. Please refer to **Part II** of this report for more detailed information about these and additional renovation projects over the years.

¹⁴⁷ Ibid.

¹⁴⁸ John G. Steinle and Associates, *Master Plan Study for Ten Year Development of Pioneers' Homes in Alaska* [Garden City, NY, 1973], Section 2, p. III-2.

Changes in Use of Superintendent's Home and Nurses' Quarters

The superintendent's home and nurses' quarters are no longer used for their original purposes. Roberly Potter was the last Pioneers' Home superintendent to live in the superintendent's home. She and husband Clint Potter moved out around 1985.¹⁵⁰ The building housed six Pioneers' Home residents during a remodel of the north wing around 1989.¹⁵¹ Today the upper floor is leased by a hospice group called Bravehearts (formerly called Faith in Action). The first floor is used as meeting space for both Bravehearts and Pioneers' Home staff.

Pioneers' Home staff are unsure when the nurses' quarters stopped housing nurses. Mt. Edgecumbe Preschool has been leasing the building for its operations since 2003 (*figure 54*). Prior to that, the grounds supervisor used an upstairs room as an office, while the remainder of the building was used to store furniture.¹⁵²

Landscaping Updates and Maintenance

A notable addition to the Pioneers' Home lawn is a dawn redwood tree, or melasequoia, planted in the southeast lawn near the Lincoln Street stairs in 1988 (*figure 55*). The dawn redwood had been assumed extinct until 1941, when an American pilot shot down in the Szechwan province of China during WWII discovered living

¹⁴⁹ *Alaska Pioneers' Homes: Information and Regulations* [December 1986], p. 4.

¹⁵⁰ Peter Kennedy, e-mail to Molly Conley, October 30, 2013.

¹⁵¹ Ibid.

¹⁵² Ibid.

specimens. The pilot collected pollenated female cones and later gave them to the US Forest Service (USFS).



Figure 54. Mt. Edgecumbe Preschool in the former nurses' quarters.
Photo by Molly Conley, June 2013.



Figure 55. Dawn Redwood with plaque. Photo by Molly Conley, June 2013.

The USFS distributed dawn redwood seedlings to various agencies in Alaska, including the Alaska Native Service at Mt. Edgecumbe on Japonski Island. There, assistant superintendent Fred Geeslin planted and cared for ten dawn redwood seedlings.¹⁵³ Of these, only one survived the extreme climate of southeast Alaska. Cuttings of the surviving tree were taken and rooted, and the Sitka chapter of the Society of American Foresters planted one of these trees at the Pioneers' Home in 1988.

Retired USFS ranger John Sherrod spearheaded the effort to install a plaque on a large rock near the dawn redwood in 2013 (*figure 55*).

¹⁵⁴ The plaque reads:

Dawn Redwood
Melasequoia
Planted by the Sitka Chapter
Society of American Foresters
1988

Pioneers' Home residents planted a small vegetable garden in the southeast lawn in 2008 or 2009. The garden has since increased in size to 15' x 30'. Residents help with the harvest and the vegetables are used by the kitchen throughout the growing season.¹⁵⁵

Many of the original trees and shrubs from the original 1936 planting have survived long-term. In 1996 all three hawthorns, both English yews, all ten spirea, some barberries, the birch tree (near the superintendent's home) and the Norway spruce (the biggest tree on the property, in the SE corner) were still alive.¹⁵⁶ Between

¹⁵³ Janzen, *Gardens of the Sitka Pioneer Home*, 4-5.

¹⁵⁴ Peter Kennedy, e-mail to Molly Conley, October 24, 2013.

¹⁵⁵ Peter Kennedy, e-mail to Molly Conley, October 31, 2013.

¹⁵⁶ Ann Janzen, *The Gardens of the Sitka Pioneers Home*

1996 and 2013 one of the hawthorns and both English yews were lost, but as of October 2013 the rest of these original plants continue to thrive.¹⁵⁷

Each year the layout of the flower planting changes according to the plan of the head gardener. Successive planting is used so that as soon as one plant stops blooming it is replaced by another plant in bloom. Approximately 6,000 annual flowers are rotated through the Pioneers' Home flower beds each year. Most of these annuals are started in the Pioneers' Home greenhouse, built around 1980.¹⁵⁸ The greenhouse is located northwest of the Pioneers' Home on the former site of the Presbyterian Church/first women's quarters, near the corners of Back and Kaggwaantaan streets (*figures 57 and 59*).

The Pioneers' Home lawn is original and has never been leveled or resodded. One reason the original lawn has survived is that it is not often walked on, so it has not become compacted or rutted.¹⁵⁹ Another reason for the lawn's longevity is the mowing method. The lawn has always been cut with reel mowers (today power reel mowers are used).¹⁶⁰ Reel mowers work like scissors and leave the lawn level and even. The grass must be cut while short, requiring mowing up to three times per week.¹⁶¹ The cuttings provide nitrogen to fertilize the lawn.



Figure 56. Flower beds on lawn adjacent to south wing. Arrow points to new vegetable garden. Photo by Molly Conley, June 2013.



Figure 57. Greenhouse (left) and Superintendent's Residence (right). Photo by Molly Conley, June 2013.

[Sitka, 1996], p. 14.

¹⁵⁷ Peter Kennedy, e-mail to Molly Conley, October 21, 2013.

¹⁵⁸ Peter Kennedy, e-mail to Molly Conley, October 23, 2013.

¹⁵⁹ Janzen, *Gardens of the Sitka Pioneer Home*, 2-3.

¹⁶⁰ *Ibid.*

¹⁶¹ *Ibid.*



Figure 58. Pioneers' Home flower beds and lawn. Photo by Molly Conley, June 2013.

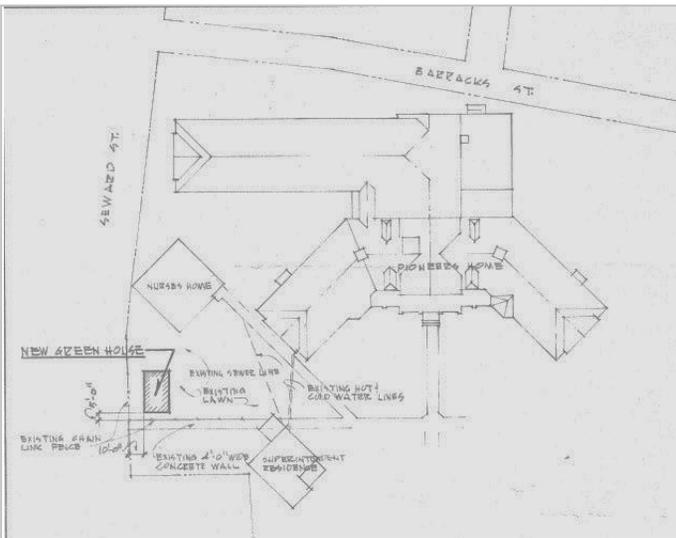


Figure 59. Greenhouse site plan cropped. Source: DOT & PF project no. H60044, Everett A. Simpson, AIA Architect, plans on file at DOT Southeast.

The Pioneers' Home Today

Today the Sitka Pioneers' Home continues to provide care to older Alaskans. The home has a maximum capacity of 75 residents. It is an Eden Alternative® registered home and provides care at three different levels:

- Level I (Independent)
- Level II (Basic assistance)
- Level III (24-hour care for Alzheimer's Disease and related disorders and comprehensive services)

At the time of this publication, the Pioneers' Home has 65 residents. Of those, 5 residents require level I care, 25 require level II care, and 35 require level III care. Level I residents all live on the south wing of third floor. Level II and III residents are mixed throughout the building.¹⁶² There are no quotas for how many residents may be cared for under levels I-III at any time.

The Pioneers' Home is owned by the State of Alaska. It is operated by the Department of Health and Social Services, Division of Pioneers' Homes.

¹⁶² Philip Welsh, e-mail to Molly Conley, November 5, 2013.

Section IV: Historical Background and Context: Totem Square Park

The US Forest Service (USFS) developed Totem Square through the New Deal program during the early 1940s. The Baranof Totem, installed in the center of the square, is the focal piece of the park. Sitka resident and Tlingit carver George Benson designed the Baranof Totem, which represents peace between the *Kiks.ádi* and Russians after the 1804 Battle of Sitka.

Native artisans in the nearby community of Wrangell carved the pole through a New Deal project to revitalize the art of totem carving. For several reasons, including the USFS decision to have the pole carved in Wrangell instead of Sitka, the Baranof Totem became a major source of tension between the USFS and the Tlingit community in Sitka after its installation at Totem Square in the 1940s.

Renovations and modifications have been made at Totem Square by the various agencies responsible for the park over the years. These include several renovations of the park and restorations of the Baranof Totem. Today Totem Square is owned by the State of Alaska and managed by the Department of Health and Social Services (DHSS). The Pioneers' Home has maintained Totem Square since 1954.

The Battle of Sitka (1804)

Under Alexander Andreyevich Baranov, the Russian American Company (RAC) founded the short-lived St. Archangel Mikhail settlement and fort six miles north of *Noow Tlein* along Starrigavin Bay in 1799 (*figure 60*). Baranov negotiated with the *Kiks.ádi* for the land on which to build St. Archangel Mikhail.

Several Tlingit clans and villages including the *Kiks.ádi* in *Sheet'ka* joined together to attack and burn St. Archangel Mikhail to oust the Russians in 1802, leaving 20 Russians and 130 Aleuts dead. Survivors fled for the safety of the RAC settlement at Kodiak.

Baranov returned to Sitka with Russian and Aleut reinforcements to reestablish a settlement in September 1804. Expecting retribution for their 1802 attack of St. Archangel Mikhail, the *Kiks.ádi* had already abandoned *Noow Tlein* for the safety of *Shís'qi Noow*, a recently built fort at the mouth of Indian River.¹⁶³ Their absence allowed Baranov and his force of Russians and Aleuts to capture *Noow Tlein* without force. Baranov demanded the *Kiks.ádi* unconditionally surrender their land but they refused. The Battle of Sitka ensued.

¹⁶³ Arndt and Pierce, *Construction History* [2003], p. 10; Dauenhauer et. al, eds., *Russians in Tlingit America*, p. 275.

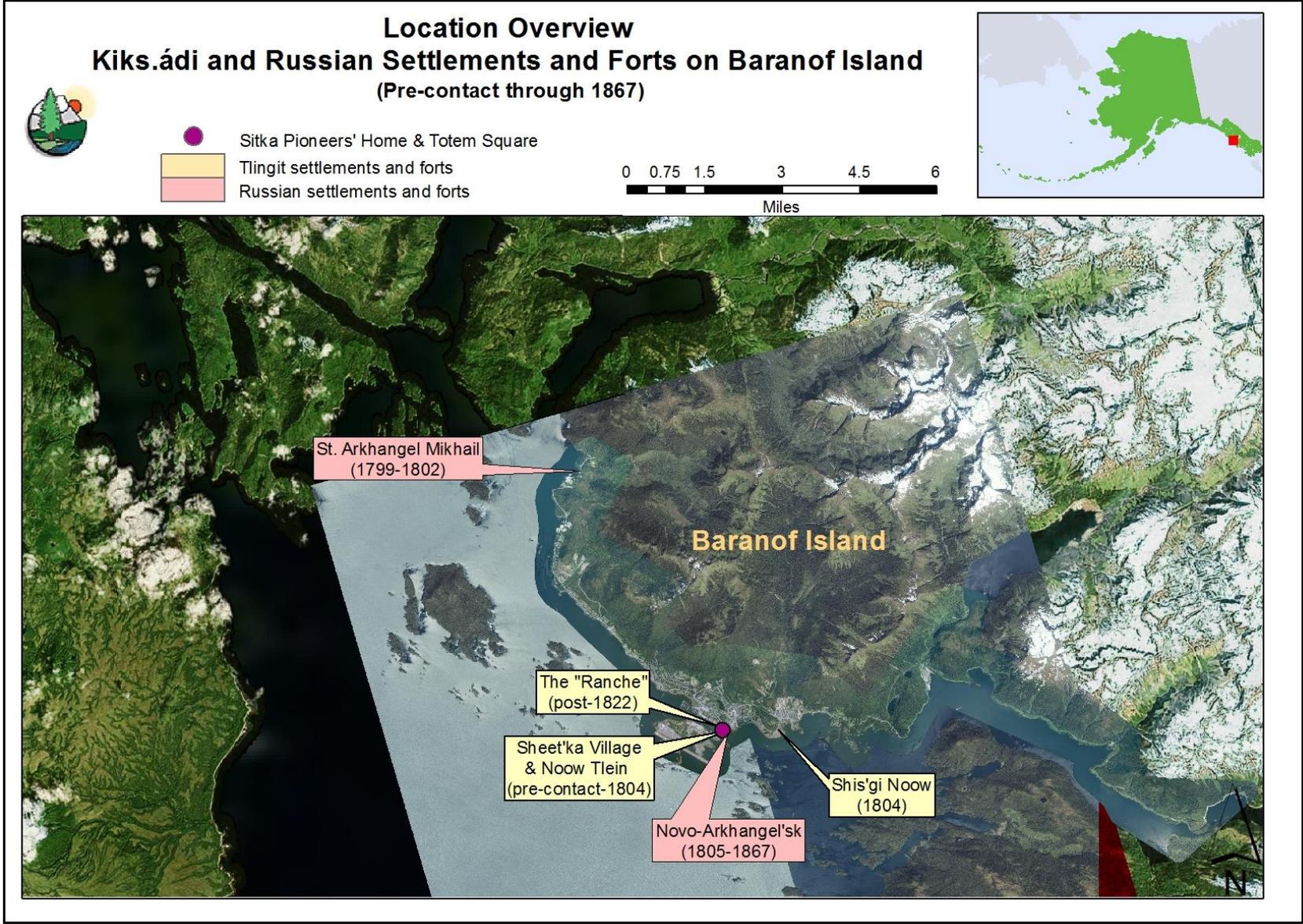


Figure 60. Location overview of Kiks.ádi and Russian settlements and forts on Baranof Island (pre-contact through 1867).

The Russian warship *Neva* captained by Lurii Lisianski arrived outside *Shís'qi Noow* on the first of October.¹⁶⁴ A party of Russian and Aleut soldiers landed near the fort with four cannons and approximately 150 guns.¹⁶⁵ They attacked the fort at nightfall. The *Kiks.ádi* opened heavy fire. Lisianski reported one death and the rest of the landing party (including Baranov) wounded during the skirmish. Afterwards Lisianski ordered regular cannon fire at the fort from the *Neva*. However, the Russian cannon balls rolled off the reinforced sloping walls of *Shís'qi Noow* and into the water.¹⁶⁶

Kiks.ádi war chief K'alyáan (anglicized to Katlian) planned a surprise attack on the Russians and Aleuts, who came ashore every day to cook their meals over a fire. The *Kiks.ádi* began throwing tree stumps and old branches into the water on a regular basis. At first the Russians treated the debris with suspicion as it drifted past them but after a few days they ignored it.

After the Russians and Aleuts lost interest in the debris, K'alyáan instructed his warriors to dig holes in the beach under the cover of darkness and hide in them. K'alyáan drifted to shore hidden by debris and led an attack using a blacksmith hammer taken during the 1802 battle at St. Archangel Mikhail as his weapon. The Russians and Aleuts suffered heavy casualties and "very few escaped back to the ship."¹⁶⁷

¹⁶⁴ Lurii F. Lisianskii, "Eyewitness Account of the Battle of 1804 and Peacemaking of 1805," in Dauenhauer et. al, eds., *Russians in Tlingit America*, p. 231.

¹⁶⁵ Ibid.

¹⁶⁶ A.P. Johnson, "Part Two," in Dauenhauer et. al, eds., *Russians in Tlingit America*, p. 257.

A major turn of events occurred when three young men and their uncle *Kaagwáask'* canoed to a nearby island to retrieve a stockpile of ammunition, gunpowder, and material for making bullets.¹⁶⁸ Russians on a nearby vessel spotted the group as they paddled back to *Shís'qi Noow*. Sitka Tlingit Andrew P. Johnson related the events that followed in a 1979 oral history:

As they paddled by,
the guards on deck
opened fire on them.
The young man at the bow of the canoe
picked up one of those old muskets –
flintlock.
He opened a powder keg.
With his hand he put powder in the gun,
tamped it down,
put a bullet in it,
took an aim at the guard on deck,
and when he pulled the trigger
a spark fell into the powder keg,
and the whole canoe blew up,
killing all the three young paddlers.
All the ammunition was gone.¹⁶⁹

Kaagwáask' survived the blast. The Russians brought him to Kodiak Island where he stayed until after the peace treaty of 1805.¹⁷⁰

¹⁶⁷ Ibid, p. 266.

¹⁶⁸ Ibid, p. 260.

¹⁶⁹ Ibid, p. 267.

¹⁷⁰ Ibid.

Several days after the loss of their gunpowder the *Kiks.ádi* abandoned *Shís'gi Noow* and walked overland across Baranof Island to Hanus Bay in the "Sitka *Kiks.ádi* Survival March."¹⁷¹ According to Lisianski, "The palisade was so thick that very few of our cannon balls pierced it. Therefore, we must ascribe the flight of the Sitkans to an almost complete shortage of powder and bullets."¹⁷² The *Kiks.ádi* eventually crossed Peril Strait and moved to an abandoned fort at Point Craven.

Peace Treaty of 1805

Baranov sent an interpreter to invite the *Kiks.ádi* to Sitka for peace negotiations in early July 1805. The *Kiks.ádi* sent the interpreter away. Baranov sent the interpreter back with gifts, after which a party of *Kiks.ádi* traveled to Sitka for peace negotiations, arriving around July 17.¹⁷³ K'alyáan made a separate trip to Sitka to make peace with Baranov and Lisianski.¹⁷⁴

The elaborate peace process involved ceremonial dancing, negotiation, hostage exchange, and gift exchange.¹⁷⁵ Baranov's gifts to the Tlingit included fur-lined flannel robes and items featuring the Russian double headed eagle crest, the symbol of the Russian tsarist government.¹⁷⁶ These included silver medals with the double



Figure 61. (Top) Allies of Russia medal. Alaska State Museum, III-R-350.



(Bottom) Russian double eagle crest given to Tlingit leader during 1805 peace ceremony. Alaska State Museum, III-R-150.

¹⁷¹ Herb Hope, "The Kiks.ádi Survival March of 1804," in *Ibid.*, 282.

¹⁷² Lisianski, "Eyewitness Account," in *Ibid.*, 234.

¹⁷³ *Ibid.*, p. 237-238.

¹⁷⁴ Lisianski, "Eyewitness Account," in *Ibid.*, p. 240.

¹⁷⁵ "Russians in Tlingit America," in *Ibid.*, p. xxxix.

¹⁷⁶ Lisianski, "Eyewitness Account," in *Ibid.*, p. 238

eagle crest on one side and writing on the back meaning “Allies of Russia”¹⁷⁷ (*figure 61*).

On the last day of negotiations Baranov gave the *Kiks.ádi* a large double eagle crest cast in bronze¹⁷⁸ (*figure 61*). In return, the *Kiks.ádi* gave the Russians a piece of land upon which to build their RAC post and settlement.¹⁷⁹ Andrew P. Johnson described the boundaries of this gift in an undated oral history:

The Tlingits gave the Russians –
the Russian government –
a line running from where the cold storage store used to be,
a straight line running right into the lake,
Swan Lake,
And on towards
Sheldon Jackson College,
a line running from there on to the lake.
In between
that land is given to the Russian government
free of charge.¹⁸⁰

US Forest Service Use and Title to Sitka Harbor

Theodore Roosevelt established the Tongass National Forest (NF) in southeast Alaska by presidential proclamation in 1907. Roosevelt

¹⁷⁷ Dauenhauer et. al, eds., *Russians in Tlingit America*, p. 238; plates 14 and 15.

¹⁷⁸ Lisianskii, “Eyewitness Account,” in *Ibid.*, p. 239.

¹⁷⁹ Mark Jacobs, Jr., “Early Encounters Between the Tlingits and the Russians: Part Three,” in *Ibid.*, p. 289.

¹⁸⁰ Johnson, “Part Two,” in *Ibid.*, p. 263-264.

issued another proclamation the following year that added the Alexander Archipelago Forest Reserve to the Tongass NF in 1908. The consolidated Tongass NF spanned most of southeast Alaska. The USFS managed the Tongass from headquarters in Juneau.

The USFS built a small float and warehouse in the tidelands adjacent to the Sitka parade grounds sometime between 1907 and 1916.¹⁸¹ In a 1919 letter to his district supervisor, USFS administrator Charles H. Flory explained the importance of obtaining legal title to the site:

Owing to the fact that water frontage with sufficient depth of water to take care of our boats at the extreme low tide is in great demand by the public, it is absolutely essential that the proposed area be permanently set aside and withdrawn for the administrative use of the Forest Service.¹⁸²

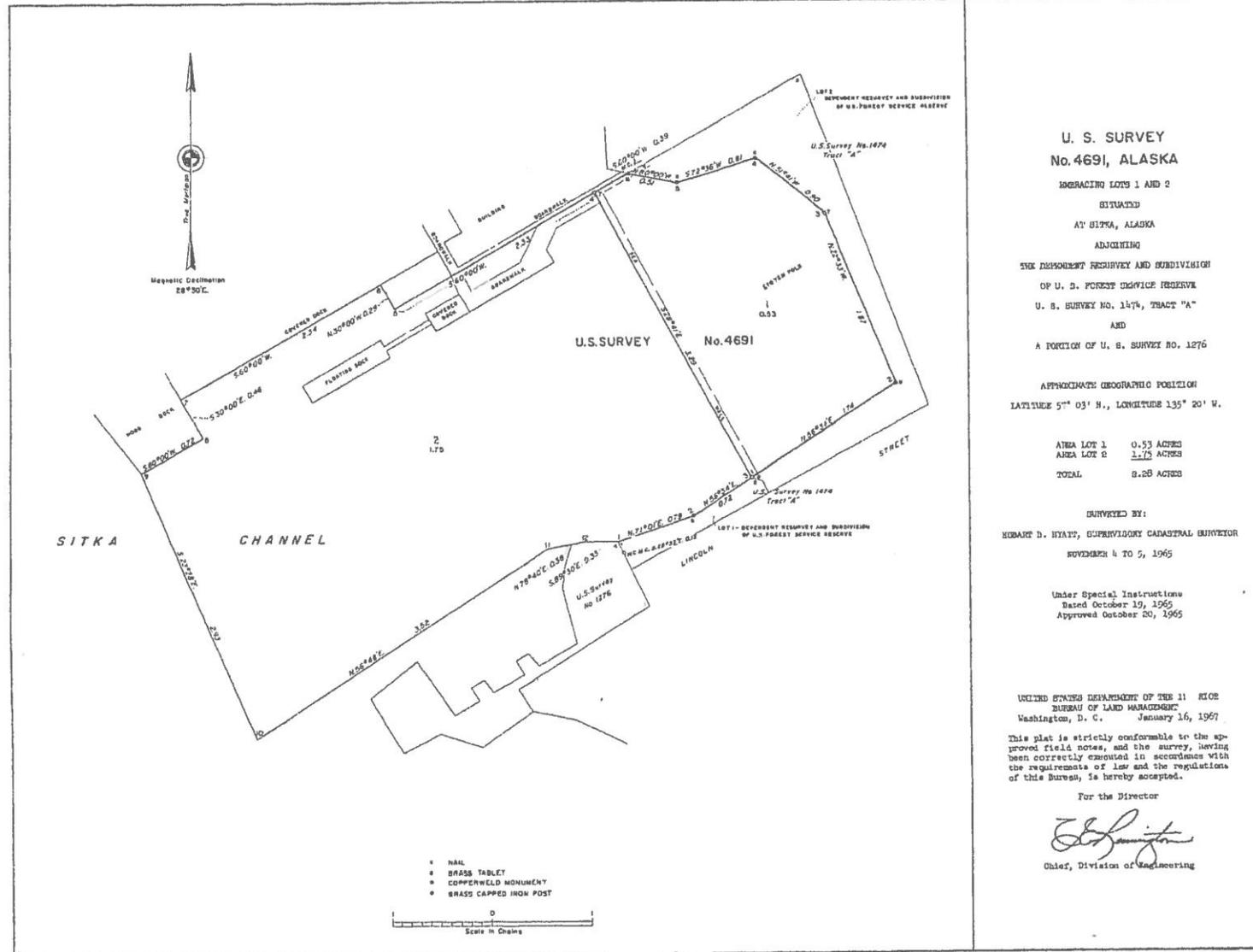
Executive Order (EO) 3333, signed by Woodrow Wilson on October 3, 1920, withdrew approximately 2.675 acres of un-surveyed land and tidelands for the USFS dock.¹⁸³ The roughly rectangular parcel included part of the former parade grounds as well as the tidelands in the adjacent harbor (*figure 62*).

¹⁸¹ USFS Forest Supervisor, letter to District Forester, December 17, 1919, USFS, Sitka Office, EO3333 file.

¹⁸² *Ibid.*

¹⁸³ Woodrow Wilson, Executive Order no. 3333, *Code of Federal Regulations*, 1920.

ORIGINAL



**U. S. SURVEY
No. 4691, ALASKA**

REGRACING LOTS 1 AND 2
SITUATED
AT SITKA, ALASKA
ADJOINING
THE DEPARTMENT RESERVE AND SUBDIVISION
OF U. S. FOREST SERVICE RESERVE
U. S. SURVEY NO. 1474, TRACT "A"
AND
A PORTION OF U. S. SURVEY NO. 1276

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE 57° 03' N., LONGITUDE 135° 20' W.

AREA LOT 1	0.53 ACRES
AREA LOT 2	2.75 ACRES
TOTAL	3.28 ACRES

SURVEYED BY:
HERBERT D. HYATT, SUPERVISORY CADASTRAL SURVEYOR
NOVEMBER 4 TO 5, 1965

Under Special Instructions
Based October 19, 1965
Approved October 20, 1965

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D. C. January 16, 1967

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director
E. J. Hamilton
Chief, Division of Engineering

Figure 62. US Survey 4691 of USFS parcel, showing dock location and layout in 1965.



Figure 63. USFS boat at dock. Source: Sitka Historical Society, PH923-89.10.126.

These tidelands became known as Forest Service Basin.¹⁸⁴ The USFS allowed other government agencies to use their dock, and had plans for a second dock on the parcel by 1926.¹⁸⁵ EO 6045 amended EO 3333 in 1933, slightly decreasing the parcel size to 2.5 acres.

Construction of Totem Square

The USFS developed Totem Square through the Civilian Conservation Corps (CCC) program.¹⁸⁶ This New Deal work relief program operated in the US between 1933 and 1942. The program provided work opportunities for unemployed unmarried men between the ages of 18 and 25. Many CCC projects involved improvements in the national forests, supervised by the USFS. The Chugach and Tongass National Forests hosted several CCC camps beginning in 1933.

The CCC expanded to almost double the number of enrollees as well as include interagency cooperation from the National Park Service (NPS) and the Bureau of Indian Affairs (BIA) in 1937.¹⁸⁷ Native Alaskans represented approximately half of the new enrollees in Alaska. The expansion also brought CCC projects to more places, including Sitka.

¹⁸⁴ P.D. Hanson, letter to Colonel P.V. Kieffer, Jr., April 11, 1959, USFS, Sitka, EO3333 file.

¹⁸⁵ Charles Flory, letter to US Engineer Office, July 27, 1926, USFS, Sitka, EO3333 file.

¹⁸⁶ Alison T. Otis, William D. Honey, Thomas C. Hogg, and Kimberly K. Lakin, *The Forest Service and the Civilian Conservation Corps: 1933-42* [Washington D.C., 1986], p. 67.

Totem Square began as a CCC project that involved filling half an acre of tidelands within the EO 3333 parcel adjacent to the parade grounds beginning in February 1940 (*figure 65*).¹⁸⁸ The approximately 16,453 cubic yards of fill necessary for the project were obtained from Indian River and the beach in front of Sitka National Monument.¹⁸⁹ The CCC built a rock retaining wall to hold the landfill in place the following winter.¹⁹⁰ They also built low profile rock walls along the NE and SW borders of the square (*figures 63 and 64*).



Figure 64. CCC working on seawall. Source: USFS Intranet Photo Database, Unique ID im1000000000218.

¹⁸⁷ Ibid.

¹⁸⁸ DeArmond, *A Sitka Chronology: 1867-1987* [Sitka, 1993], p. 43; P.D. Hanson, letter to Colonel P.V. Kieffer, Jr., April 11, 1959, US Forest Service, Sitka Office, EO3333 file.

¹⁸⁹ DeArmond, *Sitka Chronology*, 83.

¹⁹⁰ Ibid.



Figure 65. Landfill nearing completion, March 1941. Source: USFS Intranet Photo Database, Unique ID im1000000000241.

Design of the Baranof Totem

Another CCC project involved the restoration and re-carving of totem poles in Sitka National Monument (later renamed Sitka National Historical Park). Totem poles in southeastern Alaska were rapidly deteriorating due to a combination of climate and age. This CCC program revitalized the nearly extinct art of totem carving in Sitka and other southeastern communities.¹⁹¹

Beginning in 1939, a team of ten Tlingit CCC workers repaired and, when the damage was too great, re-carved the deteriorating poles in Sitka National Monument.¹⁹² Similar projects began in 1938 in the southeastern communities of Ketchikan and New Kasaan.¹⁹³ By January 1940, work was complete on all but one totem in Sitka.¹⁹⁴

Sitka Tlingit George Lewis proposed the idea for the Baranof Totem to the US Forest Service in 1940.¹⁹⁵ USFS architect Linn Forrest wrote Lewis “that if they cared to present a drawing [the USFS] would attempt to have the totem carved.”¹⁹⁶ Forrest also told Lewis that the USFS could not pay the \$1500 requested for the proposed totem, but that work could be performed by local Tlingit carvers enrolled in the CCC.¹⁹⁷

George Benson, a Tlingit and one of the head totem carvers for the CCC in Sitka, drew the design for the Baranov Totem. Benson

¹⁹¹ Patrick, *The Most Striking of Objects: The Totem Poles of Sitka National Historical Park* [Anchorage: National Park Service, US Department of the Interior, 1992] p. 106; “Pioneers’ Home, Sitka,” National Register Nomination, continuation sheet 8.

¹⁹² “Pioneers’ Home, Sitka,” National Register of Historic Places Nomination Form, [1979], continuation sheet 7.

¹⁹³ Patrick, *The Most Striking of Objects*, p. 105.

designed the totem to commemorate the 1804 Battle of Sitka and subsequent peace in 1805. The design also represented healing between the *Kiks.ádi* and the Russians.

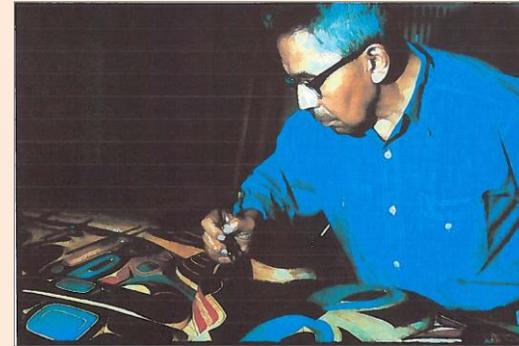


Photo from Sheetz and Joseph, *Baranov Totem Condition Assessment* [2010], p. 3

George Benson was born in Yakutat in 1900. His family moved to Sitka when he was a young child and he attended school at the Russian Mission. Later, Benson became a life member of both the Alaska Native Brotherhood Camp No. 1 and the Russian Orthodox Church. Benson and wife Mary Sarah Williams had eleven children. He was a jack of all trades, who worked as a carver, fisherman, trapper, construction worker, and janitor. Under the CCC, Benson served as one of the head carvers in the totem pole recarving and restoration program managed by the USFS. He also worked as foreman during construction of the seawall in front of Totem Square, and designed the Baranof Totem displayed there. Benson died in the Sitka Pioneers’ Home on December 22, 1986.

Source: “Services Scheduled for George Benson,” *Daily Sitka Sentinel*, December 24, 1986, p. 3.

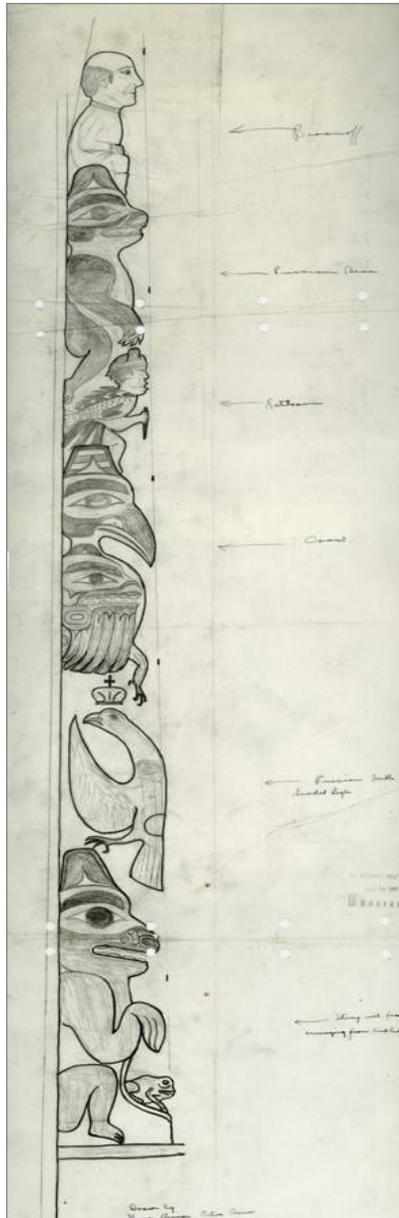
¹⁹⁴ *Ibid*, 109.

¹⁹⁵ Linn Forrest, letter to Claude Hirst, March 14, 1942. copy available in US Forest Service, Sitka Office, EO3333 file.

¹⁹⁶ *Ibid*.

¹⁹⁷ *Ibid*; Andrew Hope, letter to Claude Hirst, March 8, 1942, copy available in US Forest Service, Sitka Office, EO3333 file.

Figure 66. Original totem design by George Benson. Source: Sitka National Historical Park, SITK 14069.



The totem design included a mix of Russian and *Kiks.ádi* figures. The top figure is Alexander Baranov, Chief Manager of the RAC from 1790 to 1818. Baranov is dressed in simple clothing.

The second figure is a Russian black bear, symbol of tsarist Russia since the 17th century. Later, the black bear symbolized the Soviet Union and today it symbolizes the Russian Federation.

The third figure is K'alyaan, the Tlingit war leader during the battles of 1802 and 1804. Armed with a blacksmith's hammer taken during the Battle of 1802, K'alyaan famously led a battle between the *Kiks.ádi* and Russians during the Battle of 1804.

The fourth figure is a Raven crest (incorrectly labeled crow by the USFS on Benson's drawing). The Raven crest represents the *Kiks.ádi* moiety, a kinship group equal and opposite to the Sitka *Kaagwaantaan* moiety.

The fifth figure represents the Russian double eagle crest given to a *Kiks.ádi* leader by Baranov during the peace ceremony of 1805. The original crest is in the Alaska State Museum, where it is currently on display.

The sixth and final figure is a brown bear with a frog emerging from a knothole. The brown bear represents the *Kaagwaantaan* clan. The frog crest is shared by both the *Kiks.ádi* and *Kaagwaantaan* clans.

Baranof Totem Controversy

Somehow, the USFS came into possession of and possibly altered Benson's totem design. In a letter to Claude Hirst of the Juneau Indian Office, Sitka Tlingit leader Andrew Hope claimed that George Lewis brought Benson's design to the CCC office where "it was copied or a similar pattern was made" (emphasis added).¹⁹⁸ Hope also argued that Benson intended to set the original bronze double eagle crest presented to the *Kiks.ádi* by Baranof in 1804 into the totem, a contention denied in official correspondence by Linn Forrest.¹⁹⁹

To this day, some Sitka Tlingit believe that the USFS altered Benson's original design sketch. According to Mark Jacobs Jr.,

The original sketch was changed. I suppose it was again a non-native mentality by some Forest Service bureaucrat who thought that placing Alexander Baranov at the bottom of the totem pole would be a dishonor to a white man.²⁰⁰

The governmental record tells a different story. USFS architect Linn Forrest claimed that Benson "voluntarily furnished the Forest Service with the design."²⁰¹ USFS Assistant Ranger John Brillhart

¹⁹⁸ Hope, letter to Hirst, 1942, USFS, Sitka, EO3333.

¹⁹⁹ Ibid.; Linn Forrest, letter to Claude Hirst, March 14, 1942, copy in USFS, Sitka, EO3333 file.

²⁰⁰ Mark Jacobs Jr., "Early Encounters Between the Tlingits and the Russians: Part Three, in Nora Marks Dauenhauer, Richard Dauenhauer, and Lydia T. Black, eds., *Anooshi Lingit Aani Ka: Russians in Tlingit America: The Battles of Sitka, 1802 and 1804*, [Seattle, University of Washington Press, 2008], 287.

contended that Benson had loaned (rather than given) the drawing to Ben Miller of the NPS.²⁰² Miller corroborated this version of events:

George Benson personally gave me the original drawing of the so-called Baranof Totem. At the time I inquired of the meaning of the figures and he explained them to me. Shortly after that, Mr. Heath came in and I showed him this drawing and he thought it would be nice if Linn Forrest had a copy of the same. He asked me what the meaning of the figures were and, as I explained them, he noted them on the side of the drawing paper. Shortly after, the original plus extra, black-line print copies were returned to Sitka.²⁰³

As the totem designer and a head carver in the CCC totem program, Benson was an obvious choice to carve the totem. The only other candidate was a Mr. Bailey, another head carver from the CCC totem rehabilitation program, but he had taken ill.²⁰⁴ Besides Mr. Bailey, the USFS deemed Benson the only Sitka Tlingit enrolled in the CCC qualified to carve the totem.²⁰⁵ However, Benson was unavailable to carve the totem when the log arrived. At the time, he was the CCC crew leader for the rock retaining wall being built in

²⁰¹ Forrest, letter to Hirst, March 14, 1942, USFS, Sitka, EO3333.

²⁰² John H. Brillhart, letter to Harold E. Smith, September 11, 1941, USFS, Sitka, EO3333.

²⁰³ Ben Miller, memo, September 11, 1941, USFS, Sitka, EO3333.

²⁰⁴ Forrest, letter to Hirst, March 14, 1942, USFS, Sitka, EO3333.

²⁰⁵ Ibid.

front of the future site of Totem Square and was likely to be offered another job with the Coast Geodetic Survey as a day laborer.²⁰⁶

Due to the lack of availability of a CCC carver in Sitka, the USFS sent the log to be carved by the CCC in Wrangell.²⁰⁷ The Wrangell carvers were provided with a copy of what the USFS claimed to be George Benson's original drawing as well as a "detailed sketch of the double eagle seal made directly from the original" to work from.²⁰⁸

In an interview with Robert Medinger, Wrangell elder Dick Stokes stated that a white man named Jim Dolan supervised a team of several Wrangell carvers on the project, including Stokes' grandfather, Frank Desmond.²⁰⁹ Stokes indicated that the native head carver was Joe Thomas, whose carving style is visible on the Raven, eagle's eyes, and Baranof's head sections of the Baranof Totem.²¹⁰ Stokes also said that Dolan allowed the Wrangell carvers considerable flexibility in changing the totem design.²¹¹ The Baranof Totem was carved between late July 1941 and early March 1942.²¹²



Figure 67. Tlingit carver working under CCC carving program. Source: Alaska State Library, ASL-P295-051, John Brillhart Photograph Collection.

²⁰⁶ Ibid; John Brillhart, Memo to Harold Smith, July 28, 1941, USFS, Sitka, EO3333.; John Brillhart, letter to Harold Smith, September 11, 1941, USFS, Sitka, EO3333.

²⁰⁷ Forrest, letter to Hirst, March 14, 1942, USFS, Sitka, EO3333; Robert Medinger, "Chronology/History of Baranof Totem Pole," [Sitka, 2008], p. 3, Sitka Historical Society (Robert Medinger), Totem Square files.

²⁰⁸ Forrest, letter to Hirst, March 14, 1942, USFS, Sitka, EO3333.

²⁰⁹ Ron Sheetz and Tommy Joseph, "Baranof Totem Pole Condition Assessment, Sitka, Alaska, November 29-December1, 2010," [Sitka, 2010],

p. 18, copy on file at Sitka Historical Society (Robert Medinger), Totem Square files.

²¹⁰ Medinger, Chronology of Baranof Totem Pole, p. 3; Robert Medinger, e-mail to James Diffin and Helen Dangel, October 30, 2007, Sitka Historical Society (Robert Medinger), Totem Square files.

²¹¹ Medinger, Chronology of Baranof Totem Pole, p. 3.

²¹² Brillhart, memo to Smith, July 28, 1941, USFS, Sitka, EO3333.

The USFS decision to have the pole carved in Wrangell upset the *Kiks.ádi* in Sitka due to a history of war and discord between these communities. In Tlingit culture, totems are locally owned so sending the totem to be carved in another community, especially a rival one, was incomprehensible. According to USFS Assistant Ranger John Brillhart,

The natives here are very upset about this job you are having the Wrangell Indians do... and as they are more or less enemies the Indians here declare they will deface, chop, and burn up pole if you try to erect it here. The story of the pole if it is the one they are thinking of was not given to us to carve a pole from, but just to copy for historical purposes. So the Indians feel we have stolen their story. I think it best to use the pole... you have started in Wrangell some other place and let these Indians carve their own pole as it looks like we are on pretty thin ice with a chance to lose all the goodwill of the Native population.²¹³

Andrew Hope presented a similar sentiment: “the Keeks-sady (sic) clan deems it best that the totem pole made in Wrangell... be moved away from Sitka and another one made here by the Keeks-sady clan who know the story and from the plans they have, to be erected in Sitka.”²¹⁴

²¹³ Ibid.

²¹⁴ Hope, letter to Hirst, 1942.

²¹⁵ Ron Sheetz, *Baranov Totem Condition Assessment, Sitka, Alaska*, [Sitka, 2004], unnumbered, copy at Sitka Historical Society (Robert Medinger), Totem Square files.

The Wrangell carvers added additional insult by carving Baranof naked. Although Benson’s design drawing shows Baranof with a collar, wrist cuffs, and boots, these articles of clothing were not carved or painted onto the Baranof figure. A horizontal patch over “an area that could have revealed the carving to be of a male figure” lends credence to *Kiks.ádi* oral history saying the Baranof figure was originally carved anatomically correct (*figure 68*).²¹⁵ As far as the Tlingit in Sitka were concerned, Baranof’s nakedness transformed the pole from a healing pole to a shame pole.²¹⁶



Figure 68. Horizontal patch on Baranof figure. Source: Sheetz and Joseph, *Baranov Totem Condition Assessment* [2010].

²¹⁶ Meeting minutes [March 11, 2008], Sitka Totem Pole Project Committee, copy on file at Sitka Historical Society (Robert Medinger), Totem Square files; Medinger, *Chronology/History*, p. 3.

Installation of the Baranof Totem

Installation of the Baranof Totem on USFS parcel EO 3333 occurred March 8, 1942 (*figures 69 and 70*). The totem was erected on a raised circular stonework pedestal in the center of the square (*figure 71*). A metal plaque installed near the base of the totem credited Benson with the design.

The community of Sitka did not know what to call the square at first. Early newspaper accounts referred to the area as “the totem pole”²¹⁷ or “the totem pole in the square across from the Pioneers’ Home.”²¹⁸ The *Sitka Sentinel* first called the area “Totem Square” on May 28, 1943 and the name stuck.²¹⁹

Totem Square as Public Gathering and Ceremonial Space

Totem Square quickly became an important public gathering place for the Sitka community, particularly for holiday events. The community held annual Memorial Day ceremonies at Totem Square beginning in 1943.²²⁰ These events included invocations by Navy chaplains, wreaths cast into the water by members of the American



Figure 69. Installation of the Baranov Totem, March 8, 1942. Source: SNHP collection, SITK16055B (cropped).

²¹⁷ “Must Park Cars Facing Street,” *Sitka Sentinel*, July 17, 1942, p. 1.

²¹⁸ “Fort Ray Band to Offer Concert Tomorrow,” *Sitka Sentinel*, June 10, 1942, p. 4.

²¹⁹ “Memorial Service Ready for Sunday,” *Sitka Sentinel*, May 28, 1943.

²²⁰ *Ibid.*



Figure 70. Installation of Baranof Totem. Source: Sitka National Historical Park, SITK 16055A (cropped).



Figure 71. Unknown man in front of Baranof Totem soon after installation. Source: Sitka National Historical Park, SITK 16053.



Figure 72. Totem Square, May 1943. Source: USFS Intranet Photo Database, Unique ID im1000000000240.

Legion Auxiliary in memory of men lost at sea, salutes by a Marines Corps firing squad, and the playing of Taps.²²¹ Parades often formed across the street from Totem Square in front of the Post Office or Federal Building and ended at the National Cemetery.²²² This Memorial Day tradition endures in Sitka with an annual ceremony at Totem Square followed by a parade between the square and the National Cemetery.²²³

Totem Square became an important locale for Fourth of July festivities in Sitka beginning around 1950. That year, the fire department had a water hose fight in front of the square on July 3.²²⁴ A parade began at the barge across from the Standard Oil dock adjacent to Totem Square.²²⁵ Fourth of July activities at Totem Square became a Sitka tradition, continuing to the present day. More recent Fourth of July parades have ended, rather than begun, at Totem Square.²²⁶

Additionally, Alaska Day parades have begun and ended in Totem Square. The earliest such event occurred in 1955. That year the parade formed at Totem Square and ended at Sitka Grade School on Lincoln Street. The route changed slightly each year. In 1956 the parade began in front of the Russian orphanage and ended

²²¹ "Memorial Day to be Observed by Program, Game," *Sitka Sentinel*, May 26, 1944, p. 1.

²²² "Memorial Service Planned Here," *Sitka Sentinel & The Arrowhead Press*, May 27, 1946, p. 1; "Memorial Service Ready for Sunday," *Sitka Sentinel*, May 28, 1943.

²²³ "Memorial Day Events Listed," *Daily Sitka Sentinel*, May 28, 2010, p. 1.

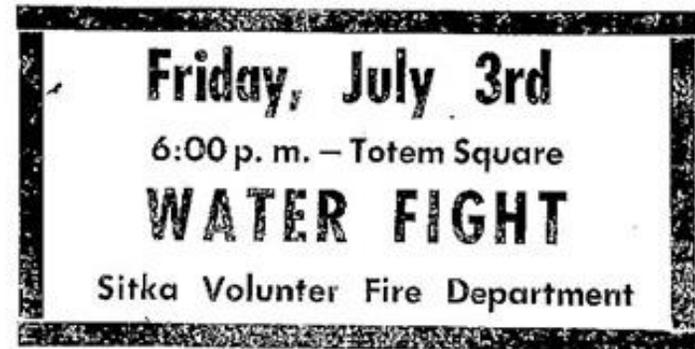


Figure 73. July 4, 1959 events at Totem Square. Source: *Sitka Sentinel*, July 3, 1959, p. 2.

²²⁴ "Big Fourth of July Program Planned for Sitka Tuesday," *Daily Sitka Sentinel & The Arrowhead Press*, June 30, 1950, p. 1.

²²⁵ *Ibid.*

²²⁶ "Let the Fun Begin: Sitkans Set for 4th," *Daily Sitka Sentinel*, July 2, 2010, p. 1.



Sitka Sentinel, October 12, 1955, p. 3.



The Daily Sentinel, December 8, 1967, p. 3.

Figure 74. Events at Totem Square.

²²⁷ "Alaska Day Festivities Get Off to Lively Start," *The Daily Sentinel*, October 16, 1970, p. 1.

²²⁸ "Alaska Day-1961, Program of Events," *The Daily Sentinel*, October 17, 1961, p. 3.

²²⁹ "Parade Readies for Alaska Day," *Daily Sitka Sentinel*, October 15, 2009, pg. 5; "Parade Organized for Alaska Day," *Daily Sitka Sentinel*, October 1, 2010, pg. 9.

²³⁰ "Arrival of Santa Claus", *The Daily Sentinel*, December 8, 1967, p. 3.

at Totem Square. In 1970 the parade began at Crescent Harbor and ended at Totem Square.²²⁷ The parade route did not always include Totem Square, such as 1961, when it began at Sheldon Jackson College campus and ended at Castle Hill.²²⁸ Recent Alaska Day parade routes have begun at the Swan Lake intersection and ended at Totem Square.²²⁹

During the Christmas season, Totem Square has been a venue for visits by Santa Claus. The first known instance of this event occurred in 1967.²³⁰ During these visits Santa led a parade down Katlian Street to Totem Square²³¹ (*figure 74*). In 1970 Santa handed out stockings of candy to children at Totem Square before visiting the Pioneers' Home and the Community Hospital.²³² Santa arrived at Totem Square by helicopter in 1975.²³³ It is not known how long these Christmas traditions lasted or whether they occurred every year.

Newer community traditions have also begun to include Totem Square. A ceremony at Totem Square including speakers, drummers, and a flag display marked the beginning of Domestic Violence Awareness Month on October 1, 2009.²³⁴ A reception followed the ceremony at the manager's house of the Pioneers' Home.²³⁵ The inaugural Sitka Seafood Festival included a parade

²³¹ *Ibid.*

²³² "Jolly Old Fellow Is Back," *The Daily Sentinel*, December 18, 1970, p. 1.

²³³ "Santa Claus to Visit Logging Camps," *The Daily Sentinel*, December 18, 1975, p. 1.

²³⁴ "DV Awareness Event Slated," *Daily Sitka Sentinel*, October 24, 2009, p. 3.

²³⁵ *Ibid.*

from Totem Square to the Crescent Harbor Shelter on August 7, 2010.²³⁶ Parades also began at Totem Square in subsequent years of this event.²³⁷ Additionally, Veteran's Day parades ended at Totem Square in 2009 and 2010.²³⁸

While the greater Sitka community embraced Totem Square as a celebratory space, the Tlingit community viewed the totem as a shame pole.²³⁹

Additions to Totem Square

Various community groups and agencies put artifacts on display at Totem Square soon after the creation of the park. American Legion Post No. 13 added a Russian-era cannon to the square the first week of September 1943.²⁴⁰ The cannon had previously been in front of St. Michael's Cathedral.²⁴¹ This may have been one of the five cannons originally stationed along the waterfront during the Russian era and later moved in front of the Marine Corps barracks building (figure 75).

The American Legion Post built a wooden mount for the cannon that was "nearly an authentic duplicate of the original as could be constructed without using [war] critical materials."²⁴² They installed the cannon directly in front of the Baranof Totem, facing the water. Perhaps tongue in cheek, a *Sitka Sentinel* article stated that this placement would strengthen harbor defenses in the community.²⁴³



Figure 75. Woman posing on Totem Square cannon, date unknown. Source: Sitka Historical Society, PH3383-90.500.84.

²³⁶ "Seafood Festival Parade on Tap," *Daily Sitka Sentinel*, July 21, 2010, p. 5.

²³⁷ Sitka Seafood Festival, "Sitka Seafood Festival Schedule," <http://sitkaseafoodfestival.org/schedule.html>, [accessed April 2, 2013].

²³⁸ "Sitkans to Mark Veterans Day," *Daily Sitka Sentinel*, November 10, 2009, p. 1; "Parade Set for Veterans Day," *Daily Sitka Sentinel*, November 10, 2010, p. 5.

²³⁹ Meeting minutes [March 8, 2011], Sitka Totem Pole Project Committee, copy on file at Sitka Historical Society, Totem Square files; and Medinger, *Chronology of Baranof Totem Pole*, p. 3-4.

²⁴⁰ "Russian Gun to Be Mounted on Square," *Sitka Sentinel*, August 31, 1943, p. 1; DeArmond, *Sitka Chronology*, 93.

²⁴¹ "Russian Gun to Be Mounted on Square," *Sitka Sentinel*, August 31, 1943, p. 1.

²⁴² *Ibid.*

²⁴³ *Ibid.*



Figure 76. Baranof Totem, cannon, and petroglyphs in Totem Square, June 2, 1944. Source: Sitka National Historical Park scanned postcards, #204.

Two small boulders with petroglyphs were installed in Totem Square between 1943 and 1944. One was installed to the left, and the other to the right, of the Baranof Totem (*figure 76*). Sources indicate that either Sitka Mayor W.R. Hanlon collected the petroglyphs from Kalinin Bay on Kruzof Island in 1929²⁴⁴ or that Territorial Museum Curator Father Kashevaroff collected them from an unknown location on Kruzof Island.²⁴⁵

Another addition to the square came after the Standard Oil Company found three anchors while dredging during reconstruction of their dock, located in the harbor adjacent to Totem Square, in 1950.²⁴⁶ Installation of one of the anchors in Totem Square occurred sometime prior to November 15, 1950 (*figure 77*).²⁴⁷

The Sitka Rotary Club sponsored two contests in commemoration of the addition of the anchor to Totem Square. One contest invited local high school students to submit essays on the likely history of the anchor with cash prizes for the top two submissions.²⁴⁸ The



Figure 77. Anchor at Totem Square, August 1957. Source: Sitka National Historical Park, SITK 16051.

²⁴⁴ Edward T. Stevens, *Inventory of Petroglyphs and Pictographs in Alaska* (Alaska State Museum/Alaska Division of Parks: 1972), p. 36.

²⁴⁵ Jay Kinsman (USFS archaeologist), in-person communication with Molly Conley, March 29, 2013]; Undated and untitled written history of Totem Square, author unknown, on file at Sitka Historical Society (Robert Medinger), Totem Square files.

²⁴⁶ "Contests Announced By Rotary Club," *Daily Sitka Sentinel*, November 15, 1950, p. 3; DeArmond, *Sitka Chronology*, 113.

²⁴⁷ Clyde P. Maycock, memo to M.E. Hardy, February 2, 1951, US Forest Service, Sitka Office, EO3333 file.

²⁴⁸ "Contests Announced By Rotary Club," *Daily Sitka Sentinel & The Arrowhead Press*, November 15, 1950, p. 3.

other contest invited the entire community to guess the weight of the anchor with a cash prize for the winner.²⁴⁹

The City of Sitka installed the other two anchors in Totem Square sometime prior to February 2, 1951.²⁵⁰ Apparently, the anchors made “a fairly nice display” but photos of all three anchors in the square could not be located.²⁵¹ The Standard Oil Company donated a bronze plaque to the Rotary Club to be installed on the base of one of the anchors. The plaque read: “These anchors were recovered by the Standard Oil Company during excavation at their Sitka Plant in 1950 and presented to the City and were lost here by early British or American expeditions.”²⁵²

The photo record shows that by 1957, only one of the three anchors remained in Totem Square. It was mounted directly behind the Baranof Totem with each of its three crowns resting on concrete pillars (*figure 78*).

The Sitka Chamber of Commerce installed a ceramic tile monument by local artist Clint Potter in an unknown corner of Totem Square on July 4, 1970.²⁵³ It depicted a painted scene of Lincoln Street in 1867. A stonework pedestal constructed by Sitka Concrete Products



Figure 78. Post-1951 configuration of Totem Square (one anchor only). Source: Sitka National Historical Park, SITK 16057.

²⁴⁹ Ibid.

²⁵⁰ Clyde P. Maycock, memo to M.E. Hardy, February 2, 1951, US Forest Service, Sitka Office, EO3333 file.

²⁵¹ Ibid.

²⁵² “Plaque Installed On Old Anchors,” *Daily Sitka Sentinel & The Arrowhead Press*, October 29, 1951, p. 2.

²⁵³ “Docks, Fire Rules Occupy C. of C.,” *The Daily Sentinel*, March 27, 1970, p. 4; “Freezing Damages Ceramic Monument at Totem Square,” *The Daily Sentinel*, December 18, 1970, p. 1.

Company and sourced from local rock collected by community youth held the monument in place.²⁵⁴ Sitka Arts and Crafts manufactured the tiles for the monument.²⁵⁵ Freezing water damaged the glaze on the ceramic tiles during the week of December 18, 1970.²⁵⁶ Potter intended to replace the broken tiles, but whether this repair occurred is unknown.²⁵⁷ It is also unknown how long this monument remained in Totem Square.

An historical marker memorializing the USS *Jamestown* was installed somewhere in Totem Square on May 11, 1976.²⁵⁸ The marker discusses the role of the *Jamestown* in Sitka history. The historical marker is currently installed along the sidewalk and retaining wall in front of Totem Square (figure 79).

Totem Square Maintenance and Improvements

The USFS performed two walkway improvement projects soon after completion of the park. These included paving part of the z-shaped footpath through the square and construction of a boardwalk along the path adjacent to the seawall by early June 1944.²⁵⁹



Figure 79. Historical marker commemorating USS Jamestown. Photo by Molly Conley, June 2013.

²⁵⁴ "Docks, Fire Rules Occupy C. of C.," *Sitka Sentinel*, March 27, 1970.

²⁵⁵ "Freezing Damages Ceramic Monument at Totem Square," *Sitka Sentinel*, December 18, 1970.

²⁵⁶ Ibid.

²⁵⁷ Ibid.

²⁵⁸ Edna Price, "Pioneer Home News," *The Daily Sentinel*, May 19, 1976, p. 4.

²⁵⁹ "Square Gets Walk," *Sitka Sentinel*, June 9, 1944, p. 2.

The seawall in front of Totem Square needed repair by the late 1940s. According to a 1948 USFS memo by Linn Forrest, several stones had fallen out of the seawall. Forrest worried that the loss of a few key stones could cause a “catastrophic” collapse of the structure.²⁶⁰ Repair work occurred between April and May 1948 and included replacing missing stones and grouting the wall with a mixture of sand and cement.²⁶¹

The grounds of Totem Square settled to an uneven grade by the late 1940s. The USFS hoped to grade and seed the square in conjunction with the repair of the seawall in 1948, but did not have adequate funding for the project.²⁶² A 1950 memo complained that:

As the area is a fill, there are several areas in it that become lower making the top very uneven with humps and depressions everywhere. Another bad feature is that some of the original fill rocks are now sticking up through the top soil making it very difficult to mow.²⁶³

²⁶⁰ Linn Forrest, memo to USFS Division Supervisor, February 17, 1948, USFS, Sitka, EO3333 file.

²⁶¹ “Forest Service Crew To Do Work Here,” *Sitka Sentinel and Arrowhead Press*, April 19, 1948; Clyde P. Maycock, memo to M.E. Hardy, February 28, 1948, USFS, Sitka, EO3333 file.

²⁶² Several memos in the speak to this: Linn Forrest, memo to USFS Division Supervisor, February 17, 1948, USFS, Sitka, EO3333; A.W. Blackerby, memo to District Forest Ranger, February 24, 1948, USFS, Sitka, EO3333; Clyde P. Maycock, memo to A.W. Blackerby, February 28, 1948, USFS, Sitka, EO3333; Sitka District Ranger, memo to R.L. Davin, February 25, 1952, USFS, Sitka, EO3333.

By 1952 several holes formed and areas of the lawn “appear[ed] to be worn out and look[ed] as though they had been torn up in some manner”.²⁶⁴

It is unknown exactly when the square was graded, filled, and reseeded. This work may have been completed in 1952 with fill dirt acquired for free from the Bureau of Public Roads, which was doing road work at the time in Sitka.²⁶⁵

The Pioneer Home has been responsible for Totem Square maintenance since 1954. That year, the USFS issued a special use permit to the Pioneer Home for maintaining Totem Square.²⁶⁶ The Pioneers’ Home retained this responsibility after the 1972 quitclaim transfer of Totem Square to the State of Alaska.

Just over a year after the quitclaim transfer, a Memorandum of Agreement (MOA) put in place between Division of Parks, Director of Pioneers’ Home, and Department of Administration specified that “It is mutually agreed upon... that all duties and privileges conferred upon the State of Alaska by the conveyance of this property shall be exercised by the Pioneer Home.”²⁶⁷

²⁶³ Clyde P. Maycock, memo to M.E. Hardy, December 27, 1950, USFS, Sitka, EO3333 file.

²⁶⁴ Forest Service Division Supervisor (Juneau), memo to Vern J. Joyer, February 20, 1952, USFS, Sitka, EO3333 file.

²⁶⁵ R.L. Dalvin, memo to Sitka District Ranger, February 25, 1952, USFS, Sitka, EO3333 file.

²⁶⁶ “Totem Square Now Property of State,” *The Daily Sentinel*, March 15, 1973, p. 4.

²⁶⁷ Memorandum of Agreement between the Alaska Division of Parks and the Sitka Pioneers’ Home, March 22, 1973, copy on file at Alaska State Parks.

Early Baranof Totem Maintenance

Maintenance to the Baranof Totem began even before its installation in Totem Square. The CCC in Sitka treated newly carved poles with an insecticide solution before painting and varnishing them. The CCC in Wrangell may have given the Baranof Totem similar treatment.²⁶⁸ The climate in southeast Alaska made wood rot a major concern. In a letter to Assistant Ranger John Brillhart, USFS Division Supervisor Harold Smith explained that

While making a rather superficial examination of the Baranof Totem the other day, I thought I detected some rot in the top of the pole. If the condition exists, it will have a tendency to admit moisture and accelerate decay. I wish you would look it over and see if there is a possibility of covering the rotten portion of the pole with a metal cap. The covering should be arranged and painted so it will not be seen when the pole is erected. For this reason, it should not extend over the outside perimeter.²⁶⁹

Accordingly, the USFS installed a lead cap on top of the head of the Baranof figure.²⁷⁰

²⁶⁸ Robert Martin, "Totem Poles Restored: Three Poles Completed," *The Alaskan*, February 20, 1940, p. 5, in SNHP Archives, RG 58, Folder 5.

²⁶⁹ Harold E. Smith, memo to John H. Brillhart, February 18, 1942, USFS, Sitka, EO3333 file.

²⁷⁰ Sheetz, *Assessment*, Sitka [2004].

²⁷¹ USFS Juneau Division Supervisor [unnamed], letter to Vern J. Joyer, February 20, 1952, USFS, Sitka, EO3333 file.

²⁷² R.L. Davin, memo to Sitka District Ranger [unnamed], February 25, 1952, USFS, Sitka, EO3333 file.

The Baranof Totem experienced considerable paint loss by the early 1950s. Some in the community wanted the totem painted while others thought it was "beginning to look as it should, i.e. weather-beaten and old."²⁷¹ The USFS treated the Baranof Totem with Cabot's preservative oil in fall 1951 as an intermediary measure until a decision could be made about whether or not to paint it.²⁷² The Baranof Totem received a new coat of paint in the spring of 1954.²⁷³

The Baranof Totem underwent major conservation and restoration work beginning in September 1972. The Greater Sitka Chamber of Commerce paid for de-installation and later reinstallation of the pole.²⁷⁴ Restoration occurred at Sitka National Monument according to NPS totem pole conservation and restoration standards.²⁷⁵ De-installation of the pole involved sawing through its base, shortening the height of the pole.²⁷⁶ Work on the pole included a chemical soak to kill insects, stripping off the old paint, a spray coating of preservative, and a new coat of paint by Native artisans.²⁷⁷

These artisans painted clothing on the Baranof figure at the top of the totem. A September 20, 1972 *Sitka Sentinel* photo of the pole being taken down clearly shows Baranof painted a light color (*figure*

²⁷³ Joe H. Ashby, letter to Vernon J. Joyer, March 23, 1953), USFS, Sitka, EO3333 file.

²⁷⁴ "Ready for Overhaul," *The Daily Sentinel*, September 20, 1972, p. 1.

²⁷⁵ *Ibid.*

²⁷⁶ *Ibid.*

²⁷⁷ *Ibid.*

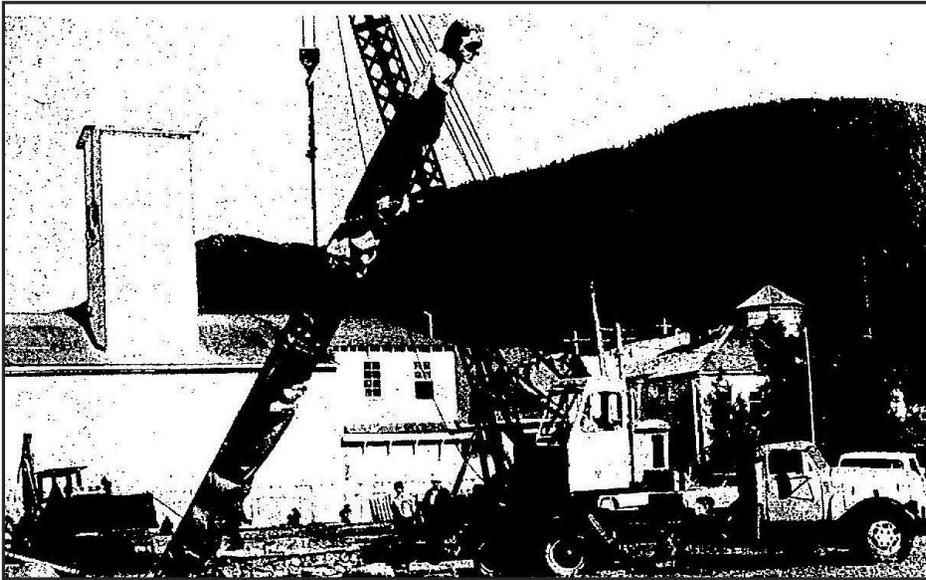


Figure 80. Sitka Sentinel, September 20, 1972.

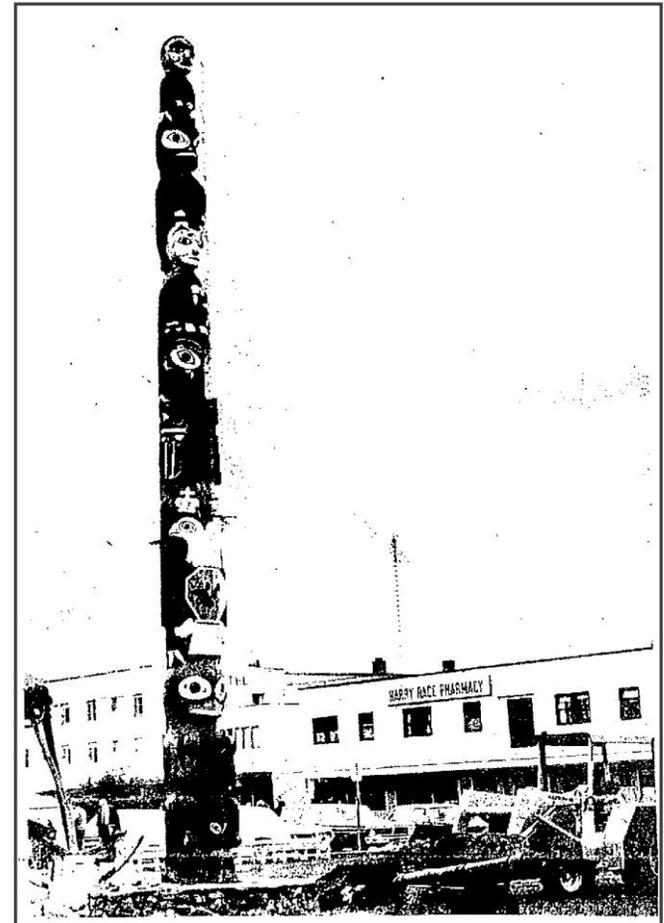


Figure 81. Sitka Sentinel, June 28, 1973.

80). Another *Sitka Sentinel* photo of the pole being reinstalled clearly shows Baranof painted a dark color (*figure 80*). Color photos from a 2011 condition report show Baranof had most recently been painted red (*figure 68*). Painting clothing on the Baranof figure allowed the Tlingit community to honor Benson's original design and right some wrongs from the past.

Reinstallation of the Baranof Totem involved attaching it to a steel I-beam with six iron straps and all thread rods on the back. This installation allowed space between the bottom of the totem and the pedestal to prevent absorption of moisture into the base of the pole and allow installation to its original height.²⁷⁸

Changes in Ownership of Totem Square

Two major changes in ownership of Totem Square occurred between 1958 and 1973. First, the City of Sitka requested a revocation of a portion of EO 3333 for a right of way (ROW) to widen Waterfront Street. The USFS approved the request because "its release will not adversely affect Forest Service administration."²⁷⁹ The USFS made the ROW available to the city on either July 9 or September 2, 1958 (*figure 82*).²⁸⁰ In 1960, the Alaska Department of Natural Resources (DNR) applied for title of Totem Square

²⁷⁸ Sheetz, *Assessment*, Sitka [2004].

²⁷⁹ T.R. Rollins, letter to BLM Land Office Manager, June 25, 1958, USFS, Sitka, EO3333 file.

²⁸⁰ Untitled map showing changes of ownership to EO3333 parcel, USFS, Sitka, EO3333 file.

(application J-012087) under the Recreation and Public Purposes Act of 1926.²⁸¹ The USFS intended to grant title of the parcel to the State with the exception of a 33 foot ROW adjacent to Totem Square (part of Tract B) for access to the USFS dock as well as "that part of the Sitka Dock Site seaward from the seawall" (part of Tract A) (*figure 82*).²⁸² For unknown reasons the transfer did not occur.

The State again applied for title to Totem Square on January 19, 1972. The USFS approved the application on May 25 and a quitclaim deed finalized the transfer on November 27, 1972.

Baranof Totem Condition Assessment (2004)

Wood carver Tommy Joseph and furniture and wooden objects conservator Ron Sheetz performed a condition assessment of the Baranof Totem in 2004. A copy of this condition report, authored by Sheetz, can be found in **Appendix A**.

In his report, Sheetz noted a number of vertical splits "that extend at least to the core and probably deeper" on the top four figures.²⁸³ Evidence of previous repairs included replacement patches (many of which were separating), wooden shims, caulking, and nails.²⁸⁴ A

²⁸¹ H.B. Bruce, letter regarding sales and grants, August 5, 1960, USFS, Sitka, EO3333 file.

²⁸² P.D. Hanson, letter to BLM Land Office Manager, January 19, 1961, USFS, Sitka, EO3333 file.

²⁸³ *Ibid.*

²⁸⁴ *Ibid.*

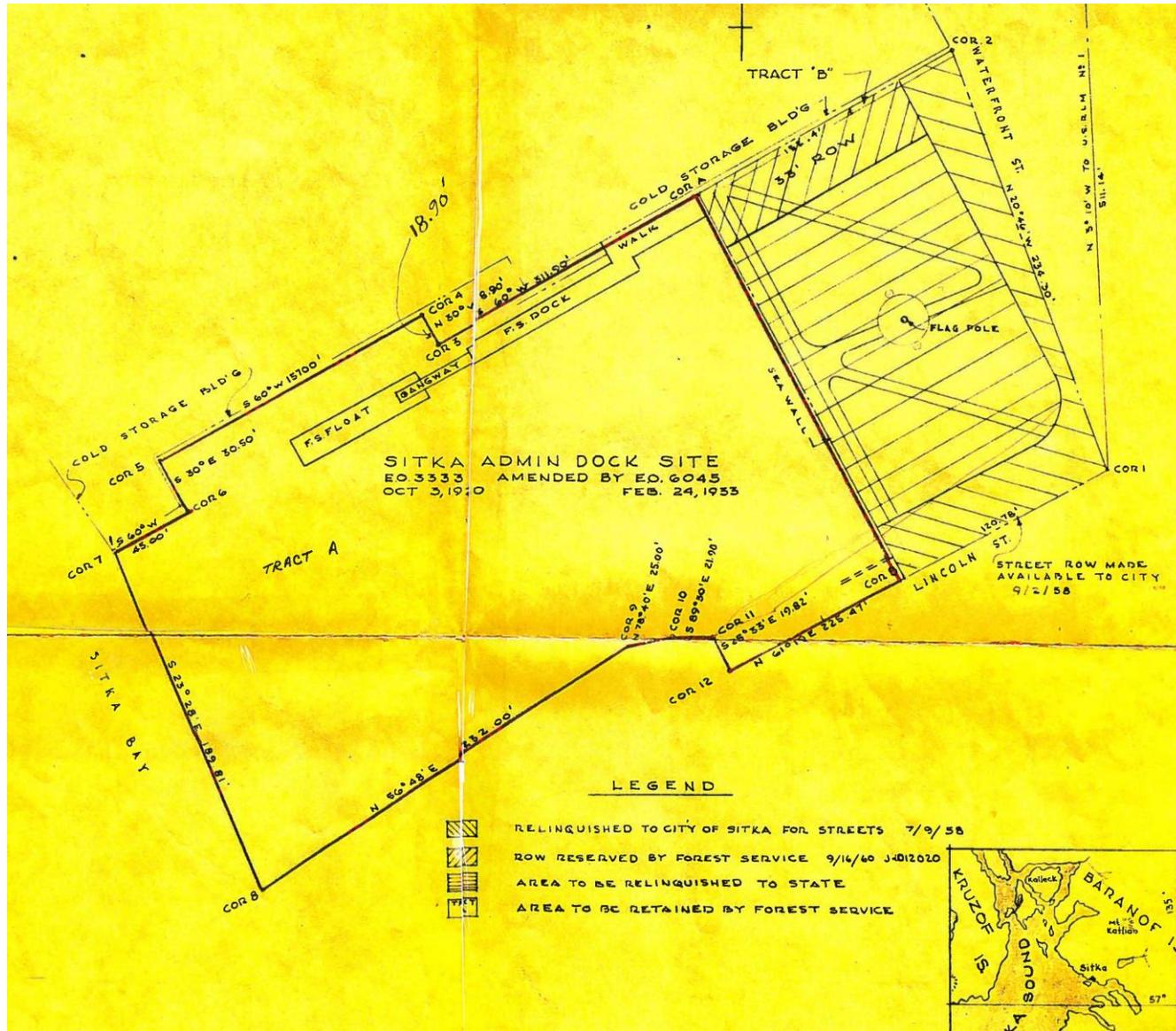


Figure 82. Map showing changes in ownership to EO 3333. (Note: The Baranof Totem is mistakenly referred to as a flag pole). Source: USFS EO 3333 files.

layer of vegetative growth had accumulated on the top of the Baranof figure and part of the lead cap on the top of the pole was missing.²⁸⁵ The metal I beam, iron straps, rods, and nuts used to reinstall the pole in 1973 were oxidizing.²⁸⁶ The bottom of the pole absorbed moisture due to its installation directly on the stone pedestal.²⁸⁷

Sheetz made several recommendations for conservation of the totem. These included washing the vegetative growth from the top of the pole, removing nails and caulking to let air circulate, reattaching the separating repair patches, providing support for the vertical splits, and replacing the oxidizing metal components with stainless steel.²⁸⁸ Application of sodium borates to kill fungi and wood boring insects, followed by paint or stain and application of paraffin-based water repellent were also recommended.²⁸⁹

Formation of Baranof Totem Committee (2008)

A committee formed in January 2008 to discuss the fate of the deteriorating Baranof Totem. The pole was beginning to lean and some feared the pole would fall over and cause injury.²⁹⁰ Committee members represented several institutions, including the Sitka

²⁸⁵ Ibid.

²⁸⁶ Ibid.

²⁸⁷ Ibid.

²⁸⁸ Ibid.

²⁸⁹ Ibid.

²⁹⁰ Bob Medinger, *Baranof Totem Pole Replacement: A Time for Healing*, copy on file at Sitka Historical Society (Robert Medinger), Totem Square files, p. 2.

Historical Society, Shee Atiká, Sitka Pioneers' Home, National Park Service, US Forest Service, Alaska State Parks, City of Sitka, Sitka Tlingit Association, Sheldon Jackson Museum, and the Southeast Alaska Indian Cultural Center.

The committee aimed to provide a recommendation as to whether the totem should be repaired or replaced. At first the committee favored replacing the Baranof Totem with a pole of another design because the existing totem was still considered a shame pole by the Tlingit community.²⁹¹ The theme for the new pole was healing,

not only between the Kiks.ádi and Russians, but between all the area clans, Russians, Americans, non-native townspeople, and even between clans. Baranof and Katlian would likely be on the pole, possibly in new positions.²⁹²

Renovation of Totem Square (2010-2011)

The Department of Health and Social Services (DHSS) contracted Bratslavsky Consulting Engineers, Inc. to perform an engineering analysis on the Totem Square Park and seawall in 2009. This analysis found the seawall to be in fair condition with several concerns

²⁹¹ Meeting minutes [March 11, 2008], Sitka Totem Pole Project Committee, copy on file at Sitka Historical Society (Robert Medinger), Totem Square files.

²⁹² Medinger, *Baranof Totem Pole Replacement: A Time for Healing*, copy at Sitka Historical Society (Robert Medinger), Totem Square files, p. 7.



Figure 83. Totem Square after de-installation of cannon, date unknown. Source: Medinger, *A Time for Healing*, p. 2.

noted. Poor drainage was a major issue. Only two of the several drain pipes coming out of the wall were working and the grade of Totem Square caused water to drain toward the seawall, “exacerbating its deterioration.”²⁹³

Additionally, a large section of the seawall needed repair, the single cedar guardrail did not meet safety codes, walkways and parking areas were in poor condition, and lighting was inadequate.²⁹⁴ The engineering report recommended a seismic analysis due to the high seismicity of the area and the fact that the seawall is built on fill rather than solid bedrock.²⁹⁵ A copy of the engineering analysis can be found in **Appendix A**.

Removal of the artifacts displayed in Totem Square occurred in preparation for renovation. CBC Construction of Sitka deinstalled the Baranof Totem on October 20, 2010.²⁹⁶ This deinstallation happened prior to the decision about whether to replace or repair it.²⁹⁷ Removal of the anchor and petroglyphs also occurred around this time.

The cannon had been deinstalled from Totem Square several years earlier for repair and restoration. After the breaking through its deteriorated wooden mount, Sitka cannon restorer Larry McCrehin offered to restore the cannon and fabricate a new wooden cannon

mount. The State granted permission, and McCrehin removed the mount to his workshop. Tentative plans called for a concrete slab to be poured in Totem Square and reinstallation of the cannon on this slab with its new wooden mount.²⁹⁸

Tommy Joseph and Ron Sheetz performed a second condition report on the Baranof Totem after it was taken down.²⁹⁹ For the most part, the report discussed the same agents of deterioration and recommendations for preservation as the 2004 report. The report also included photographs comparing the condition of the totem in 2004 with its condition in 2010. A copy of the 2010 condition report can be found in **Appendix A**.

Renovation of Totem Square took place in 2010 and 2011. The project included rebuilding the seawall (*figure 86*), installing new lighting and benches, drainage and landscaping improvements, and upgrading sidewalks to Americans with Disabilities Act (ADA) standards.

²⁹³ Bratslavsky Consulting Engineers, Inc., *Final Report: Sitka Pioneer Home Totem Square Engineering Analysis, Sitka, Alaska, 99835*, [Anchorage, 2009], p.5, on file with the Alaska Department of Health and Social Services.

²⁹⁴ *Ibid.*

²⁹⁵ *Ibid.*, p. 12

²⁹⁶ “Going Down,” *Daily Sitka Sentinel*, October 20, 2010, p. 1.

²⁹⁷ “Historical Society Honors Strelow,” *Daily Sitka Sentinel*, October 22, 2010, p. 9.

²⁹⁸ John McCrehin [son of Larry McCrehin], phone conversation with Molly Conley, October 30, 2013.

²⁹⁹ “Historical Society Honors Strelow,” *Daily Sitka Sentinel*, October 22, 2010, p. 9.



Figure 84 and 85. Seawall fence deterioration prior to renovation. Photos by Jennifer Klein, DHSS.



Figure 86. Seawall and Totem Square after 2010-11 renovations. Photo by Molly Conley, June 2013.

Baranof Totem Restoration (2011)

The Totem Pole committee recommended the Baranof Totem be repaired, rather than replaced, in 2011. Their recommendation appears to have been based on funding. Commissioning a new pole would cost between \$100,000 and \$130,000, much more than the \$20,000 in funding donated for this purpose by Shee Atiká.³⁰⁰ While adequate funds had not been raised to replace the pole, available State money could be used for pole restoration.³⁰¹ The final decision, made by the Department of Health and Social Services (DHSS), concurred with the committee's recommendation.

DHSS contracted Tommy Joseph to perform conservation and preservation work on the Baranof Totem in 2011 (contract #0612-021). Joseph performed the work between August and September 2011 in two phases for a total cost of \$35,000.

Conservation of the pole included removal of paint, nails, steel bolts and spikes, wood patches, plaster, and the lead cap; stabilization of rotten bolt holes with epoxy, expanding foam, impel rods, and new wooden plugs; re-carving details in the raven wings; installation of new lead caps on the Baranov head, Katlian head, and tops of the raven ears; and treatment with Bora-Care; repainting the entire

³⁰⁰ Medinger, *Baranof Totem Pole Replacement: A Time for Healing*, copy at Sitka Historical Society (Robert Medinger), Totem Square files, p. 3.

³⁰¹ Meeting minutes [April 14, 2011], Sitka Totem Pole Project Committee, copy on file at Sitka Historical Society (Robert Medinger), Totem Square files.

³⁰² Tommy Joseph, Invoice No. 81511-1 to Alaska Department of Health & Social Services, September 28, 2011, copy in office files of Jennifer Klein,

pole; and application of paraffin oil based X-100 Natural Seal wood preservative for water and UV protection.³⁰²

Reinstallation of the Baranof Totem in Totem Square occurred November 28, 2011. Installation involved attaching the back of the totem to a wooden support beam set in a concrete pad. This allowed space between the bottom of the pole and the base to prevent moisture from seeping in and causing rot (figures 87). See **Appendix A** for a design drawing of installation technique.

Transfer of Totem Square Artifacts (2011)

Based on a recommendation by State architectural historian Doug Gasek, the anchor, petroglyphs, and cannon were not reinstalled after the renovation of Totem Square because they were not original elements of the park.³⁰³ Other reasons not to reinstall these items included frequent damage to the petroglyphs by weed whackers during lawn maintenance and concern that the sharp edges of the anchor could cause injury.³⁰⁴ Additionally, the anchor needed conservation work which the State was not willing to pay for.³⁰⁵

Facilities Manager for the Alaska Department of Health and Social Services, Juneau.

³⁰³ Jennifer Klein, e-mail to Molly Conley, October 23, 2013; Jennifer Klein, memo to Vern Jones, July 1, 2011, in Jennifer Klein's Totem Square files.

³⁰⁴ Jennifer Klein, in-person communication with Molly Conley, June 4, 2013.

³⁰⁵ Ibid.

The State transferred the anchor to the City of Sitka and the petroglyphs to the Sitka Tribe of Alaska in 2011. The City and Borough of Sitka intended to exhibit the anchor at a maritime display near one of the small boat harbors.³⁰⁶

DHSS and the Sitka Pioneers' Home both lacked adequate storage facilities for the cannon. Larry McCrehin volunteered to continue storing it on his property and to perform restoration work on it as necessary.

DHSS installed two new items in Totem Square after the renovation. These include an interpretive panel explaining the chronology and history of the Baranof Totem in front and to the right of the totem and a plaque commemorating the renovation on a decorative rock base in the southeast corner of the park (*figure 88*).

Totem Square Today

Totem Square is one of the only open public spaces in downtown Sitka. It is a key tourist destination and is considered the most visited downtown attraction by tour boat visitors and foot traffic. It is also a popular picnic and social space for Sitka residents (*figure 89*).



Figure 87. Photo showing totem installation technique. Photo by Molly Conley, June 2013.



Figure 88. New plaque in Totem Square. Photo by Molly Conley, June 2013.

³⁰⁶ Jennifer Klein, memo to Vern Jones, July 1, 2011, in Jennifer Klein's Totem Square files.



Figure 89. Baranof Totem and interpretive sign, with Pioneers' Home in background. Photo by Molly Conley, June 2013.

Part II: PIONEERS' HOME CONSTRUCTION HISTORY

In September 1933, the Pioneers' Home Building Commission selected Tacoma-based architecture firm Heath, Gove & Bell to design a new complex to house Alaska's aging pioneers.¹ Once selected, Heath, Gove & Bell drew up plans and specifications for the new Pioneers' Home complex.

Bids were solicited through advertisements in Juneau, Ketchikan, Anchorage, and Cordova newspapers. The Commission awarded contracts to the following firms: Warrick Construction Co., Seattle, general contract; H.C. Hastorf Inc., Portland, OR, heating and plumbing; NePage McKenny Co., Seattle, electrical work; and Otis Elevator Co., elevator contract.²

Demolition of the original Pioneers' Home began on Sunday, February 18, 1934.³ Work was completed in mid-April, when approximately 20 workers removed the foundations from the original structures.⁴

Noted as a "modern, concrete, fire and earthquake proof building," the new Pioneers' Home was three stories above a full basement.⁵ The building was constructed of poured concrete with

concrete slab floors (*figure 90*). The roof framing was a hipped all-common rafter system constructed with 2" x 8" rafters, sheathed with car siding, a tongue and groove siding with a deep V at the joint. The roof was then sheathed in red vitrified Ludowici-Celadon Company Imperial Interlocking closed shingle roof tiles.⁶



Figure 90. Laying of the cornerstone celebration showing construction method ca. 1934 Source: Alaska State Archives, RG 47, Series 964, Box VS3034

The concrete walls received a dash coat, then were plastered and dashed again. The first exterior coat consisted of a light dash coat. The second coat was a scratch and brown coat 5/8" thick made by

¹ Report of PH Building Commission, Report [1937].

² Ibid

³ "Razing of Old Pioneer Home Begun Sunday", *The Arrowhead*, February 20, 1934, p. 8.

⁴ "New Home Being Started: Many Alaskans Employed," *The Arrowhead*, April 21, 1934, p. 1.

⁵ Biennial Report of the Superintendent of Alaska Pioneers' Home at Sitka, Jan 1, 1933 to Dec. 31, 1934.

⁶ "Pioneer Home Taking Form Rapidly," *The Arrowhead*, August, 25, 1934, p. 4.

going over the surface twice. Each coat was made of Portland cement mixed with two parts sand and Anti-hydro.

From the level of the footings to the first floor (exposed basement), the brown coat was covered by a dash coat of cement and sand mortar. From the level of the first floor to the roof wall junction the coating consisted of a dash coat of Santa Cruz Silica Cement, mixed with two parts sand and the same Anti-hydro.⁷



Figure 91. Sitka Pioneers' Home, February 17, 1939. Note the open casement window on the porch. Source: University of Alaska Fairbanks, Anthony J. Dimond Papers 1904-1953, UAF-1992-90-1.

The majority of windows were double hung six-over-one except the fourteen windows of the enclosed front porch which were a combination of fifteen light casement and fixed windows (figure 91). All sash and frames were fir. Both the frames and sash were painted a cream color. Architect George Gove recommended

⁷ Specifications for superintendent's residence, garage, etc... Heath, Gove & Bell, p. G-33-35.

having the windows "exactly like the wall color or perhaps just a trifle lighter," stating that "Painting sash darker ruins the appearance of the building because the muntins do not show."⁸ The Home had a symmetrical fenestration pattern which was repeated on every floor.

There were various decorative elements applied to the Pioneers' Home. Under the centered front gable of the home these included simplified cast concrete fleur-de-lis located within the spandrel found over the three attic level windows and rectangular panels with rosettes and simplified Celtic tracery between the second and third floor and attic windows (figure 93).

The same decorative elements were applied to the gable ends of each wing. These applied elements included cast concrete fleur-de-lis located within spandrels over the third floor windows and rectangular panels with rosettes and simplified Celtic tracery between the second and third floor windows. Additional panels with rosettes and more detailed tracery were applied over the bay windows on the primary façade of each wing (figure 93).

Alaska Pioneers Home and the date 1934 were placed in the marquee over the entrance to the porch. Pilaster-strips capped by finials framed the entrance. The porch roof was flat and set behind a parapet. A cast iron railing ran the length of the parapet. Above the windows of the enclosed porch on the primary façade were six cast concrete wheel-headed/Celtic cross emblems enclosed within squares (figure 92).

⁸ Letter to Hufeisen from George Gove, October 23, 1934.

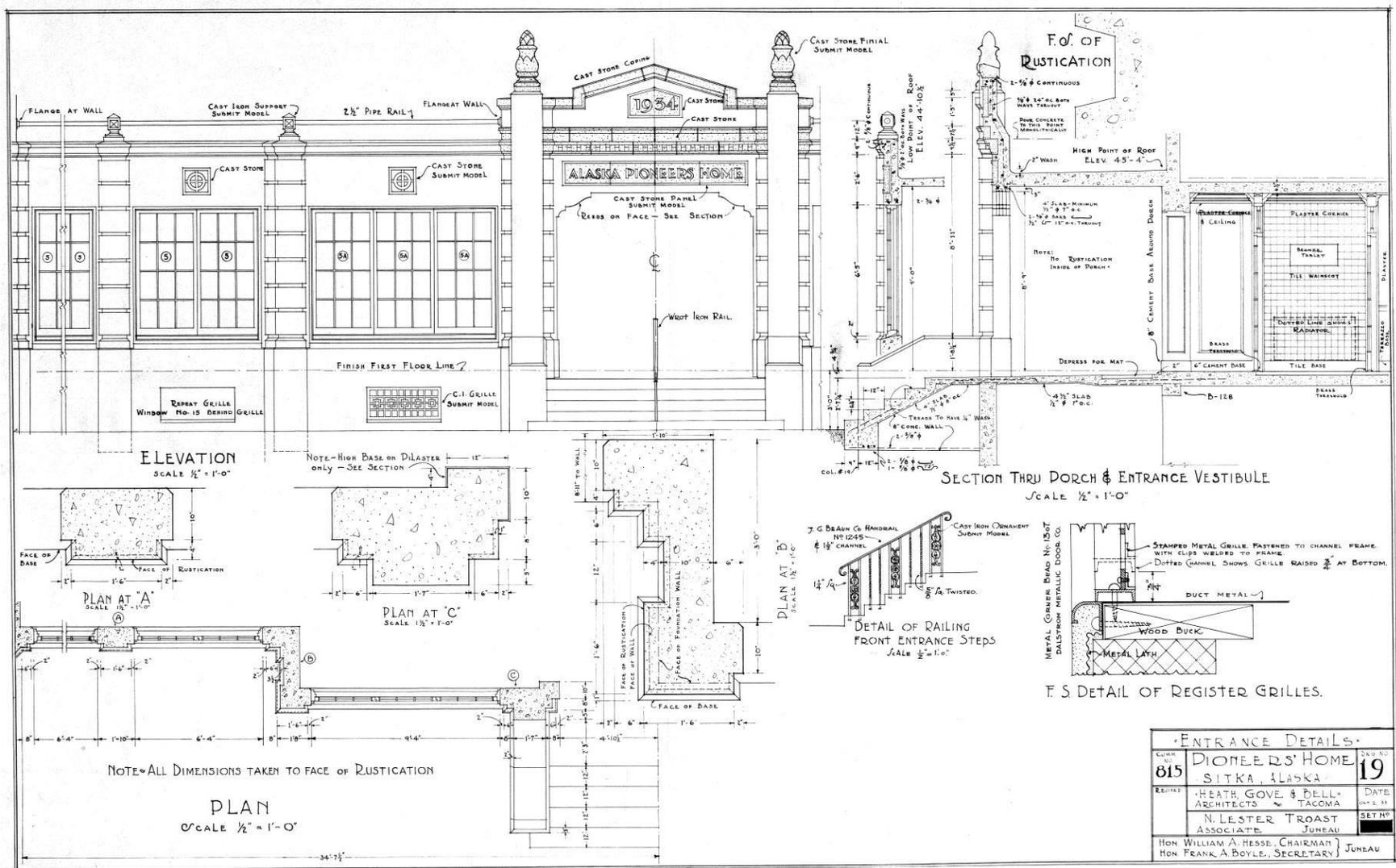


Figure 92. Detail of Entrance of Pioneers' Home from original plans. Drawing No 19. Source: Original plans by Heath, Gove & Bell, Tacoma Public Library.

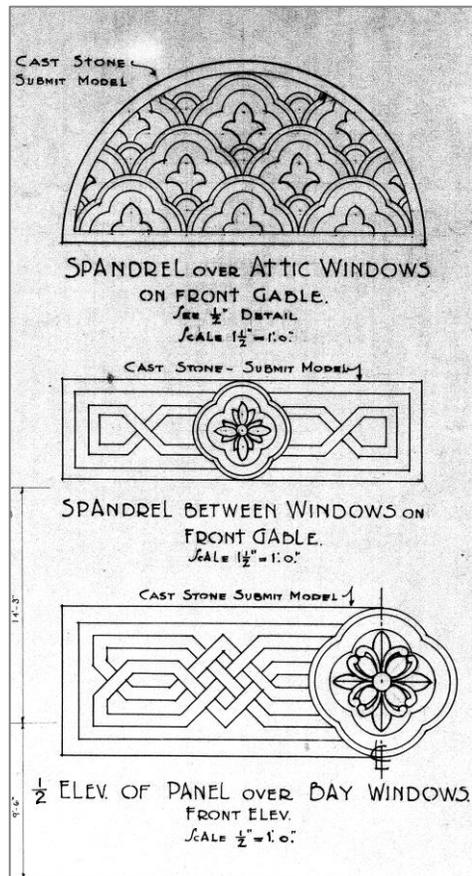


Figure 93. Detail from *Pioneers' Home* original drawings of cast stone panels. Drawing No 16. Source: Original plans by Heath, Gove & Bell, Tacoma Public Library.

The *Pioneers' Home* was built to handle 176 residents as well as hospital patients. The primary entrance was through a double vestibule recessed in the sun porch and included two sets of paired fully glazed eight light wood doors flanked by eight light

side lights. A ten light transom completes the door surround. Directly past the entryway two corridors branched to the left and right with a long waiting area directly in front which led to the main dining room (figure 94).

The first floor had twenty bedrooms as well eight-bed open wards at the ends of each wing. In addition to these living quarters there were two bathrooms at the intersection of the main body of the building and the north and south wings. Each bathroom had three toilet stalls separated from the lavatories, which included one tub and one shower each, a slop sink, and three wash basins (figure 94).

The main dining room could accommodate one hundred and eight people. There was a small private dining room separated from the main dining room by a cased opening at the southeast corner of the dining room. The kitchen was located to the south of the main dining room (figure 94).

The first floor included a handicap dining room that was accessed from the main kitchen as well as the corridor of the south wing. The dining room housed the dumb waiter which served the other floors of the building. A sink and cupboards occupied the north end of the room (figure 94).

The first floor also included two sitting rooms with built-in book cases and a doorway in the large bay windows which provided access to the front porch. An office and commissary were accessed off the main entry corridor. There was a small washroom and phone booth off the waiting area for the dining room.

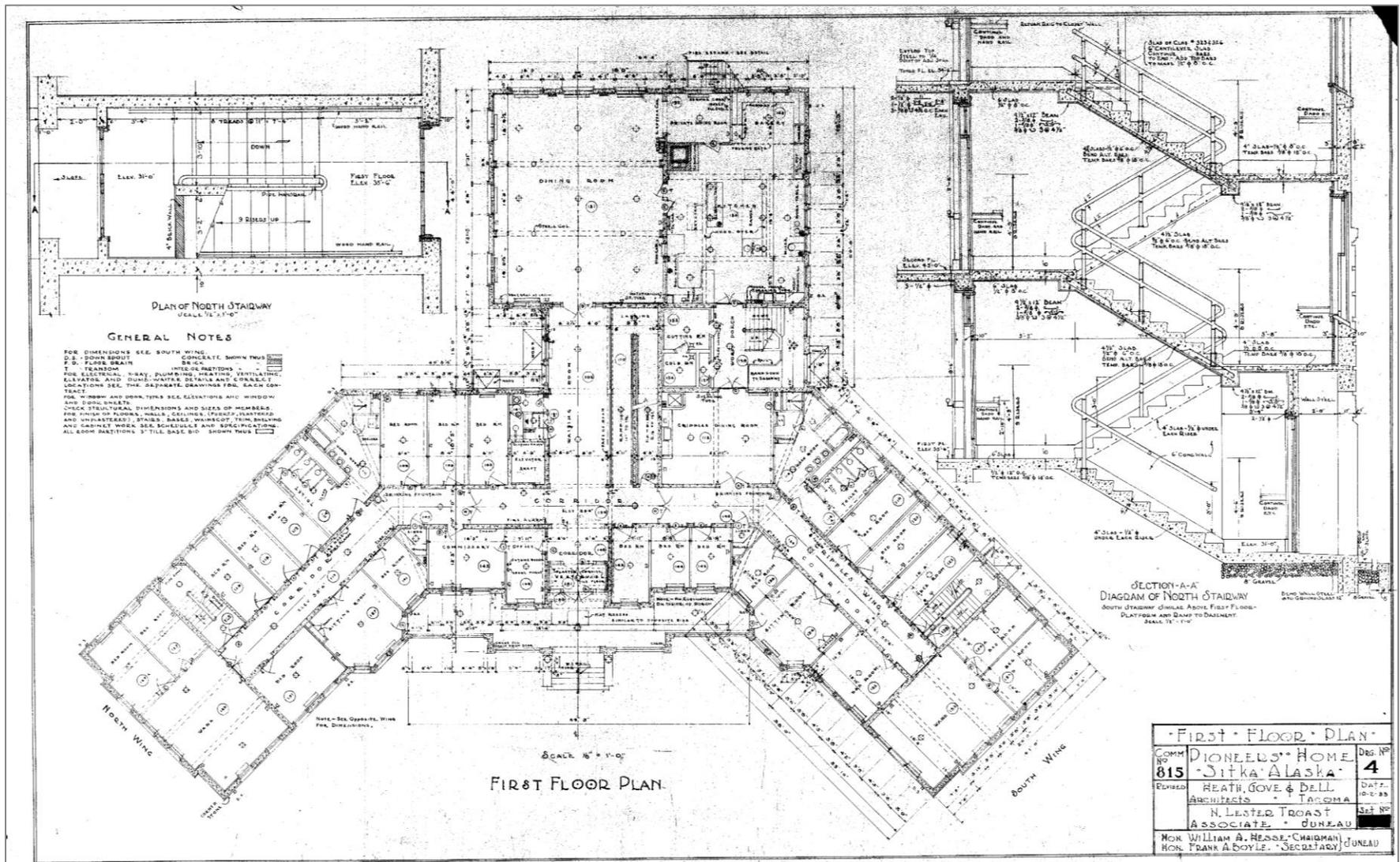


Figure 94. Original first floor plan of Pioneers' Home. Drawing No 4. Source: Original plans by Heath, Gove & Bell, Tacoma Public Library.

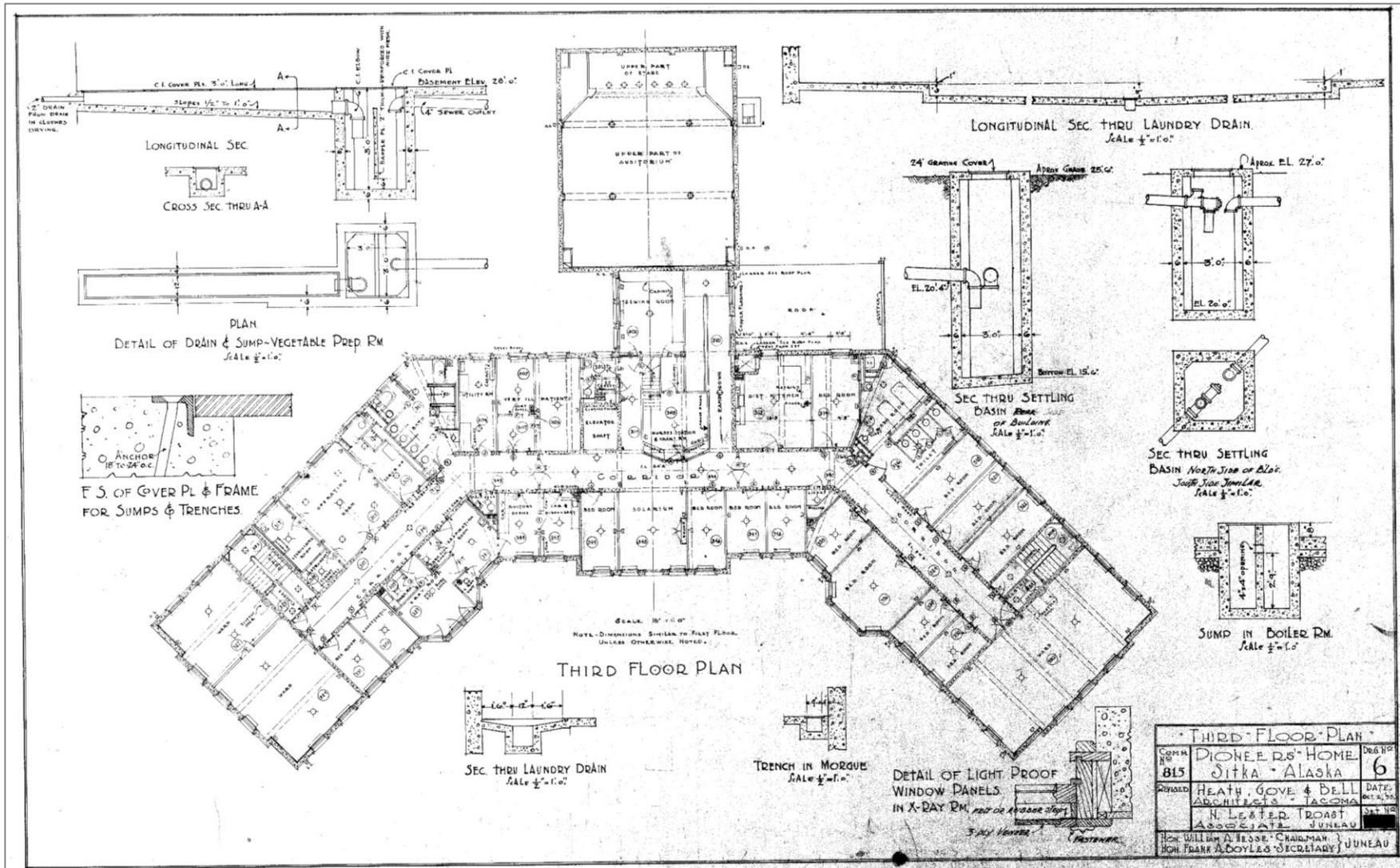


Figure 95. Original third floor (Hospital) plan. Drawing No 6. Source: Original plans by Heath, Gove & Bell, Tacoma Public Library.

To the south of the main entry was a ramp which provided access to the basement as well as to the upper floors. Aside from the ramp, access between floors was by an elevator just to the north of the entryway and stairwells towards the ends of both wings. The Superintendents' office and a commissary were also located on the first floor.

The layout of the rooms on the second floor was similar to the first with single and double occupancy rooms as well as open wards on the ends of each wing. There were also two sitting rooms with built-in book cases and large bay windows. An auditorium was built above the dining room and accessed half way up the ramp to the third floor.

The third floor was devoted entirely to hospital purposes (figure 95). The hospital included a center nurses' station, charting cabinet, and a central waiting room or solarium. In the north wing there was a doctor's office with an adjoining examining room, dark viewing room, and an X-Ray room with an adjoining dark room for developing. Across the hall was an operating suite with a cabinet, toilet, shower and scrub-up sink on one side and an instrument room and sterilizing room on the other side.

The hospital was rated for fifty-four patients.⁹ Patients were housed in rooms and in wards similar to the floors below. The third floor also included a diet kitchen with access to the dumb waiter, two bathrooms for patients as well as a private bathroom for the nurses. Two medicine cabinets with handwashing stations

ROOM	FLOOR	WAINSCOT		WALL		TRIM			CEILING		
		MATERIAL	CAP	MATERIAL	BASE	DOOR	WINDOW	OTHER TRIM	PAINT	HEIGHT	MATERIAL
MAIN ENTRANCE	1ST	CEMENT	...	...	...	...	...	...	...	...	...
WAITING RM.	105	...	...	...	...	...	...	...	...	...	...
OFFICE	149	...	...	...	...	...	...	...	...	...	...
COMMISSARY	148	...	...	...	...	...	...	...	...	...	...
LINOLEUM ROOMS	140-142-143-144-145	LINOLEUM	...	...	...	...	...	...	...	...	...
WARD	150-151-152-153-154	...	...	...	...	...	...	...	...	...	...
SITTING RM.	155-156-157-158	...	...	...	...	...	...	...	...	...	...
DRUG STORE	159	...	...	...	...	...	...	...	...	...	...
SMALL TOILETS	160-161-162-163-164	TERAZZO	...	...	...	...	...	...	...	...	...
TELEPHONE BOOTH	165	...	...	...	...	...	...	...	...	...	...
DINING ROOMS	166-167	...	...	...	...	...	...	...	...	...	...
CUISINES	168-169	...	...	...	...	...	...	...	...	...	...
WASH RM.	170-171-172-173-174	...	...	...	...	...	...	...	...	...	...
KITCHEN	175	...	...	...	...	...	...	...	...	...	...
DIET KITCHEN	176	...	...	...	...	...	...	...	...	...	...
DARK RM.	177	...	...	...	...	...	...	...	...	...	...
COLORED ROOMS	178-179-180	...	...	...	...	...	...	...	...	...	...
SOLARIUM	181	...	...	...	...	...	...	...	...	...	...
NURSE STATION	182	...	...	...	...	...	...	...	...	...	...
CUISINE ROOM	183-184	...	...	...	...	...	...	...	...	...	...
SEWING	185	...	...	...	...	...	...	...	...	...	...
VERY IL. ROOMS	186-187-188	...	...	...	...	...	...	...	...	...	...
ANESTHETIC RM.	189	...	...	...	...	...	...	...	...	...	...
X-RAY ROOM	190	...	...	...	...	...	...	...	...	...	...
DARK	191	...	...	...	...	...	...	...	...	...	...
LAB. & DISPENSARY	192	...	...	...	...	...	...	...	...	...	...
EXAMINATING RM.	193	...	...	...	...	...	...	...	...	...	...
DARK EXAM. RM.	194	...	...	...	...	...	...	...	...	...	...
OPERATING RM.	195	...	...	...	...	...	...	...	...	...	...
STERILIZING RM.	196	...	...	...	...	...	...	...	...	...	...
INSTRUMENT CLOS.	197	...	...	...	...	...	...	...	...	...	...
UTILITY RM.	198	...	...	...	...	...	...	...	...	...	...
SCRUB-UP RM.	199	...	...	...	...	...	...	...	...	...	...
DOCTOR'S OFFICE	200	...	...	...	...	...	...	...	...	...	...
EXAMINATING ROOM	201	...	...	...	...	...	...	...	...	...	...
COOKS LIVING RM.	202	...	...	...	...	...	...	...	...	...	...
DINING RM.	203	...	...	...	...	...	...	...	...	...	...
SMALL TOILET RM.	204-205	...	...	...	...	...	...	...	...	...	...
CLOSET	206	...	...	...	...	...	...	...	...	...	...
VEGETABLE STON.	207
HOUSEHOLD	208
SHOP	209
BATH	210
VEGETABLE PEELING	211
SOILED LINEN	212
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CAN. ROOM	226

Figure 96. Detail from Pioneers' Home Beam and Finish Schedule. Drawing No 11. Source: Original plans by Heath, Gove & Bell, Tacoma Public Library.

⁹ Letter from the superintendent to Mr. William A Hess, May 14, 1935.

were located at the inner corner of the hallways of each wing (*figure 95*). The basement housed kitchen storage space, a transformer room, and boiler room with two oil burning boilers. A laundry room adjoined the boiler room. There was a morgue and rooms for five “untidy patients.” Storage for resident’s possessions was provided in the basement, along with household supplies such as blankets and clothing. A workshop for building maintenance and two large recreation rooms were housed in the south wing of the basement. The north wing of the basement was left unfinished.

Primary load bearing interior walls were poured concrete. All other interior partitions were 2” x 4” wood stud with lath and hard plaster on both sides. Metal lath and plaster was used on all poured concrete walls. The corridors, stairs and landings, dining rooms, ramp, 3rd floor solarium, and auditorium had a 2’ 10” high wainscot made of Keene’s Cement- a hard finish gypsum plaster to which alum has been added and which is chiefly used as a gauging plaster in lime mortar for walls where an unusually tough and durable plaster is required. The wainscot was capped by a dado or chair rail molding made of fir. Tile was used on the walls behind fixtures and in the showers of the wash rooms. Picture molding was installed in the corridors, waiting room, office, commissary, bedrooms, wards, sitting rooms, dining rooms, solarium, nurses’ station, examination room, and doctor’s office (*figure 96*).

¹⁰ “Pioneer Home Taking Form Rapidly,” *The Arrowhead*. August 25, 1934, pg. 4

The floors in the corridors, waiting room, offices, wash rooms, dining rooms, kitchens, ramps, operating room, sterilizing room, and scrub up room were a terrazzo composition of ground marble chips and dark cement matrix. Bordering the floor was a similar composition with a more finely grounded marble mixture with a terrazzo cove base.¹⁰ The floors in bedrooms, wards, nurses’ station, sewing room, anesthetic room, x-ray and dark rooms, examination rooms, and doctor’s office were linoleum with a painted wood base and shoe mold. Ceilings in all finished spaces aside from the basement were hard wall plaster. Basement floors were cement with cement walls (*figure 96*).¹¹

Superintendent’s Home, Nurses’ Quarters, Garage, landscaping and Basement Alterations-1935

A second phase of construction was begun in 1935. Heath, Gove & Bell were once again hired to design housing for the superintendent and nurses, a garage, and landscaping including sidewalks, retaining walls, and streets.¹²

In addition, it was decided due to the high demand for space, to convert the north wing of the basement into living space to care for up to 30 additional patients in three wards. Finishing the north wing of the basement required the installation of four additional three light awning windows and a two stall bathroom (*figure 97*).

¹¹ Pioneers’ Home plans, Beam Schedule & Finish Schedule, Heath, Gove & Bell, Oct 2 1933, Drawing No. 11.

¹² Report of PH Building Commission, unnumbered

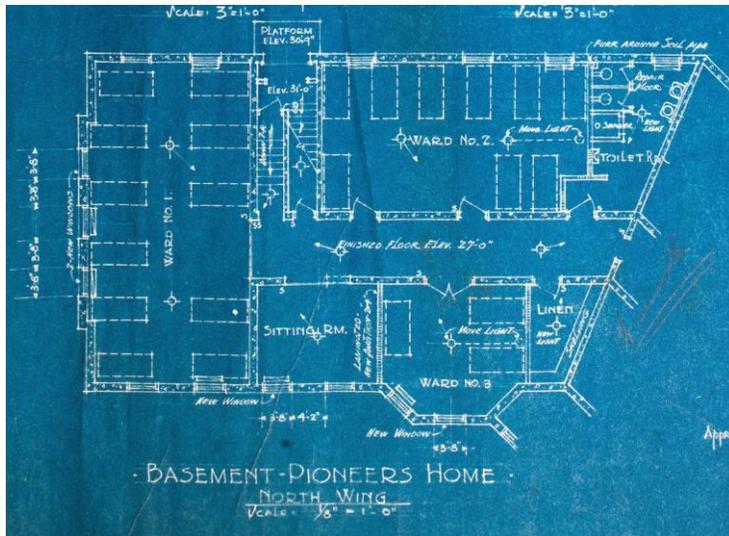


Figure 97. Detail of north wing basement additional work. Source: Plans by Heath, Gove & Bell Alaska State Archives, RG 47, Box VS3030.

Superintendent's Home:

The Superintendent's Home was built with plain concrete footings and reinforced concrete walls with wood joist at first, second, and attic floors. Joists were anchored to the walls with $\frac{1}{2}$ " x $1\frac{1}{2}$ " pin anchors set in the concrete. All joists were bridged with 2" x 4" cross bridging 6' on center.¹³

Sub-flooring was laid under all finished floors of both buildings and the attics. The sub-flooring was 1" x 8" shiplap laid diagonally at 45°, double nailed at all bearings.¹⁴ The sub-flooring under all

¹³ Specifications for superintendent's residence, garage, etc. Heath, Gove & Bell, p. G-41

¹⁴ Ibid p. G-42

flooring on the first floor was covered with one layer of waterproof building paper (possibly Fuller K.S. super-sheathing weighting at least 5 lbs per one hundred sf). The entire second floor received one layer of Cabot's sheathing, single ply, weighing 40 lbs per 250'.¹⁵

The roof was sheathed in the same red vitrified Ludowi-Celadon Company Imperial Interlocking closed shingle roof tile with copper flashing as the Pioneers' Home.

The exterior walls were finished in the same manner as the Pioneers' Home. The inset trim on the porch and entryway was made of artificial stone with a surface composition made of light Santa Cruz high silica sand, with the remainder composed of pea gravel and sand aggregate.¹⁶ Windows were 6-over-9 and 8-over-12 double hung divided light with Pullman Sash balances. All sash and frames were fir.¹⁷

The layout of the 1800 square foot Superintendent's Home (figure 98) included a recessed entry porch with an exterior double nine light French doors providing entry into the porch. Past the main entryway was a hall with a small powder room and the stairway to the second floor. Off the hall was a large living room. The dining room was located behind the living room through an 8-foot cased opening. A full kitchen was located off the dining room.

¹⁵ Ibid p. G-49

¹⁶ Ibid p. G-16

¹⁷ Ibid p. G-46-47

The stairs led to a half landing before turning and continuing on to the second floor hallway. Off this hallway were two bedrooms and a full bathroom. There was a larger master bedroom with a den accessed through double doors. The master bedroom had its own small powder room located off the den directly above the first floor half bath (*figure 98*).

The walls, soffits, and ceilings of the interior of all rooms of the first and second floors were lath and plaster. The inside of all exterior walls of both residences were furred with 2" x 3" - 16 on center and covered with plaster board.¹⁸ Plaster cornices were run around the living rooms and dining room. A smaller plaster cornice was installed in the first floor hallways.¹⁹ Picture molding was placed in the second floor hallway and remaining rooms through-out the building.²⁰

The floors of the first floor vestibule, hallway, living room, and dining room were a clear plain sawn Eastern white oak. The living room floor had a 12" boarder laid in a herring bone pattern. Bedroom floors were an Eastern Maple. All flooring was 13/16" x 2 1/4", machine sanded, and hand finished to a smooth surface before the finish coat was applied.²¹ The flooring in the two powder rooms and one bathroom was 1" white hexagon ceramic tile with 6" glazed cove tile base.²²

The flooring in the kitchen was Linoleum. The drain boards, backsplash, and countertops were made of clear white maple. All

kitchen cabinets were made of clear birch. All cabinet doors were made of a five ply veneer laminated with pine or cedar cores and veneers of clear birch. Lower cabinets had wooden pull out cutting boards. The kitchen had a cool closet. A built-in buffet with leaded glass doors and clear birch cabinets was installed along the rear wall of the dining room (*figure 158*). Each building had laundry rooms. There was a one story laundry room off the kitchen. The laundry room had cupboards, slop sinks, and built in ironing boards.

Nurses' Quarters:

The Nurses' Quarters were built with plain concrete footings and reinforced concrete walls with wood joists at first, second, and attic floors. Joists were anchored to the walls with 1/2" x 1 1/2" pin anchors set in the concrete. All joists were bridged with 2" x 4" cross bridging 6' on center.²³

Sub-flooring was laid under all finished floors of both buildings and the attics. The sub-flooring was 1" x 8" shiplap laid diagonally at 45°, double nailed at all bearings.²⁴ The sub-flooring under all flooring on the first floor was covered with one layer of

¹⁸ Ibid p G-35-36

¹⁹ Ibid p.G-39

²⁰ Ibid p. G-54

²¹ Ibid p. G-48-49

²² Ibid p. G-17

²³ Ibid p. G-41

²⁴ Ibid p. G-42

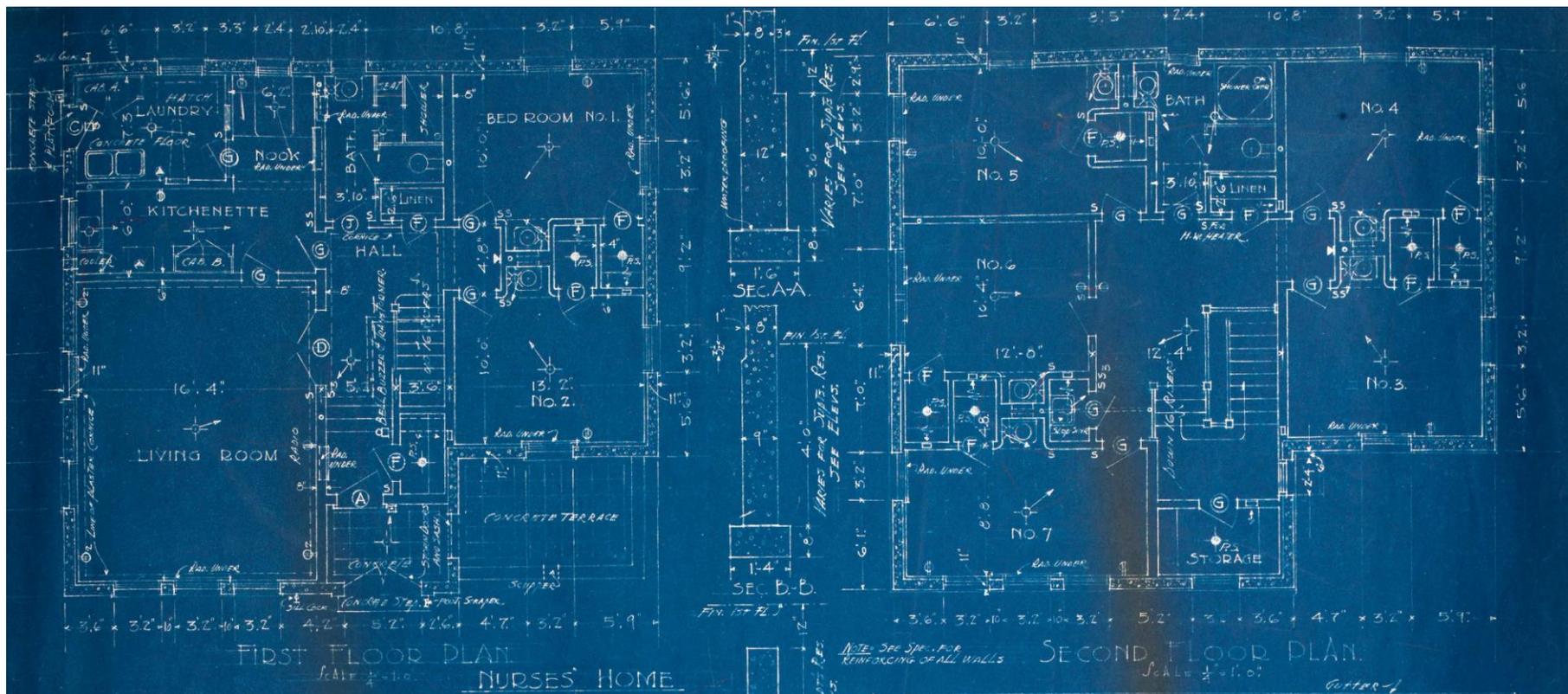


Figure 99. Detail from original blueprints of the Nurses' Quarters floor plan. Source: Plans by Heath, Gove & Bell, Alaska State Archives, RG 47, Box VS3030.

waterproof building paper (possibly Fuller K.S. super-sheathing weighting at least 5 lbs. per one hundred sf). The entire second floor received one layer of Cabot's sheathing, single ply, weighing 40 lbs. per 250'.²⁵

The roof was sheathed in the same red vitrified Ludowi-Celadon Company Imperial Interlocking closed shingle roof tile with copper flashing as the Pioneers' Home.

The exterior walls were finished in the same manner as the Pioneers' Home. In addition, all inset trim on the porch and entryway was made of artificial stone with a surface composition made of light Santa Cruz high silica sand, with the remainder composed of pea gravel and sand aggregate.²⁶ Windows were 6-over-9 and 8-over-12 double hung divided light with Pullman Sash balances. All sash and frames were fir.²⁷

The layout of the 2,040 square foot Nurses' Quarters included a recessed entry porch accessed through paired French door. A single French door provided access to a concrete terrace. Behind the main entry was a small landing with a coat closet. Three stairs led to the central stair hall. Clockwise around the hall was a large living room, a kitchenette with breakfast nook and laundry room, a full bath, and two bedrooms (*figure 99*).

The second floor had five bedrooms as well as a full bath with an oval shower/tub, toilet stall, and sink (*figure 99*). A slop sink closet was located off the stair hall. Each bedroom, on both the first and second floor, had closets and recessed wash basins with built-in

medicine cabinets with white enamel finish, plate glass mirror and glass shelves (*figure 100*).²⁸ Wainscot tile and base was placed on all walls of the bathrooms as well as the back and sides of all inset bedroom wash basins.²⁹

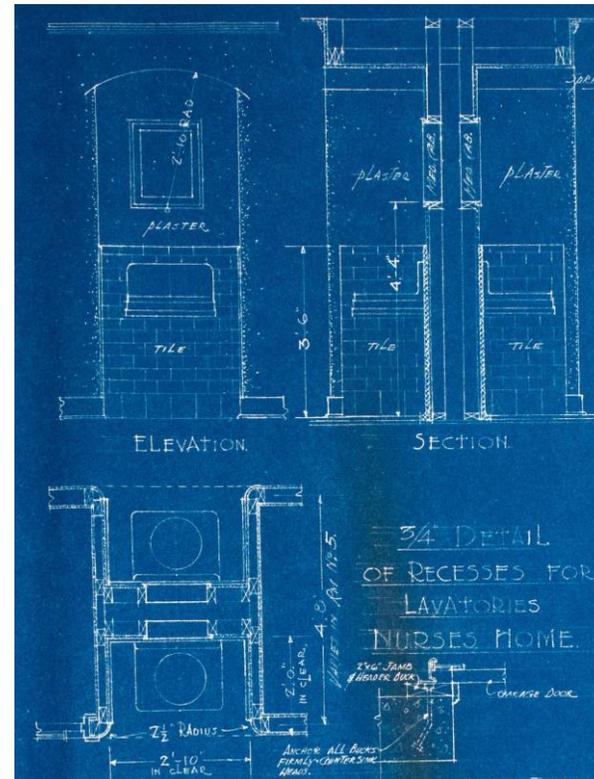


Figure 100. Detail from original blueprints of the recessed wash basins in the Nurses' Quarters. Source: Plans by Heath, Gove & Bell, Alaska State Archives, RG 47, Box VS3030.

²⁵ Ibid p. G-49

²⁶ Ibid p. G-16

²⁷ Ibid p. G-46-47

²⁸ Ibid p. G-28

²⁹ Ibid p. G-18

The walls, soffits, and ceilings of the interior of all rooms on the first and second floors were lath and plaster. The inside of all exterior walls were furred with 2"x 3"- 16 on center and covered with plaster board.³⁰ Plaster cornices were run around the living room. A smaller plaster cornice was installed in the first floor hallway.³¹ Picture molding was placed in the second floor hallway and remaining rooms through-out the building.³²

The floors of the first floor vestibule, hallways, living room were a clear plain sawn Eastern white oak. The living room floor had a 12" boarder laid in a herring bone pattern. Bedroom floors were an Eastern Maple. All flooring was 13/16" x 2 1/4" and was machine sanded and hand finished to a smooth surface before the finish coat was applied.³³ The flooring in the two bathrooms, slop sink room was 1" white hexagon ceramic tile with 6" glazed cove tile base.³⁴

The Nurses' Quarters had a kitchenette in place of a full kitchen. The floors were Linoleum and each kitchen had cool closets. The drain boards, backsplash, and countertops were made of clear white maple. All cabinets were made of clear birch. All cabinet doors were made of a five ply veneer laminated with pine or cedar cores and veneers of clear birch. Lower cabinets had wooden pull out cutting boards. There was a nook with built-in table and benches.³⁵ There was a laundry room off the kitchen that had cupboards, slop sinks, and built-in ironing boards.

³⁰ Ibid p. G-35-36

³¹ Ibid p.G-39

³² Ibid p. G-54

Garage:

In addition to the basement renovations and construction of the Superintendent's Home and Nurses' Quarters, the second phase of construction also included the construction of a garage. While early plans showed the garage located on the foundation of the old hospital building at the corner of Barracks and Lincoln Street, it was instead located north of the rear wing of the Pioneers' Home fronting Barracks Street (*figure 102*). The garage was a 34'1" x 34'1" square single story building with a dual-pitch hipped roof with a copper covered ventilator/copula (*figure 101*).

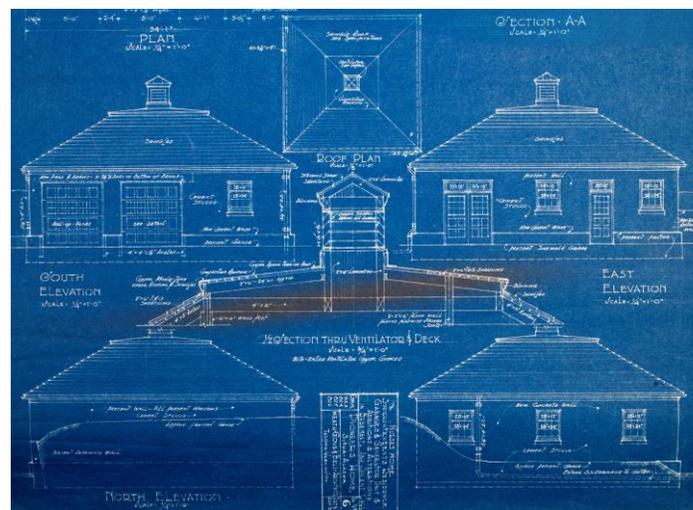


Figure 101. Detail from original blueprints of the Garage. Source: Plans by Heath, Gove & Bell, Alaska State Archives, RG 47, Box VS3030.

³³ Ibid p. G-48-49

³⁴ Ibid p. G-17

³⁵ Ibid p. G-53-54

The garage was constructed of concrete in the same manner as the other buildings with a similar wall finish. The garage had the same vitrified Ludowi-Celadon Company Imperial Interlocking closed shingle roof tile with copper flashing. There was a pair of paneled, roll-up garage doors.³⁶ The doors were five panels wide by four panels high with the second from the top row of panels being five, four light windows.

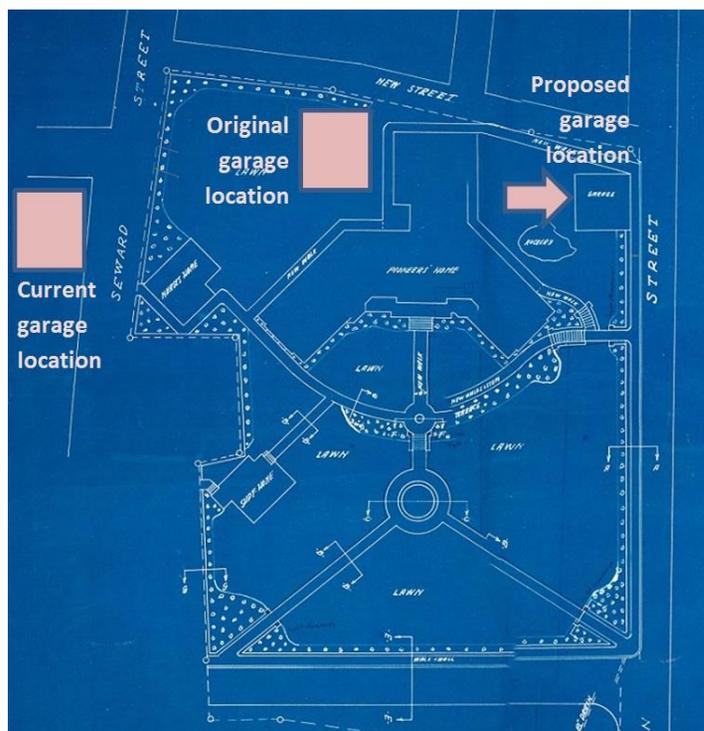


Figure 102. Blueprint showing proposed (and actual) locations of garage, and landscaping. Source: Cropped from undated plans by Heath, Gove & Bell, Alaska State Archives, RG 47, Box VS3030.

³⁶ Ibid p. G-51

The building included two divided garage bays, a generator room, and storage room. Windows were divided light, double hung, three-over-six. There were two entry doors to the generator room, one through a pair of nine light partially-glazed doors and the other through a single nine light partially-glazed door. Each door had a three light transom.

Landscaping:

Landscaping at the Pioneers' Home began after the conclusion of the second phase of construction in 1935. The project included the removal of 50 cubic yards of rock from the site of the former hospital on the south side of the Pioneer's Home, the installation of decorative lighting, and the construction of stone retaining walls, sidewalks, staircases, and fountain (*figure 103*). Additional work included seeding and fertilizing the lawn and planting decorative shrubs purchased for the Home.³⁷

³⁷ C.W. Hufeisen, letter to R.A. Gridley, May 21, 1935, Alaska State Archives, RG 47, Box 3030

Attic Upgrades

While additional ward space was provided in the renovation of the basement of the north wing, it appears that there was still a need for additional bed space. In a letter from William A. Hesse, Chairman, Pioneers' Home Building Commission, to Superintendent Eiler Hansen, on May 20, 1935, Hesse notes the need to "fix up the central part of the attic for the men who may be robust enough to climb a flight of stairs."³⁸ The January 1, 1935 to December 31, 1936 Biennial Report of the Superintendent notes that "on account of the congested condition of hospital and lower floors the attic was being made habitable for an estimated cost of \$3500."

Early maintenance issues

As early as January, 1943 the Pioneers' Home was experiencing leaking issues in the concrete marquee over the front porch. Superintendent Hansen requested information from Flexrock Company on their product Flextite to address issues of direct leaks associated with hydrostatic pressure and water seepage.³⁹ It is unknown if this product was used to address the issue.

The 1940's also saw the first damage to the terrazzo floors. In December, 1944 Superintendent Hansen requested information

³⁸ Letter from William A. Hesse to Mr. Eiler Hansen, Supt. Pioneer Home, May 20, 1935.

³⁹ Letter from R. C. Conangla Flexrock Company to Mr. Eiler Hansen, Supt. Jan. 8 1943.

from the Vernon Scott Company in Seattle on the treatment of terrazzo floors, specifically the sealing of cracks.⁴⁰

1950's- Women's Wing construction

By 1949 the Pioneers' Home began accepting a few women, whom they housed in a recently purchased former church adjacent to the Pioneers' Home grounds. In less than a year it was determined that this arrangement was not adequate and a campaign was begun to build a new women's wing to the Pioneers' Home. In 1953, the 23rd Territorial Legislature appropriated \$400,000 for construction of a women's wing addition to the Pioneers' Home.⁴¹ Juneau Architect Linn Forrest drew up plans and specifications for the new wing in August of that year.

Prior to the new wing being constructed the garage was moved from its location on Barrack Street to the corner Marine and Seward streets. The garage removal project was awarded to Cole & Paddock.⁴²

The women's wing was constructed in 1956. JB Warrack (son of the original General Contractor) was awarded the construction contract. Once completed, the wing included living quarters for 80 women. Rooms were arranged as one- and two-bedroom suites with shared bathrooms. In addition to living quarters, the wing

⁴⁰ Letter from Superintendent Eiler Hanson to the Vernon Scott Company December 16, 1944.

⁴¹ Letter from Supt. Leslie Yaw to William Strand, Director of the Office of Territories, July 2, 1954, archives "AK Public Works."

⁴² *Daily Sitka Sentinel & Arrowhead Press*, Tuesday, August 24, 1954, p. 2

included an employee lounge on the second floor, hospital space on the third floor with room for 23 hospital beds, and residents' lounges on each floor.⁴³

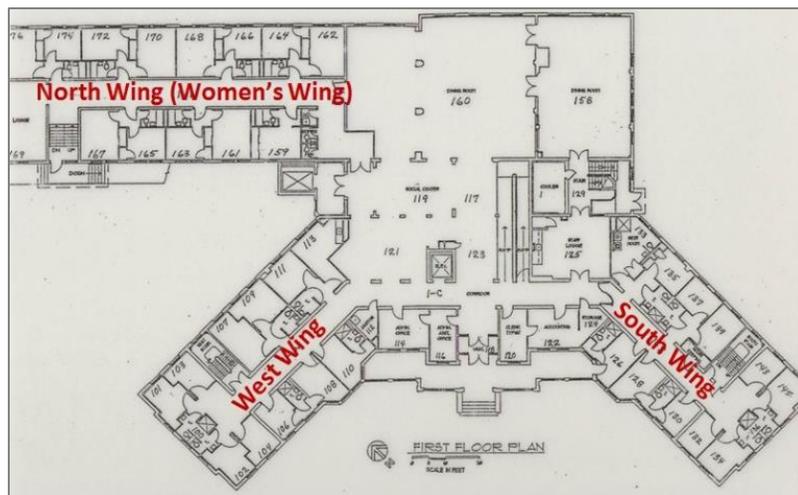


Figure 104. New wing designations. Source: Modified from current Pioneer's Home floor plans, on file at Sitka Pioneer's Home.

Specifications called for alterations to the existing Pioneer's Home including upgrading the heating system, enlarging the laundry room, and creating an employee dining room.⁴⁴ Additionally, the main dining room was expanded into the new wing. The new dining room was large enough to accommodate approximately 190 guests.⁴⁵

⁴³ Linn Forrest, *Alterations & Additions to the Pioneer's Home*, Sitka, Alaska, [Juneau, 1953], p. 1; Letter Leslie Yaw to C.A. Deckert, Simmons Company, April 13, 1956.

⁴⁴ *Ibid* p. 1.



Figure 105. Rear view of the women's (north) wing. Photo by Molly Conley, 2013.

The new wing was constructed similarly to the original building with exterior walls, floor and roof slabs, and stairways of reinforced concrete. Exterior concrete received "dash" coats to gain the same texture as the original building. The roofing tile was made to match the existing roof tile.

Interior walls were plaster on metal lath over metal studs. Ceilings were hard wall plaster. All corridor floors were terrazzo in a color and pattern to match the original floors. All other floors were sheet vinyl.⁴⁶

⁴⁵ Letter from Leslie Yaw, Superintendent to Mr. C. A. Deckert, Simmons Company, April 13, 1956.

⁴⁶ Linn Forrest, *Alterations & Additions to the Pioneer's Home*, Sitka, Alaska, [Juneau, 1953], p. 2-3.

1970's work

By the 1970's the original portion of the Pioneers' Home was in need of updating to bring it up to the quality standards of homes of its type. The building fell short of standards suggested for Nursing Homes prepared by Steinle and Associates, Management Consultants.⁴⁷ In 1971, all three floors of the south wing and center section of the Pioneers' Home were renovated. Even after this remodel additional deficiencies were found in the remodeled area that had to be addressed in the next phase of renovation work.

In 1973 Linn A. Forrest Architects was hired to design plans for additional upgrades to the Home. Major issues that were addressed in the early 1970's renovations included: updating the ventilation system; widening doorways from 40" to 44" to meet new regulations; inadequate lighting was updated; new insulated glass windows and screens were installed; all mechanical systems were updated, as well as electrical and plumbing; rooms were rebuilt to regulation size. New regulations stated that "rooms extending below ground level should not be used for patients" which meant those areas of the north wing basement renovated in 1935 to house up to thirty patients had to be renovated for new uses.

⁴⁷ State Memorandum from Frank C. Sisson, Administrative Assistant, Sitka Pioneer Home to Tom O'Donnell, Division of Administrative Services, Nov. 4, 1971, Subject: Remodeling Deficiencies.

⁴⁸ State of Alaska Department of Public Works Division of Buildings Weekly Construction Report No. 2 for week ending 5/29/1971 for Sitka Pioneers' Home Remodeling.

Both renovation phases called for the demolition of a majority of non-load bearing walls and all mechanical and electrical work. Issues emerged when walls were removed causing uneven spots in the floors. This occurred because the original walls had been erected on rough concrete slab, and finish concrete for floor tile, or terrazzo was poured in each room after the walls were installed.⁴⁸ The depressions in the concrete floor were rough patched with concrete grout prior to the installation of steel framing for new partitions.⁴⁹ The steel framing was covered with gypsum board. The terrazzo floor remained in the corridors but required patching where thresholds were changed and doorways removed. Vinyl flooring was installed in the new quarters and bathrooms.

Linn A. Forrest's 1973 plans called for the replacement of the windows on the primary elevation with Pella double glazed double hung windows. The middle windows on the gable ends of each wing of the original building were removed, framed, furred in and covered in stucco to make room for interior bathrooms in the areas that were once open wards.

During the 1973 renovation the first floor rooms and exterior walls around the interior court yard were removed to make way for a new social center off the hallway to the dining room (*figure 106*).

⁴⁹ State of Alaska Department of Public Works Division of Buildings Weekly Construction Report No. 5 for week ending 6/15/1971 for Sitka Pioneers' Home Remodeling.



Figure 106. View of social center, added in 1973. Photo by Molly Conley, 2013.

During the South Wing renovation, it was discovered that a large area of the concrete floor in the basement meeting Room No. 30 had settled, which created a depression of up to 3" at the center of the room. Upon inspection it was found that the slab in Room No. 30 was a floating type, with no tie to the foundation walls and contained no steel reinforcement. Holes were dug to test the fill under the slab. The fill was found to be dry, with no evidence of broken pipe or other water source as the cause of settlement of the fill material. The fill consisted of a 6" layer of beach gravel over a dirt material appearing to be muskeg. Chunks of wood, including a partial tree stump, were found in the fill. The fill showed no evidence of being compacted prior to the slab being

⁵⁰ State of Alaska Department of Public Works Division of Buildings Weekly Construction Report No. 7 for week ending 7/2/1971 for Sitka Pioneers' Home Remodeling.

poured. The original slab was removed from the room and 16 cubic yards of compacted fill were used prior to a new 4" reinforced concrete slab was poured.⁵⁰

The project included updating of all plumbing, heating and electrical work in Nurses' Quarters and Superintendent's Home as well as the replacement of the kitchen sink and countertop in the Superintendent's Home and repair of broken tiles on Superintendent's Home roof.⁵¹

1988 North Wing Remodel

In 1988 Minch Ritter Forest Architects were hired to draw up plans to remodel the 1956 Women's Wing addition, now known as the North Wing, including the design for a new elevator to be located off the corridor leading from the original Pioneers' Home to the North Wing addition.

Additional work during this remodel included the reconfiguration of patient rooms. Wall partitions were removed between rooms. New interior partitions consisted of 3 5/8" metal studs with sound attenuation blankets, veneer plaster over 5/8" GWBX each side, and acoustical sealant around perimeter. Metal handrails installed throughout the Home in the 1970's renovation were replaced with wood hand rails.

⁵¹ State of Alaska Department of Public Works Division of Buildings Weekly Construction Report No. 14 for week ending 8/28/1971 for Sitka Pioneers' Home Remodeling.

The wood double hung six-over-one windows of the North Wing were replaced with Pella clad double hung traditional windows of a one-over-one configuration. The dimensions of the windows were altered causing the existing sill to be altered. The existing concrete sill was roughened and an applied exterior finish system was installed to increase the sill angle. This system was anchored with 3/8" galvanized anchor bolts spaced evenly. Three large windows of the dining room were replaced as well.

2000 Rehabilitations

Exterior rehabilitation work occurred between 2000 and 2002. MRV Architect was the lead architectural firm. Work included replacing the flat roof over the kitchen, the skylight in the former atrium, clay roof tiles, and damaged wooden windows on the enclosed porch. Additional work included exterior lead paint abatement, concrete repairs, gutter and downspout replacement, exterior painting, and canopy replacement. New building entry canopies on the Superintendents' Home, both the primary entry and the rear entry, as well as the west stairwell entrance on North (women's) wing of the Pioneers' Home were installed as part of the painting contract.

In 2001, the roofing membrane system above the front porch was replaced. The porch roof repairs included the installation of "retrofit" type drains, new single-ply roofing membrane, and rubber pavers. Repairs to the façade of the entrance porch

⁵² Memo # 02 from Corey Wall, MRV Architects Attn: Neil Atkinson, Project: Pioneer Home sent March 15, 2000.

included replacement of the ornamental finials, and the replacement of the wood windows with Pella "Architect Series" windows with integral light technology with interior and exterior muntin bars permanently adhered to single sheets of insulated glass. A non-glare insulating spacer is adhered between the sheets to give an appearance of true divided light while maintaining the thermal quality of modern windows.⁵²

The tile roof replacement included the Pioneers' Home, Nurses' Quarters, and Superintendent's Home. The tiles were custom made to replicate the original red vitrified Ludowici-Celadon Company Imperial Interlocking closed shingle roof tile. The roof of the garage was rebuilt in almost the identical configuration of the original roof only standing seam metal was used in place of the roof tiles. The garage cupola was removed, repaired and reinstalled over the rehabilitated roof.⁵³ New copper flashing, gutters and downspouts were installed on the main building.

2016 Porch Rehabilitation

In 2014, a limited condition survey was performed on the Pioneers' Home by Wiss, Janney, Elstner Associates, Inc. (WJE) to measure the existing physical condition of the concrete façade. They noted that the bond between finish coating and structural surface appears to be failing, and in places where water can get in corrosion of reinforcing is causing more significant detachment of concrete materials. The porch ceiling has large visible cracks with

⁵³ Memo # 02 from Corey Wall, MRV Architects Attn: Neil Atkinson, Project: Pioneer Home sent March 15, 2000.

stalactites of calcium forming where water has slowed through the system. The addition of a membrane roof in the early 2000s has check the water infiltration at the ceiling, however the surrounding parapet wall itself has been compromised, exhibiting large cracks and “lifting portions of concrete.

In response to the findings of the survey, work was begun in July, 2016 to repair the front entry portico and roof, where the water infiltrated the concrete parge coat and deteriorated both the finishes and the structural concrete. The non-historic vinyl windows were removed, the surround concrete repaired, followed by an all-acrylic paint coating. The windows were then replaced in a profile similar to the originals. The sheet membrane roofing was removed and a new applied membrane roof installed after the concrete roof deck was repaired.

PART III: CONDITION EVALUATIONS WITH RECOMMENDATIONS



Figure 107. View of primary elevation of Pioneers' Home from Totem.

Summary/Methodology

The intent of this Condition Assessment is to provide a comprehensive narrative on the elements, features, and spaces of the Pioneers' Home. The narrative for each is broken down into three main components: (1) **Description**, (2) **Condition Evaluation**, and (3) **Recommendations**.

The **Description** narrative will indicate whether the element, feature, or space is original, historic or non-historic, and describe what it is, what it looks like, the materials from which it is made,

and the methods used in its construction. This serves the purpose of documenting the element, feature, or space as it exists now.

The **Description** narrative discusses each element, feature, or space's significance, its relationship to the age of the structure, and how its significance relates to the integrity of the resource overall. It is important to remember that all elements, features, and spaces of a structure impact the resource's historic integrity either by contributing to it or detracting from it.

The **Condition Evaluation** will assess the condition of each element, feature, or space.

An element, feature, or space is in *good condition* when it meets the following criteria:

1. *It is intact, structurally sound, and performing its intended purpose.*
2. *Few or no cosmetic imperfections.*
3. *It needs no repair or only minor or routine maintenance.*

An element, feature, or space is in *fair condition* when one or more of the following are evident:

1. *Early signs of wear, failure, or deterioration, although the element or feature is generally structurally sound and performing its intended purpose.*
2. *Failure of a sub-component of the element, or feature.*
3. *Replacement of up to 25% of the element or feature is required.*
4. *Replacement of a defective sub-component of the element or feature is required.*

An element, feature, or space is in *poor condition* when the following is evident:

1. *It is no longer performing its intended purpose.*
2. *It is missing.*
3. *It shows signs of imminent failure or breakdown.*
4. *Deterioration/damage affects more than 25% of the feature/ element and cannot be adjusted or repaired.*
5. *It requires major repair or replacement.*

The **Recommendations** narrative will be based on (1) the evaluation of existing conditions and (2) the significance or importance of the building and its associated features and elements. Recommended treatments will comply with, and specifically address, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. (**Appendix D**)

For this report, the building has been divided into four sections: the primary block, south wing, west wing, and the north wing. The kitchen and dining spaces are included as part of the primary block.

The majority of the recommendations provided in this document will focus on general maintenance of the buildings and grounds. Historic building materials are frequently of better, more lasting quality than many contemporary materials. Often due to continually rising labor costs, they are neglected and abused which often accelerates their natural rate of attrition or decay. A lack of maintenance can result in (1) material failure through neglect (e.g. less frequent surface cleaning resulting in the build-up of moisture-holding soil resulting in the development of destructive fungi), or (2) material failure through abuse caused by the use of physically or

chemically-destructive maintenance procedures which are not sensitive to older materials. For a building of recognized historic significance like the Pioneers' Home, it is necessary to develop a sensitive program of building maintenance to prevent this systematic abuse.

There are items that go beyond general maintenance recommendations, such as the continued water damage to the front porch. Repair recommendations for this were beyond the scope and knowledge of those developing this report and it is suggested that the Limited Concrete Façade Condition Survey in **Appendix C** developed by WJE Engineer Architects Material Scientists be used as a baseline to determine appropriate treatments needed to mitigate the ongoing front porch maintenance issues.

As the mechanical systems and electrical work are all recently updated and no longer contribute to the historic character of the building, they will not be discussed in any depth in this condition assessment aside from how any future changes to the systems may adversely affect the historic character of the building.

Section I: Pioneers' Home Architectural Description

Designed by Heath, Gove and Bell of Tacoma, Washington in 1934, the Pioneers' Home campus is bounded by Katlian Avenue on the west, Lincoln Street on the south, Barracks Street on the east, and Seward Street on the north in Sitka, Alaska. This area is composed of approximately 2.43 acres. The Home is situated on the east end of the campus and occupies nearly half the lot with a total of 69,479 square feet.

The Home is a three-and-half story with a raised basement. It is the architect's interpretation of a mixture of styles popular in the 1930s, including elements of the Italian Renaissance and Spanish Eclectic styles. The original 1934 building is an open U-plan with a rear wing for the kitchen and dining spaces. In 1956, a women's wing (now known as the North Wing) designed by Juneau architect Linn Forest was added. The addition projects north out of the dining room and was designed to blend with the architectural style of the original building.

The Home is constructed with poured concrete with a rusticated first story and a smooth finish above. The concrete is covered with a stucco finish and painted a shade of cream.

The Home is capped with a moderately pitched cross hipped with projecting front gable roof. It is sheathed in English Shingle interlocking clay roofing tile in the classic terra cotta red. The roof is interrupted by two hipped roofed dormers on the primary façade and two on the rear façade as well as two cupolas, and two hipped roofed three sided full height bays. Copper is used for all roof

flashing, gutters, and downspouts. A corbelled cornice accents the slight eave overhang.

The primary façade faces west toward the Home's expansive front lawn and Totem Square and is symmetrical with the center gabled primary block of the building acting as the anchor for the south and west wings. The primary block of the building acts as the focal point of the Home.



Figure 108. View of primary block and sun porch of Pioneer's Home.

The dominant feature of the primary block is the enclosed porch which runs the length of the first story and acts as the formal entrance to the Home (*figure 108*). Aside from the framed entryway, the porch is enclosed with double hung six-over-nine windows. The date of construction, 1934, and the name of the building, *The Pioneers Home*, is inscribed in the marquee over the entrance to the porch. Pilaster-strips capped by finials frame the

entrance. The roof of the porch is flat and set behind a parapet. A cast iron railing runs along the length of the parapet.

The primary entrance to the Home is recessed in the sun porch and includes paired fully glazed eight light wood doors flanked by eight light sidelights. A ten light transom completes the door surround.

The Home has a symmetrical fenestration pattern which is repeated on every floor. The location and rhythm of the fenestration helps define the building's character. The current windows are one-over-one double hung dark grey aluminum clad wood windows set back into the concrete walls with a simple concrete sill.

There are various decorative elements applied to the primary block, south, and west wings of the Pioneers' Home. These decorative elements were not included on the 1956 north wing addition. Under the centered gable of the primary block, applied elements include simplified cast concrete fleur-de-lis located within blind arches located over the three attic level windows. Rectangular panels with rosettes and simplified Celtic tracery can be found both between the central three second and third floor windows and the third floor and attic windows. Above the windows of the enclosed porch on the primary façade are six cast concrete wheel-headed or Celtic cross emblems enclosed within squares. The same decorative elements can be found on the gable ends of the west and south wings (*figure 109*). These applied elements include the cast concrete fleur-de-lis located within blind arches over the third floor windows and rectangular panels with rosettes and simplified Celtic tracery between the second and third floor windows.



Figure 109. Detail of the Pioneers' Home decorative elements.

Additionally, rectangular panels can be found over the third story window in the full height bay windows on the west and south wing primary facades. These rectangular panels include rosettes with slightly more complex Celtic tracery.

There are three additional buildings that are part of the Pioneers' Home complex. These buildings were completed in 1935, during the second phase of construction. Designed by Heath, Gove and Bell, the buildings were built as housing for the Home's superintendent and nurses and as a garage. These buildings will be described in more detail later in this report.

Section II: Pioneers' Home Site and Exterior Condition Assessment

Site

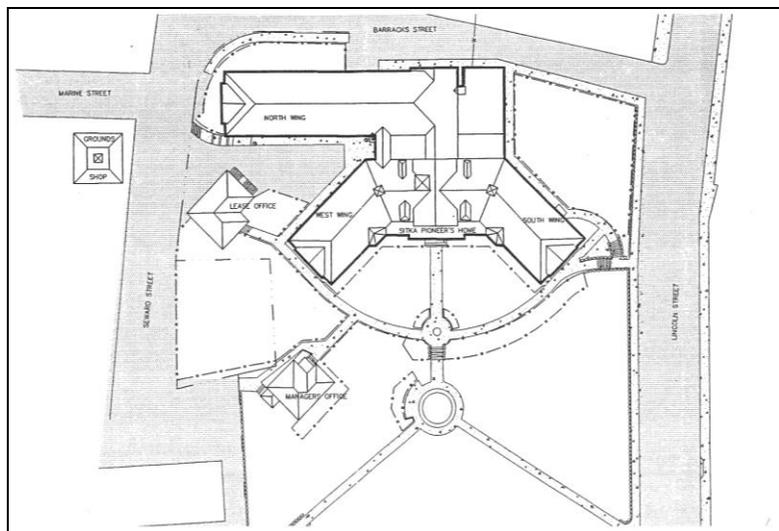


Figure 110. Pioneers' Home site plan.

Description

The Pioneers' Home campus is bound by Katlian Avenue on the west, Lincoln Street on the south, Barracks Street on the east, and Seward Street on the north (figure 110). The site is approximately 2.43 acres. Bordering the site on the south and west, along the Lincoln Street and Katlian Avenue sidewalks, is a 2'4" high rock faced wall with a 16" concrete cap and backing. Landscape fill is up to the height of approximately 2' along the interior of the walls. A hedge of "Sitka Rose" is planted along the inside border of the stone

wall at present. Over the years' various types of plants have been planted along the inside of the stonewall.

Along the east end of the north side of the property is another stone wall which runs from Katlian Avenue east, ending just before the rear of the Superintendent's Home. The wall's concrete cap no longer remains.



Figure 111. View of sidewalk access from northwest corner of the site.

There are multiple access points to the site along the perimeter. The two primary entrances are at the north and south corners along Katlian Avenue (figure 111). An additional entry point is halfway along the wall along Lincoln Street just of the south wing of the Home. The stone walls at the corners of each entrance turn in and follow the sidewalk into the site approximately 10-12'. At the end of each stone wall are 9' tall cast iron light standards.

The sidewalks travel diagonally across the lawn until they meet at The Prospector statue. The Prospector, a 13 ½ foot bronze statue, stands on a circular base of native rock surrounded by another 2' stone faced wall with a 4" by 16" concrete cap and backing. The statue is surrounded by poured concrete sidewalk. On the north side of the statue facing south are two park benches backed by a green chain link fence (the chain link portion has been removed) and a small flower bed.



Figure 112. View of steps leading to the upper lawn of the Pioneers' Home.

A sidewalk continues east from the statue in the direction of the Pioneers' Home. Eight steps, flanked by stone walls, lead up the terrace to the upper lawn of the Pioneers' Home (figure 112). Two 9' tall cast iron light standards are at the top of the stone walls. Along the terrace on either side of the stairways are flower beds, with the flower bed to the south of the stairs reaching all the way to Lincoln Street and the Lincoln Street entrance.

At the top of the stairs, there is a tall flag pole and four non-permanent benches. Here the sidewalk splits in three directions, curving to the north and south around the sides of the Home and to the east in the towards of the main entrance. Flower beds line the sidewalk to the entrance of the building and a green chain link fence runs along the west side of the north and south running sidewalks. The flower beds are continued along the foundation of the primary façade of the building.

Set in the lower lawn just to the west of the Pioneers' Home is the Superintendent's Home. Access to the house is from the upper level walkway. Just off the north corner of the main body of the Home is the Nurses' Quarters. Between the Superintendent's Home and Nurses' Quarters is a rock outcropping and garden, concrete playground area, and a greenhouse.

The northeast corner of the site has utility entrances and staff parking and no landscaping features aside from a small lawn to the north of the north wing of the building. The east end of the site also is reserved for staff parking with a small green space. The dining room wing of the Home extends all the way to the sidewalk and Barracks Street.

In the southeast corner of the lot is another small garden area with flower beds and a Rockery (figure 113). This corner has the most shade of the entire site with number of mature trees. There is also a small vegetable garden located here. Benches are provided as well as yard art and decorative elements. A sidewalk runs between the building and the garden exiting onto Barracks Street.



Figure 113. View of Rockery and garden at southeast corner of Pioneers' Home.

The significant site features integral to the integrity of the resource as a whole are:

- Stone walls
- Circulation patterns
- Site lines from entry points and walkways
- View of water
- Expansive lawns
- The Prospector statue
- Cast iron light standards
- Garden at southeast corner

Condition Evaluation

In general, the grounds of the Pioneer Home are in good condition. The landscaping and lawns are meticulously maintained. Walkways are in good repair with no significant changes in height that might impede smooth travel, especially for those with limited mobility.

The Prospector:



Figure 114. The Prospector statue.

The Prospector statue is in good to fair condition (*figure 114*). The statue is beginning to show signs of oxidization. Trash was found accumulating in the rock base of the statue, consisting of cigarette butts and empty plastic bottles. Biological growth was found on the loose stones around the base of the statue.

Cast iron light standards:



Figure 115. Detail of broken access panel of cast iron light standard, note damaged concrete base.

The cast iron light standards are in fair condition. There are signs along the bases of most of the light standards of oxidation, or rusting, along with failing paint. A light standard at the top of the stairs to the terrace level has a broken access panel (*figure 115*). This broken panel allows water to infiltrate the base of the standard which has in turn caused the concrete cap of the stone wall beneath it to deteriorate to the point of complete degradation. People have used the location to deposit cigarette butts.

Biological growth was observed on a number of the glass light globes.

Stone wall:



Figure 116. Stone perimeter wall along Katlian Street sidewalk.

The stone perimeter wall is in fair to poor condition. It shows signs of mortar degradation, significant in some locations. Heavy deposits of calcite from deteriorating concrete can be found on the stone face in many locations along the wall (*figure 117*).

There is severe damage in a number of locations to the concrete cap of the wall from water infiltration which has caused the rebar to corrode and expand, cracking and in some places causing the concrete to shatter and spall (*figure 118-120*).



Figure 117. Heavy deposits of calcite along stone wall.



Figure 118. Spalling concrete cap of stone wall at stairway to upper lawn.

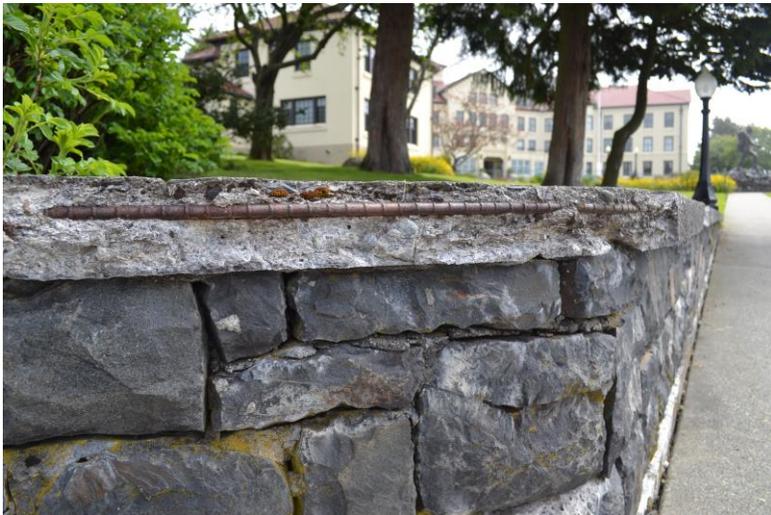


Figure 119. Damage to concrete cap of stone wall caused by corroded rebar.



Figure 120. Detail of damaged concrete cap and exposed rebar at Lincoln Street side entry point.

Biological growth was observed on much of the concrete cap. This moss-like growth increase the water infiltration into the concrete accelerating its degradation.

Recommendations

The following recommendations meet the *Secretary of the Interior's Standards for Rehabilitation* by calling for the retention and preservation of site features important to the overall historic character of the site. The retention of the historic relationship between the buildings, landscape features, and open space is strongly recommended.

The Prospector:



Figure 121. Detail of *The Prospector* statue showing early signs of oxidation under the hat brim.

It is recommended that a cleaning and waxing schedule be developed for *The Prospector*. Ideally, cleaning and waxing

treatments should happen 3-4 times a year. The best cleaner for bronze sculptures is plain soap and water. Avoid soaps with scents or other additives that might have unknown consequences.

Add enough soap to a bucket of water that it has some bubbles floating on top. Do not use too much soap as it could leave a soap residue that will require more rinsing later. Dampen a clean rag in the soapy water and wipe down the sculpture. Use a soft toothbrush to clean nooks and crannies or bird droppings.

Once the sculpture is clean, wipe down the sculpture with clean water to remove the soap residue. Again, use the toothbrush with clear water to clean hard to reach areas. Use a hose to make sure the soap is completely removed. Next, allow the sculpture to dry completely. This is very important because the next step is to re-wax the sculpture without trapping moisture under the wax coating.

Once the sculpture is completely dry, begin waxing. It is recommended a plain, clear, paste wax be used. Avoid automotive waxes as they contain other cleaners that could be harmful to bronze. To apply, use a soft rag or an unused paintbrush to get into nooks and crannies. Apply a light coat and allow it to dry. Most waxes dry within 20 minutes. Then buff the sculpture using a soft cloth or clean shoe brush. A second coat is recommended.

Light standards:

It is recommended within the next five years that the cast iron light standards be treated to prevent additional oxidation which could lead to the corrosion of the iron (*figure 122*). All rust, loose, flaking, and deteriorated paint should be removed from the iron, as well as dirt, water-soluble salts, oil, and grease. A maintenance program is the key to the long term preservation of architectural cast iron.

The NPS recommends two techniques for removing paint and corrosion from cast iron light standards:

Hand scraping, chipping, and wire brushing is the least expensive method of removing paint and light rust from cast iron; however, this does not remove corrosion or paint as effectively as other methods.



Figure 122. Detail of oxidation, or rusting, at base of cast iron light standard.

Low-pressure grit blasting (commonly called abrasive cleaning or sandblasting) is often the most effective approach to removing paint build-up and corrosion. It is fast, thorough, and economical. The aggregate can be iron slag or sand; copper slag should be avoided. Some sharpness in the aggregate is beneficial as it will result in better paint adhesion. The use of very sharp or hard aggregate and excessively high pressure (over 100 psi) should be avoided. The stone and concrete around the standards should be

protected during all work to prevent damage. Prime all cleaned ironwork immediately (same day) after cleaning and paint removal.

Once the surface is prepared, a protective coating of paint should be applied. Latex and other water-based paints should be avoided for primer as they will cause immediate oxidation if applied to bare metal. Paint should be applied by brushing which is the traditional way paint was applied to cast iron.

Where the cast iron has been broken on the base of the light standard it is recommended that the access panel should be recast to prevent continued water infiltration. All cracks found in cast iron should be sealed to prevent water entry. Filler compounds containing iron particles in an epoxy resin binder can be used to patch superficial, non-structural cracks. Polyester-based putties, such as those used on auto bodies, are also acceptable fillers for small cracks and holes.

A maintenance program is the key to the long term preservation of architectural cast iron. The primary purpose of the maintenance program is to control corrosion. As soon as rusting is noted it should be removed and the protective coating of the iron renewed in the affected area using the methods discussed above.

Biological growth on the light globes should be cleaned and plant material removed to prevent water infiltration to the light standards and mitigate the development of rust and corrosion.

For more information on the maintenance and repair of architectural cast iron see National Park Service Preservation Brief 27 in **Appendix E**.

Stone wall:

Where spalling, all loose, deteriorated concrete should be removed prior to installing compatible patch that dovetails into existing sound concrete. Once the deteriorated concrete has been removed, rust on any exposed rebar should be removed with a wire brush. An epoxy coating should be applied immediately over the cleaned rebar to prevent further corrosion. Proper preparation of the substrate will ensure a good bond between the patch and the existing concrete. The contact area should be roughened with a hammer and chisel to ensure a strong bond. Contact between the patch and the existing concrete can be enhanced through the use of anchors, preferably stainless-steel hooked pins, placed in holes drilled into the concrete and secured in place with epoxy.

Use hand tools to remove loose mortar in areas along the stone wall with damaged or missing mortar. Never use power tools to remove mortar. The mortar used should always be softer (having a lower compressive strength) than the surrounding stone. Portland cement should be avoided in repointing historic masonry. Portland cement is very hard, has a tendency to shrink after setting, and is subject to larger thermal movements.

Removal of the biological growth on the concrete caps should be through gentle cleaning to help stave off unwanted water penetration (*figure 123*). It is recommended that washing be undertaken with lower or medium pressure water. Start with a very low psi (100 or below) and progress as needed to a slightly higher pressure (generally no higher than 300-400 psi). You can gently scrub areas with a natural or synthetic bristle brush but never with metal. This should be done whenever needed.



Figure 123. Detail of biological growth along concrete cap of stone wall.

Foundation

Description

The foundation of the Pioneers' Home is poured concrete. There is a daylight basement under the entire footprint of the building.

Condition Evaluation

The foundation was visually inspected and found to be in good condition. The only area of concern is under the front porch where water damage was observed on the ceiling and walls in the basement rooms located under it. While no structural damage to

the foundation was observed, this water infiltration could be causing unseen damage.

Recommendations

Ensure that continued proper drainage is achieved around the perimeter of the building. Landscaping (namely trees and large shrubs) should be kept 5'-10' from the building foundation. Further inspection of the foundation under the porch may be warranted to ensure the concrete has not been compromised by the water infiltration.

Structural System

Description

The building is poured concrete construction with concrete slab floors. Aside from load-bearing interior walls, which are poured concrete, interior partitions are steel framing covered with gypsum board. The roof framing is a hipped all-common rafter system constructed with 2" x 8" rafters.

Condition Evaluation

The parts of the building's structural system that could be visually inspected were found to be in good condition. The majority of non-load bearing walls have been altered multiple times since the original construction of the Home.

Recommendations

There are no recommendations aside from continued general maintenance of the structural system and monitoring for any changes.

Exterior Walls

Description

The exterior concrete walls of the Pioneers' Home have a dash coat, which was plastered and dashed again. The first exterior coat consisted of a light dash coat. The second coat was a scratch and brown coat 5/8" thick made by going over the surface twice. Each coat is made of Portland cement mixed with two parts of sand and Anti-hydro.

From the footings to the first floor (exposed basement level), the brown coat is covered by a dash coat of cement and sand mortar. From the first floor to the roof wall junction, the coating consists of a dash coat of Santa Cruz Silica Cement, mixed with two parts sand and the same Anti-hydro.¹

The finish on each floor is treated differently. The basement level has a rough finish, on the first floor the concrete has been treated to look like coursed masonry, or a wall of horizontal layers of stone, and above the belt course on the second and third floors the wall finish is smooth.

¹ Specs for superintendents residence, garage, etc...G-33-35

Decorative elements are applied on the gable ends of the west and south wings, and on the gabled primary block façade. These include cast concrete fleur-de-lis located within implied arches over the third floor windows and rectangular panels with rosettes and simplified Celtic tracery between the second and third floor windows. The same decorations can be found in the front facing gable roofed primary block. In this location the fleur-de-lis implied arches are found over the three attic level windows and the rectangular panels can be found both between central three second and third floor windows and the third floor and attic windows. Above the windows of the enclosed porch on the primary façade are cast concrete wheel-headed or Celtic cross emblems enclosed within a square (figure 124).



Figure 124. Detail of cast concrete wheel-headed or Celtic cross emblems enclosed within a square found on front entry porch.

Additional rectangular panels can be found over the third-story bay window on the west and south wing facades. These rectangular panels include rosettes with slightly more complex Celtic tracery. These decorative elements are only on the original 1934 building and are not on the north wing addition. A corbel-course runs along the length of the roof line including the gable ends.



Figure 125. Detail of marquee over primary entrance to the Pioneers' Home.

A sun porch runs the length of the façade of the Home's primary block. The sun porch is at the level of the first floor with the basement and foundation extending under the porch. The porch is accessed by seven stairs from the sidewalk and is the primary entrance to the Home. Aside from the open entryway, the porch is enclosed with double hung six-over-nine windows. The date of construction, 1934, and the name of the building, *Alaska Pioneers Home*, is inscribed over the entrance to the porch (figure 125).

Pilaster-strips frame the entrance to the porch with a finial placed at the top of each. The roof of the porch is flat and set behind a parapet. There is a cast iron railing above the parapet. The roof of the enclosed porch was originally used as a balcony.

Significant building envelope features integral to the integrity of the resource as a whole are:

- Wall textures
- Rusticated first floor
- Decorative elements:
 - Corbels
 - Cast concrete elements
 - Finials
 - Inscribed building name and construction date
- Sun porch

Condition Evaluation

The exterior walls are in good to fair condition. They were painted as recently as 2001. There are some signs of biological growth around windows and decorative features. The concrete has failed over a third floor window on the primary façade of the main block of the Home, most likely caused by water penetration that caused the rebar to corrode (*figure 130*).

The condition of the sun porch is poor. Evidence of significant water damage was found on the interior and exterior of the porch (*figures 126-129*). Water infiltration along the front porch has been documented as early as 1943.

On the interior of the porch, damage to the paint from salt efflorescence is evident along the length of the west wall (*figure 129*). On the exterior walls, water penetration has caused calcium oxide to leach and redeposit on the surface of the walls forming crystalline calcite and there are early signs of stalactites developing in the entryway (*figure 182*).

In addition to the efflorescence and crystalline calcite formations, there is seepage beneath one of the windows from what appears to be an earlier epoxy patch (*figure 127*). Staining also was found along the walls of the staircase from water pooling around the planters placed on each side of the entrance.

The paint on the concrete floor of the sun porch is stained, damaged, and missing in places due to continued water damage.

A more detailed condition assessment of the front porch can be found in the Limited Concrete Façade Condition Survey in **Appendix C** developed by WJE Engineer Architects Material Scientists. As of summer 2016 work was being completed to repair the front porch. See Section 2 page 126 for more detail on the proposed porch work.

Recommendations

For the majority of the exterior walls, it is recommended that a cleaning schedule be established to abate continued biological growth. Removal of this growth through gentle cleaning will help stave off water penetration. It is recommended that washing be undertaken with lower or medium pressure water. Start with a very low psi (100 or below) and progress as needed to a slightly higher pressure (generally no higher than 300-400 psi). Gently scrub areas

with a natural bristle or synthetic bristle brush but never with metal. An annual cleaning of areas of concern could help extend the life of the paint job as well as prevent deterioration of significant decorative elements.

The third-floor window should receive a concrete patch where the concrete has failed (*figure 130*). All loose, deteriorated concrete should be removed prior to installing a compatible patch. Once the deteriorated concrete has been removed, rust on the exposed rebar should be removed with a wire brush. An epoxy coating should be applied immediately over the cleaned rebar to diminish the chance of further corrosion.

Past attempts to remediate the salt and calcite build-up have proven ineffective. As this is the primary entrance and a significant character-defining feature of the building its repair is recommended as a high priority. Reference the attached 2014 Limited Concrete Façade Condition Survey by WJE Engineers, Architects and Materials Scientists in **Appendix C** for a more detailed evaluation and discussion of recommendations for remediation.

*In the summer of 2016 work was completed to repair the front porch. See Section 2 page 124 for more detail on the porch work.



Figure 126. Detail of water damage to interior of sun porch wall.



Figure 128. Efflorescence and crystalline calcite formation on wall of sun porch along with staining caused by water pooling around planter.



Figure 127. Detail of seepage from past epoxy patches under sun porch window.



Figure 130. Detail of exposed rebar where concrete has spalled above third floor window.



Figure 129. Detail of efflorescence causing damage to paint of interior wall of the sun porch.

Roofing

Description

The Pioneers' Home roof is sheathed in English Shingle or Closed Shingle-interlocking clay roofing tile (*figure 131*). These tiles are plain and smooth surfaced. Interlocking tiles are designed in pairs so that an extrusion or "lip" on one of the tiles "hooks" over the other tile thereby "locking" or securing the two together and then they are nailed to the roof structure. The tiles are in the classic terra cotta red color.



Figure 131. Close up of Pioneer's Home roof.

Flashing, gutters, and downspouts are copper and were replaced during the most recent roof replacement project. Subsequently, a flashing repair project was done along the dormers.

There are four hipped roofed dormers, two on the east side of the roof of the primary block of the Home and two on the front (west) façade of the primary block. The dormers are sheathed in copper with standing seam copper roofs (*figure 132*).

Additionally, there are two cupolas found at the joining of the west and south wings with the main body of the building. Both cupolas are sheathed in copper and have standing seam copper roofs.



Figure 132. Copper hipped roofed dormer on primary elevation.

An elevator tower projects from the roof line between the northeast valley, the cross gable, and the roof of the main body of the building. The tower rises approximately a story above the attic level and is capped with a tiled hipped roof. The decorative corbel course from the main roofline is repeated here.

Significant roofing features integral to the integrity of the resource as a whole are:

- Red clay flat English Interlocking shingles
- Cross gabled roof form
- Minimal roof overhang
- Copper used as flashing, dormer and cupola roofs, gutters and down spouts
- Dormers on the primary elevation
- Copper cupolas

Condition Evaluation

The roofing of the Pioneers' Home and all its related elements are in good condition. The roof was replaced in the early 2000s.

Recommendations

Regular maintenance, such as cleaning gutters and downspouts, will add to the life of the roof. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be fixed before they escalate into larger, more serious repair problems. The roof should be inspected annually for missing, broken, or cracked tiles. Flashing at valleys, dormers and cupolas should be inspected at the same time. Gutters should be inspected annually to insure they continue to operate as intended.

Windows & Doors

Description

The majority of the windows at the Pioneers' Home are double hung one-over-one dark grey aluminum clad wood windows recessed back into the concrete walls with a simple concrete sill (*figure 133*). The originals were six-over-one double hung wood windows painted a light color similar to the color of the walls. Architect George Gove recommended having the windows "exactly like the wall color or perhaps just a trifle lighter," stating that

"painting sash darker ruins the appearance of the building because the muntins do not show."²



Figure 133. One-over-one double hung aluminum clad wood windows (primary windows at the Pioneers' Home).

The windows on the sun porch are Pella "Architect Series" windows with integral light technology with interior and exterior muntin bars permanently adhered to single sheets of insulated glass (*Figure 134*). A non-glare insulating spacer is adhered between the sheets to give an appearance of true divided lights. The exterior of the windows is white in color, differentiating them from the darker gray color of the majority of the windows in the building. The porch windows were replaced in 2001. The original porch windows were

² Letter to Hufeisen from George Gove, October 23, 1934 (archives)

fifteen-light wood casement windows. The windows are currently being replaced.



Figure 134. View of paired six-over-nine windows of sun porch.

The basement windows are a combination three-over-three double-hung, three-light awning, and three-over-three awning windows. On the rear kitchen/dining room wing of the building, a multitude of windows of different forms can be found, including two 15-light windows hinged on the right side, a pair of double hung single-pane windows with a third fixed pane above, as well as three large one-over-one double hung windows along the dining room wall.

The primary entryway to the Home is recessed in the sun porch and includes paired, fully glazed eight-light wood doors flanked by eight-light sidelights and a ten-light transom (*figure 135*).



Figure 135. Double, fully glazed primary entryway with sidelights and transom.

The majority of the doors at the Pioneers' Home are steel, partially glazed single and paired with glass transoms above, as well as single and paired solid steel doors on the rear façade. These doors are not original to the building.

Significant window and door features integral to the integrity of the resource as a whole are:

- Window fenestration pattern
- Multi-light windows of enclosed porch
- Windows inset into concrete wall
- Paired, fully-glazed primary entry doors

Condition Evaluation

The majority of the windows at the Pioneers' Home are in good condition. Damage was observed on some of the windows of the sun porch including a number broken panes, and moisture between panes of glass (*figure 136*). One porch window sash is installed backwards. Window frames on the front porch are being damaged by the continued water infiltration issue noted earlier. As noted above the porch windows are currently being replaced as part of the larger porch restoration project.



Figure 136. Moisture damage between panes of glass on sun porch window.

Recommendations

The next time the windows are replaced at the Pioneers' Home, it is highly recommended that an effort be made to return to the original six-over-one double hung window configuration. It is also

recommended that any new windows be returned to the lighter paint color specified by the original architect. Windows are an important aspect of the architectural character of the Pioneers' Home, and the current windows have significantly altered the architect's design of the building.

Section III: Pioneers' Home Interior Condition Assessment

Floor Plan

Description

The first floor is accessed through a double vestibule from the enclosed front porch. The first floor has a combination of single resident rooms, office space, conference rooms, and bathrooms located off central corridors (*figure 138*). The original lavatories and open wards at the ends of the corridors have been replaced with individual rooms and shared bathrooms.

Directly to the back of the entry corridor is an open sitting area/social center in the space that was originally patient rooms and open courtyard space (now enclosed within the building and covered by a skylight). A large dining room is located to the rear of the social center. The main kitchen is located to the south of the dining room.

The original "diet" dining room is now a staff lounge. The staff lounge can be accessed from the main kitchen or the corridor of the south wing. The original sink and cupboards are still on the north wall of the room.

Located to the south of the main entryway is a ramp which provides access down to the basement and up to the second and third floors. Aside from the ramp, access between floors is by an elevator north of the entryway and stairwells located toward the ends of both wings. An additional elevator was added in the 1980s north of the

courtyard along the hallway connecting the main body of the Home with the North Wing addition.

The layout of the rooms on the second floor is similar to the first floor. It consists of single occupancy rooms with shared bathrooms for every two rooms. An auditorium with stage and vaulted ceiling with exposed wood beams and truss work (*figure 139*) is located above the dining room and accessed half way up the ramp to the third floor.

The third floor, originally devoted entirely to hospital purposes, now has a layout similar to the first two floors. The ghost outline of the center nurses' station is still visible in the patch work on the terrazzo floor.

The basement houses kitchen storage space, a transformer room, boiler room, and laundry room. Storage for residents' possessions is provided in the basement, along with household supplies of blankets, clothing, etc. A workshop for building maintenance and two large recreation rooms are housed in the south wing of the basement.

Significant building layout features integral to the integrity of the resource as a whole are:

- Entryway
- Long corridors on each floor
- Large dining room
- Ramps
- Auditorium



Figure 137. View towards dining room from entryway, note ramp to second floor.



Figure 139. Pioneers' Home auditorium.

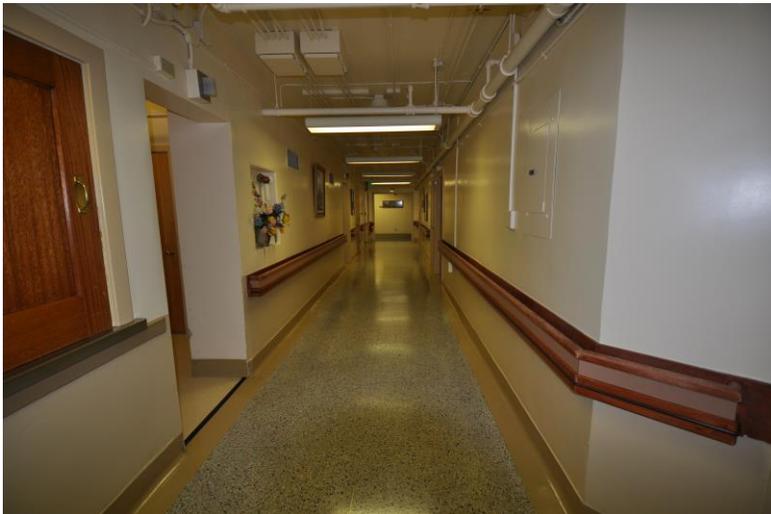


Figure 138. Example of long corridors of Pioneers' Home.

Condition Evaluation

The majority of the secondary spaces in Pioneers' Home have been altered through multiple renovation projects. A few alterations to the primary spaces have drastically changed the original layout of the Home. The removal of three patient rooms and enclosing of the courtyard to make the current social center on the first floor and the dividing up of the open wards are major changes from the original layout of the Home that have occurred.

Recommendations

The layout of the Pioneers' Home is important in defining the historic character of the building and the purpose for which it was constructed. Caution should be exercised in developing any future plans that would radically change the remaining character-defining spaces. Primary spaces such as the entryway, corridors, dining room, auditorium, and ramps are important to the character of the building and every effort should be made to ensure these spaces are retained (*figures 140 and 141*).

Secondary spaces such as bedrooms, bathrooms, and offices are less important to the building's historic character and many of them have undergone significant changes over the years. Alterations in these spaces would have little impact on the overall historic integrity of the building.

Floors

Description

The Pioneers' Home has a variety of flooring. This report will focus on flooring in public spaces because the flooring in the private rooms and offices has been altered multiple times since the building was constructed.

The primary flooring is a terrazzo composition of ground marble chips and dark cement matrix. It is used in the corridors and entryway of the Home. Bordering the floor is a similar composition with a darker, more finely grounded, marble mixture with a cove base (*figure 142*). The flooring in the basement is painted finished

concrete. The flooring in the auditorium, dining room, and ramp is carpet. Secondary rooms, offices, bedrooms, and bathrooms have a mixture of carpet, terrazzo, linoleum, and vinyl flooring.

The flooring in the entry vestibule between the two sets of double doors is 4"x4" ceramic tile in shades of muted orange, yellow, and blue. The tiles on the floor are continued up the two side walls of the entryway (*figure 145*). Currently the tiles on the floor are covered by carpet.

Significant flooring features integral to the integrity of the resource as a whole are:

- Terrazzo flooring in corridors
- Two tones of terrazzo for the flooring and border and cove base
- Tiled entry vestibule

Condition Evaluation

The terrazzo flooring is in fair condition. Insensitive patching has occurred throughout the Home which has significantly affected the quality and appearance of the flooring. The majority of the patching has occurred during several renovation projects which removed walls, corridor doors, and changed locations of doorways. In most locations where this work has occurred, the terrazzo was either patched with concrete or painted over with no attempt to match the historic flooring (*figure 143*).



Figure 142. View of two tone terrazzo flooring in hallways.



Figure 143. Detail of cracks and inappropriate patchwork of terrazzo flooring.

Recommendations

As the terrazzo flooring is one of the few historic finishes remaining in the interior of the Pioneers' Home, care should be taken to maintain it. Covering this flooring with carpet is strongly discouraged.

Whenever possible, attempts should be made to remove inappropriate patchwork and patch with new terrazzo flooring. Where the terrazzo has been painted, attempts should be made to remove the paint to assess the condition of the terrazzo. Care should be taken in the removal of this paint so as not to damage the flooring. Acids, caustic soda, or any ingredient independently or in combination, in any compound fluid or solution will damage the terrazzo and should be avoided.

If the terrazzo is to be stripped and resealed, a thorough examination of the floor should be undertaken. Test cleaners on an inconspicuous surface to determine the appropriate steps and materials necessary for stripping the terrazzo surface.

The General Services Administration suggests stripping terrazzo floors down to the original surface, cleaning if necessary, and then apply a long-lasting sealer.

To strip the terrazzo to its original surface, apply liquid, neutral chemical cleaner with Ph factor between 7 and 10 of formulation such as Sure Klean 859 (ProSoCo Inc.) floor cleaner. Use a paint roller and let stand for five to ten minutes. Work in areas no more than four feet wide to ensure that the person performing the application is always standing on a dry floor.

Using a low-pressure tank sprayer, apply a mist of water over the cleaner on the floor. The water will emulsify the old sealer and dilute the thixotropic cleaner.

Pick up all remaining residues with a wet vac. Using a power scrubber with a scrub brush attachment, scrub the floor until all coating material has been removed. Pick up all liquid residues with a wet vac. Thoroughly rinse the surface with clean, clear water. Pick up all remaining liquid residues with a wet vac and allow to dry.

If the floor is still dirty, clean using Sure Klean Grout and Tile Cleaner (ProSoCo, Inc.). Dilute three to four parts water to one-part Grout and Tile Cleaner. Pre-wet area to be cleaned, apply cleaning solution with floor scrub brushes. Let stand two to three minutes while lightly agitating with a stiff, natural bristle brush, broom, or nylon brush. Thoroughly rinse the surface with clean water. Pick up all remaining liquid residues with a wet vac and allow to dry.

Seal the terrazzo surface with high strength colorless slip and stain-resistant penetrating sealer with Ph factor between 7 and 10 that does not affect color or physical properties of terrazzo surface.

Rugs should remain in the entryway to absorb water and dirt from those entering the building to protect the ceramic tiles and terrazzo flooring from damage.

Interior Walls

Description

The majority of the interior walls are sheetrock. Some of the interior concrete walls may still have metal lath and plaster.

Basement walls are painted concrete with murals running the length of the corridors.

There are a variety of wall-coverings used throughout the Home including paint and wall paper, not one is original. Large wooden hand rails run the length of the walls throughout the corridors.



Figure 144. Detail of concrete corbels.

There are a few original decorative wall features that remain. Just past the entryway, the doorway to the original dispensary has its original rounded formed doorway detail. Just past the entrance concrete corbels frame the entry to each of the corridors (figure 144).

The walls of the entry vestibule between the two sets of double doors are 4"x 4" ceramic tile in shades of muted orange, yellow, and blue (figure 145).

Significant wall features integral to the integrity of the resource as a whole are:

- Corbels in first floor hallway
- Remaining plaster features
- Tiled walls of entry vestibule

Condition Evaluation

The walls of the Pioneers' Home are in good condition. There are a few areas where wall corners have some minor damage from moving furniture and wheelchairs.

Recommendations

The few remaining decorative wall features should be retained. Protective measures should be taken to mitigate damage to corners of walls.

Trim, built-ins, and decorative features

Description

The trim throughout the Pioneers' Home varies. The majority of original trim and doorways have been lost in previous renovation projects. The basement is one of the places that retains a portion of the Home's original trim and doors.



Figure 145. Ceramic tiles on walls of entry vestibule between sets of double doors.

There are a handful of original built-ins and decorative features remaining in the Home. On the first floor, in what was originally the diet kitchen, the wall of built-in cabinets with metal counter top and backsplash is in its original location and in good condition (figure 146). The original dumb waiter is located to the right of the cabinets.



Figure 146. Original built-in cabinets with metal countertop in first floor staff dining area.

On the wall between the ramp that descends to the basement and the ramp that rises to the 2nd floor is a low arch window with frosted glass. There is a second identical window along the ramp in the basement. On the third floor, which once housed the hospital, one of the two small combination sinks/medicine cabinet remains at the inner corner of the south wing hallway (figure 147).

Significant trim/built-ins and decorative features integral to the integrity of the resource as a whole are:

- Built-in cabinets in first floor break room
- Small combination sink medicine cabinet on 3rd floor
- Windows along ramp
- Dumb waiter



Figure 147. Small combination sink/medicine cabinet on third floor.

Condition Evaluation

The few remaining original features are in good condition.

Recommendations

Care should be taken to retain the few remaining original features of the building. Cabinet doors and drawers should be kept in working order. The combination sink medicine cabinet on the 3rd floor should be retained as it is the only remaining element that references back to the time the floor was used as hospital.

Section IV: Superintendent's Home Exterior Condition Assessment



Figure 148. View of primary façade of the Superintendent's Home.

The Superintendent's Home is a two-story, single-family residence in a simplified Italian Renaissance style. The building is rectangular in plan with two small projections. The building is constructed of poured concrete with stucco finish coats. The building is currently used as office space.

Site

Description

The Superintendent's Home is located northeast of the Pioneers' Home and is accessed from the upper lawn walkway (figure 149). A green chain link fence runs along both sides of the sidewalk leading

to the front entryway. The primary façade faces southeast towards the Pioneers' Home. A sidewalk is located along the northeast side of the building connecting the front entryway with Seward Street.

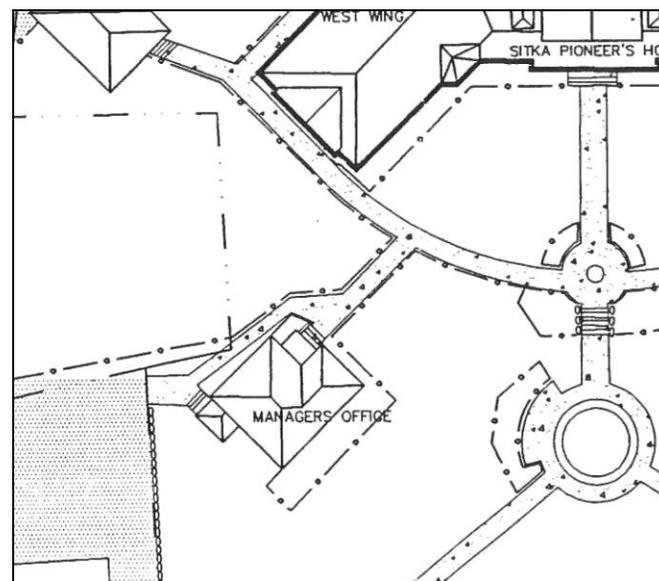


Figure 149. Site Plan of Superintendent's Home (Managers Office).

Plantings, trees, and flower beds can be found along the southeast and southwest elevations (figure 150). While the types of plantings have changed over time, the location of plantings along the southeast and southwest facades has stayed consistent. What remains of the stone wall along what was once Seward Street extends to the rear entryway (figure 151).

Significant site features integral to the integrity of the resource as a whole are:

- Sidewalk leading to front entryway
- Stone wall off rear entryway
- Plantings along the southeast and southwest elevations



Figure 150. View of plantings on southwest façade.

Condition Evaluation

The grounds of the Superintendent's Home are in good condition. The landscaping and lawns are meticulously maintained. Walkways are in good repair with no significant changes in height that might impede smooth travel. Plantings along the one story laundry room off the rear of the building are overgrown (figure 151). Plantings on the northwest elevation are right against the building.

Recommendations

Ensure that good drainage continues around the perimeter of the building. Landscaping (namely trees and large shrubs) should be kept 5'-10' from the building foundation. Trees should be kept trimmed to ensure branches remain away from the Home's roof and upper story and to limit the accumulation of leaves in gutters. Plantings along the northeast and northwest elevations should be thinned or removed and any new plantings should be kept 3' from the building foundation. The large shrubs at the rear of the building should be trimmed back from the building as well.

Foundation

Description

The Superintendent's Home was built with plain concrete footings.

Condition Evaluation

The foundation was visually inspected and found to be in good condition.

Recommendations

Ensure there is continued proper drainage around the perimeter of the building following suggestions above for keeping landscaping away from the foundation.



Figure 151. View of stone wall off rear of entry. The large shrubs are located too close to rear of building.

Structural System

Description

The Superintendent's Home is constructed with reinforced concrete walls with wood joists at first, second, and attic floors and wood ceilings and rafters. Joists are anchored to the walls with $\frac{1}{2}$ " x $1\frac{1}{2}$ " pin anchors set in the concrete.

Condition Evaluation

The structural system appears to be in good condition. No signs of significant settling were observed aside from what is expected of a building of its age.

Recommendations

There are no recommendations aside from continued maintenance of the structural system and monitoring for any changes.

Exterior wall finishes

Description

The building is constructed of poured concrete with stucco finish coats. The roof-wall junction is an open eave with decorative wood brackets and wide fascia painted brown. The exterior walls are finished in the same manner as the Pioneers' Home. A cast stone molded architrave trim capped by a decorative keystone made of artificial stone surrounds the entryway. Covering the front entryway is a non-historic open gable roof supported by two metal posts (figure 152).

Off the northwest (rear) elevation is a single story hipped roofed wood framed wing that houses the laundry room. It is clad in wood board and batten siding with wood Doric pilasters at each corner. Covering the rear exterior doorway is a non-historic open gable roof supported by two metal posts similar to the one at the front entry.

Significant exterior wall features integral to the integrity of the resource as a whole are:

- Stucco finish
- Artificial stone trim around primary entry
- Board and batten siding on rear porch with Doric pilasters
- Open eave with decorative brackets and wide fascia

Condition Evaluation

The walls of the Superintendent's Home are in good condition showing little signs of wear or damage. The walls were last painted in 2001. Biological growth was found on a number of the concrete window sills along the southwest elevation most likely because of the proximity of a large tree located near the windows (figure 153).

Recommendations

It is recommended that a cleaning schedule be established to abate any future biological growth. Removal of this growth through gentle cleaning will help stave off unwanted water penetration. It is recommended that washing be undertaken with low or medium pressure water. Start with a very low psi (100 or below) and progress as needed to a slightly higher pressure (generally no higher than 300-400 psi). Gently scrub areas with a natural bristle or synthetic bristle brush but never with a metal brush. An annual cleaning of areas of concern could help extend the life of the paint job as well as prevent deterioration of significant decorative elements.

The two non-historic porch roofs should be removed to return the Superintendent's Home to its historic appearance.



Figure 152. View of Superintendent's Home primary entry. Note the non-historic porch roof.



Figure 153. Biological growth on concrete window sill on southwest façade.

Roofing:

Description

The hipped roof with lower cross hipped projections is sheathed in the same English Shingle or Closed Shingle interlocking clay roofing tile as the Pioneers' Home. The tiles are in the classic terra cotta red color. The flashing, gutters, and downspouts are copper and were also replaced with the most recent roof replacement.

Significant roofing features integral to the integrity of the resource as a whole are:

- Red clay flat English interlocking shingles
- Hipped roof with lower cross hipped projections

- Copper flashing, gutters and downspouts

Condition Evaluation

The roofing for the Superintendent's Home is in good condition having been replaced in the early 2000s.

Recommendations

Regular maintenance, such as cleaning gutters and downspouts, will add to the life of the roof. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious problems. The roof should be inspected annually for missing, broken, or cracked tiles. Flashing at valleys, dormers, and cupolas should be inspected at the same time. Gutters should be inspected annually to ensure they continue to operate as intended.

Windows & Doors

Description

All windows in the Superintendent's Home are aluminum clad wood windows and are not original to the building. The primary facade of the Superintendent's Home faces southeast toward the entrance of the Pioneers' Home. A lower cross hipped roofed projection steps out 2'10" from the main block of the building. This projection is dominated by two three-part windows, one on each story. The

three part windows are composed of a twenty-light fixed central window flanked by two four-over-six double hung windows.

The entrance to the Superintendent's Home is stepped back from the projected portion of the façade. Entry to the building is through a pair of twelve-light French doors (*figure 152*). Beyond the door is an interior vestibule/arctic entry before the formal front door. Above the entryway on the second story is a six-over-six double hung window.



Figure 154. View of Superintendent's Home windows on southwest façade.

The building's remaining fenestration is as follows: southwest elevation of the building has four paired six-over-nine double hung windows (*figure 154*); the northwest (rear) elevation has one three-part window composed of a twenty-light fixed central window flanked by two four-over-six double hung windows on the first story

and two six-over-six double hung windows and one two-over-four single hung window; the northeast elevation has one two-over-four single hung window and a pair of three-over-six double hung windows on the first story, and a two-over-four double hung window, a nine-over-nine double hung window, and a three-over-six double hung window on the second story.

There is a two-over-one double hung window on the southwest elevation of the framed single story laundry room and the original six light partially glazed wood paneled door (*figure 155*) on the northeast elevation with a non-historic metal screen door.

Significant building window and door features integral to the integrity of the resource as a whole are:

- Multi-light windows
- Large three-part windows
- Windows recessed in concrete wall
- Original French door at primary entrance
- Rear partially glazed wood panel door

Condition Evaluation

The windows of Superintendent's Home were replaced in the early 2000s and are in good condition. The original doors are in good condition. The screen door at the rear entry is in fair condition, with a broken screen and dents in the metal.



Figure 155. Original door, rear entryway for Superintendent's Home.

Recommendations

While the current windows are similar to the original wood divided light windows, their dark color is not true to the architect's original intent. It is recommended that the next time the windows are replaced, an effort should be made to install windows in a lighter color closer to the colors of walls, as the architects intended. The

non-historic screen door at the rear entry should be removed. Every effort should be made to retain the original doors.

Section V: Superintendent's Home Interior

Condition Assessment

Layout

The layout of the 1800-square foot Superintendent's Home includes an entry vestibule/arctic entry, a hall with a small powder room and the stairway to the second floor. Off the hall is a large living room. The dining room is behind the living room through a large cased opening. Off the dining room is a full kitchen. Behind the kitchen is the single story laundry room.

The stairway leads to a landing halfway to the second floor where it turns and continues to the second floor hallway (*figure 156*). Off the hallway are two bedrooms and a full bathroom. There is a third, larger, master bedroom. Off the master bedroom, through paired French doors, is a sitting room with its own small powder room.

Significant layout features integral in the integrity of the resource as a whole are:

- Entry vestibule/arctic entry
- First and second floor stair halls
- Staircase
- Large living room and dining room separated cased opening
- Layout of bedrooms radiating off of second floor stair hall

Condition Evaluation

The layout of the Superintendent's Home has changed little since 1935 and retains the best integrity of the three buildings on the Pioneers' Home campus.



Figure 156. View of Superintendent's Home stairway.

Recommendations

The layout of the Superintendent's Home is important in defining the historic character and use of the building. Caution should be exercised in developing any future plans that would radically change the remaining character-defining spaces. Primary spaces such as the entryway, stair hall and stairway, living room, and dining room are important to the character of the building and should be

retained. The addition of new walls dividing rooms, or the removal of walls to make larger rooms should be avoided.

Floors

Description

The floors of the first story vestibule, hallways, living room, and dining room are a clear plain sawn Eastern white oak. The living room has a 12" border laid in herringbone pattern (*figure 157*). The second floor bedroom floors are Eastern Maple. All flooring is 13/16" x 2 1/4".

The floors of the three bathrooms are 1" hexagon ceramic tile with 6" glazed cove tile base. The flooring in the kitchen is a late 1970s vintage linoleum.

Significant flooring features that are integral in the integrity of the resource as a whole are the following:

- Hardwood flooring
- Herringbone border in living room
- 1" hexagon ceramic tiles in bathrooms

Condition Evaluation

The floors in the Superintendent's Home are in good condition with general wear expected of flooring of its age.



Figure 157. Detail of living room flooring 12" herringbone patterned border.

Recommendations

Retention of the wood floors is highly recommended. Use of rugs in heavy traffic areas will aid in protection of the floors from general wear.

Trim and built-ins

Description

Plaster cornices run around the living room as well as the dining room. Picture molding is found in all hallways and rooms throughout the building.

A built-in buffet with leaded glass doors and clear birch cabinets painted white is located along the rear wall of the dining room (*figure 158*). The kitchen cabinets and counters are not original.

All original door and window trim remains and is painted white. All original stained two panel wood doors remain.



Figure 158. View of built-in buffet in dining room of Superintendent's Home.

The original stairway railings, balusters, and square newel posts with ball cap finials remain. The principal box newel post at the foot of the staircase includes inset panels on each side. The remainder of the newel post including the two intermediate posts on the stair landing at the turn of the stairs and at the top of the stair case are simple square posts capped with ball finials. An additional wood railing has been added along the wall side of the stairway to meet code.

Significant trim and built-in features integral to the integrity of the resource as a whole are:

- Plaster cornices
- Picture molding
- Built-in buffet in the dining room
- Door and window trim
- Stained two panel wood doors
- Stairway boxed newel post, handrail, balusters

Condition Evaluation

The Superintendent's Home retains all of its original trim and built-in features aside from the kitchen cabinets. These original features are all in good condition.

Recommendations

Care should be taken to retain the remaining original trim and built-in features of the building. Cabinet doors and drawers should be kept in working order. Original doors and trim should remain in place. Doors should remain stained and not be painted white. If the kitchen cabinets are ever replaced, an effort should be made to return them to a configuration similar to the original design.

Section VII: Nurses' Quarters Exterior Condition Assessment



Figure 159. View of primary elevation of the Nurses' Quarters.

The Nurses' Quarters is a two story, residential building in a simplified Italian Renaissance style. The building is L shaped in plan, constructed with poured concrete. The walls are finished with stucco. The building has a cross hipped roof sheathed in the same English Shingle interlocking clay roofing tile in the classic terra cotta red color as the Pioneers' Home and the Superintendent's Home. The roof wall junction is a shallow molded, unadorned wood cornice painted brown. Copper is used for the roof flashing, gutters, and downspouts.

Site

Description

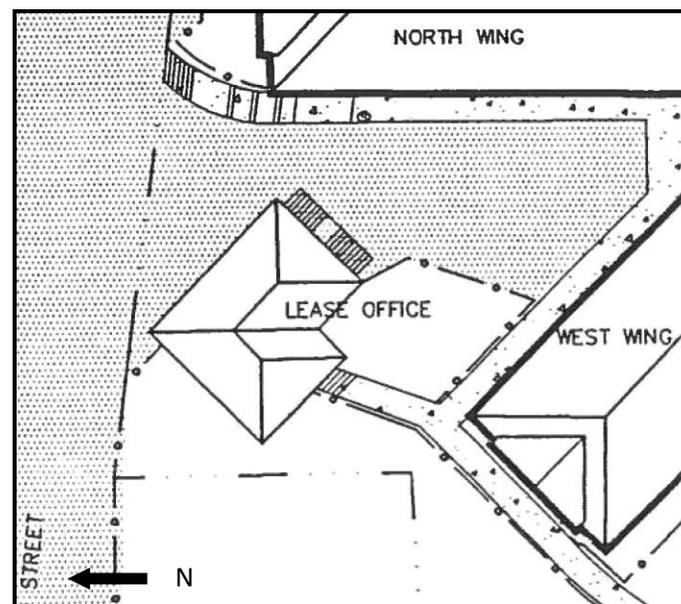


Figure 160. Site Plan Nurses' Quarters (Lease Office).

The Nurses' Quarters is bordered on the east by the utility/staff parking area for the Pioneers' Home and to the north by Seward Street (figure 160). A short green chain link fence extends from the walkway to the Superintendent's Home along a sidewalk past a paved playground. Once past the Nurses' Quarters the fence turns north and ends at the south corner of the building. A second, tall chain link fence runs from the northwest corner of the building west along Seward Street ending at the back sidewalk to the Superintendent's Home.

The sidewalk leading to the entrance of the Nurses' Quarters is accessed through a gate in the chain link fence just off the northwest corner of the west wing of the Pioneers' Home. The sidewalk splits after passing through the gate with one sidewalk leading to the front steps of the building and the other leading northwest around the building to Seward Street. The space between the sidewalks is filled with a small grass lawn (*figure 161*).

Plantings around the Nurses' Quarters are limited to the northwest and southwest (primary) elevations. Along the southwest of the building, running from the building entrance to the west corner of the building is a flower bed with low flowering bushes. Along the northwest elevation is a smaller flower bed and a Yellow Cedar tree just off the west corner of the building (*figure 162*).

Of note between the Superintendent's Home and the Nurses' Quarters is a rock outcropping that is evident in historic photos. The rock outcropping is currently covered in trees and plantings and is barely visible. It is an important site feature and is one of the only landscape elements that remains from the original parade grounds (*figure 163*). It can be seen in historic photos in the yard of the original Presbyterian Church (*figure 48*).

Significant site features integral in the integrity of the resource as a whole are:

- Sidewalks leading to and around the building
- Rock outcropping



Figure 161. View of sidewalks and green space in front of Nurses' Quarters.



Figure 162. View of yellow cedar tree off west elevation.



Figure 163. View of overgrown rock outcropping.

Condition Evaluation

The grounds of the Nurses' Quarters are in good to fair condition. The landscaping and lawns are well maintained. Walkways are in good repair with only slight changes in height that might impede smooth travel. Plantings along the northwest and southwest elevation are right against the building. The tree on the northwest façade is located too close to the building and has grown to the size that many of its branches are up against the building and the roof.

Recommendations

Ensure that good drainage continues around the perimeter of the building. Landscaping (namely trees and large shrubs) should be kept 5'-10' from the building foundation. Smaller plantings should

be kept 3' from of the building foundation. The tree should be maintained and kept trimmed to ensure branches remain away from the building's roof and upper story and to limit the accumulation of needles in gutters and damage to roof tiles. The rock outcropping should remain in place with minor brushing.

Foundation

Description

The Nurses' Quarters has plain concrete footings.

Condition Evaluation

The foundation was visually inspected and found to be in good condition.

Recommendations

Ensure that continued proper drainage is achieved around the perimeter of the building following suggestions above for keeping landscaping away from the foundation.

Structural System

Description

The Nurses' Quarters is built of reinforced concrete wall construction with wood joists at first, second, and attic floors with

wood ceiling and rafters. Joists are anchored to the walls with ½" x 1 ½" pin anchors set in the concrete.

Condition Evaluation

The structural system was visually inspected and found to be in good condition. No signs of significant settling were observed aside from what is expected of a building of its age.

Recommendations

There are no recommendations aside from continued maintenance of the structural system and monitoring for any changes.

Exterior walls

Description

The building is constructed of poured concrete with stucco finish coats. The roof wall junction is a shallow molded, unadorned wood cornice painted brown. The exterior walls are finished in the same manner as the Pioneers' Home and Superintendent's Home. The trim around the doorways to the recessed entry vestibule and the terrace are made of artificial cast stone.

On the southeast corner of the primary façade, in the empty space of the L plan, is a concrete terrace enclosed within a concrete pediment wall. The porch is only accessible from inside the entry

vestibule of the building through a French door with a three light transom.

The primary entrance is accessed by a four-step concrete stoop with non-historic wood railings (*figure 164*). A non-historic wooden fire escape is located on the southeast façade. The rear entry door off the laundry room on the northwest façade is covered by a concrete bracketed hood. A cast concrete band dividing the first and second story runs the length of the building.

Significant exterior envelope-wall features integral to the integrity of the resource as a whole are:

- Stucco finish
- Artificial stone trim around primary and terrace doors
- Terrace
- Concrete bracketed hood over rear entry door
- Cast concrete band dividing the first and second stories

Condition Evaluation

The walls of the Nurses' Quarters are in good condition showing little sign of wear or damage aside from the parapet walls around the terrace. The parapet walls are in poor condition with the concrete cap of the walls in very poor condition (*figure 165*). Up to 80% of the face of the cap has spalled off the building. There are multiple factors that have may have led to the condition of the terrace wall, including the settling of the cap in a way that it is holding water instead of shedding water.



Figure 164. View of primary entrance to the Nurses' Quarters. Note original paired French doors and non-historic wood porch railings.

The walls were painted in 2001. Biological growth was found on a number of the concrete window sills along the southwest elevation, most likely resulting from their proximity to the large tree on the south end of that elevation.

Recommendations

It is recommended that a cleaning schedule be established to abate any future biological growth on the window sills. Removal of this growth through gentle cleaning will help stave off any unwanted water penetration. It is recommended that washing be undertaken with low or medium pressure water. Start with a very low psi (100 or below) and progress as needed to a slightly higher pressure (generally no higher than 300-400 psi). Gently scrub areas with a natural bristle or synthetic bristle brush but never with a metal brush. An annual cleaning of areas of concern could help extend the life of the paint job as well as prevent deterioration of significant decorative elements.

The concrete cap of the terrace wall appears to be beyond repair. It is recommended that concrete specialist be brought in to assess the wall and line out the best course of action. As the terrace is a character defining element of the building it is highly recommend that work be undertaken in the near future to prevent additional damage to the terrace walls.



Figure 165. Detail of significant damage to concrete terrace wall.

It is recommended that a more refined metal railing be installed to replace the wood railings at the entry to the building. The same treatment is recommended for the replacement of the large wooden fire escape which adversely affects the integrity of the building.

Roofing

Description

The cross hipped roof is sheathed in the same English Shingle or closed shingle interlocking clay roofing tile as the Pioneers' Home. The tiles are in the classic terra cotta red color. The flashing,

gutters, and downspouts are copper and were replaced with the most recent roof replacement.

Significant roofing features integral to the integrity of the resource as a whole are:

- Red clay English Interlocking Shingles
- Hipped roof
- Copper flashing, gutters and down spouts

Condition Evaluation

The roof of the Nurses' Quarters is in good condition having been replaced in the early 2000s.

Recommendations

Regular maintenance, such as cleaning gutters and downspouts will add to the life the roof. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious problems. The roof should be inspected annually for missing, broken, or cracked tiles. Flashing at valleys, dormers and cupolas should be inspected at the same time. Gutters should be inspected annually to ensure they continue to operate as intended. As discussed earlier, the tree along the northwest elevation should be trimmed back from the roof to prevent any damage to the roof tiles and gutters.

Windows & Doors

Description

The entryway at the east end of the primary façade has a pair of twelve-light French doors with a five-light transom above. The door is set into a simple cast stone entablature surround with two pilasters. A second single twelve-light French door provides access to the terrace. There is a single one-over-one double hung window above the entryway. To the west of the entryway on both the first and the second stories are three one-over-one double hung windows.

The fenestration for the rest of the Nurses Quarters consists of all one-over-one double hung aluminum clad wood windows (*figure 166*). On the southeast elevation the modern wooden fire escape has a fiber glass paneled door that replaced a window on the second story.

Significant window and door features integral to the integrity of the resource as a whole are:

- Fenestration pattern
- Windows recessed in concrete wall
- Original paired French doors and single French door

Condition Evaluation

The windows of the Nurses' Quarters are in good condition having been replaced most recently in the early 2000s.



Figure 166. View of primary elevation of the Nurses' Quarters, note one-over one double hung windows.

Recommendations

It is highly recommended that the next time the Nurses' Quarters windows are replaced they return to the original window form of six-over-one double hung windows. It is also recommended that these new windows be returned to the lighter color specified by the original architect.

Section VII: Nurses' Quarters Interior Condition Assessment

Layout

The 2,040 square foot Nurses' Quarters layout (*figure 170*) includes an entry vestibule with exterior double French doors as well as a single French door which provides access to the terrace. Behind the main entry door is a small landing with a coat closet. Three steps leading to the central stair hall. Clockwise around the hall is a large living room (*figure 167*), kitchenette with nook and laundry room, a full bath, and one larger space that was once two bedrooms. The closets between the two bedrooms have been removed to make one partially divided room (*figure 170*). The recessed wash basins remain in their original locations for both rooms and act as a divider between the two spaces (*figure 169*).



Figure 167. View larger living room, Nurses' Quarters.

At the top of the stairs on the second floor is a large open hall (*figure 168*). The second floor originally had five bedrooms. The two bedrooms on the southeast side of the building have had their closets and wash basins removed; turning what was once two bedrooms into one large space (*figure 170*). The three rooms on the northwest side of the building retain their original configuration with their wash basins and closets intact. The second floor also has a full bath with the original oval shower/tub, toilet stall, and sink. An original slop sink closet is located off the hall.

Significant layout features integral to the integrity of the resource as a whole are:

- Entry vestibule
- First and second floor stair halls
- Staircase

Large living room

- Layout of bedrooms radiating off of second floor stair hall
- Remaining bedroom layouts

Condition Evaluation

In general, the historic layout of the Nurses' Quarters is evident. The removal of walls between bedrooms on the first and second floor has diminished the building's ability to convey its original use as shared housing for the Home's nurses.

Recommendations

The layout of the Nurses' Quarters is important in defining the historic character of the building and the purpose for which it was constructed. Caution should be exercised in future planning that would radically change the remaining character-defining spaces. Primary spaces such as the entryway, stair hall and stairway, and living room are important to the character of the building and should be retained. As the building was built for the specific use as shared housing the bedroom spaces are an important feature. The addition of new walls dividing rooms, or the removal of any additional walls to make larger rooms should be avoided.



Figure 168. View of second floor stair landing. Note extra railing added to top of the banister.



Figure 169. Original first floor bedrooms of Nurses' Quarters with closets removed, recessed wash basins remain.

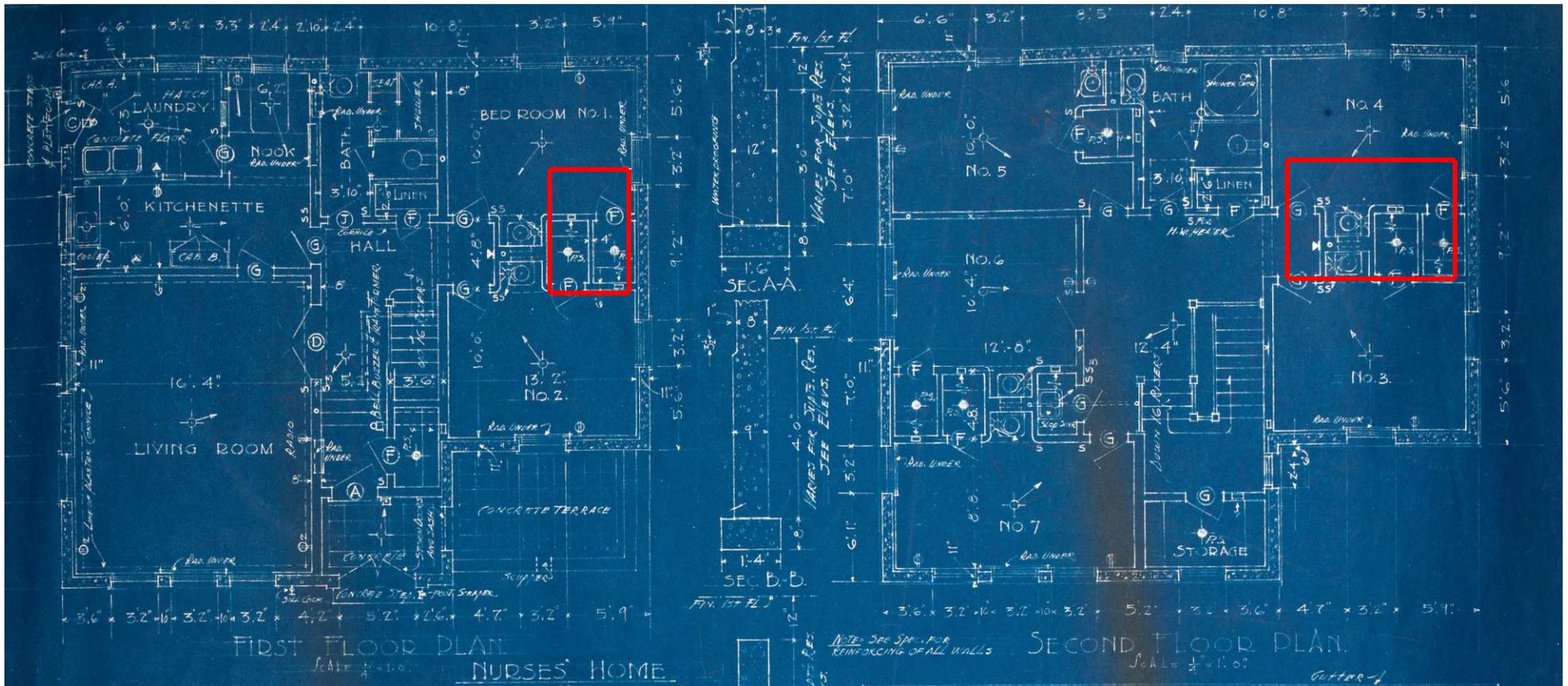


Figure 170. Original blueprints for the Nurses' Quarters. Areas highlighted in red show where walls have been removed changing the original floorplan.

Floors

Description

The floors of the first floor hallways, living room, and bedrooms are a clear plain sawn Eastern white oak. The living room has a 12" border laid in herringbone pattern (*figure 170*). The 2nd floor bedroom and hallway floors are Eastern Maple. All flooring is 13/16" x 2 1/4".



Figure 171. Detail of living room flooring 12" herringbone patterned border.

The floors of the second floor bathroom and shower stall and slop sink closet are covered with 1" hexagon ceramic tile with 6" glazed cove tile base. The flooring in the Kitchen and first floor bathroom is sheet linoleum and not original.

Significant flooring features integral to the integrity of the resource as a whole are:

- Hardwood flooring
- Herringbone border in living room
- White 1" hexagon ceramic tiles in bathroom and slop sink closet



Figure 172. View of wood flooring in the second floor bedrooms of the Nurses' Quarters

Condition Evaluation

The floors in the Nurses' Quarters are in fair condition with general wear expected of flooring of its age. The wood floor in the first floor bedrooms where the closets were removed has been covered with a linoleum sheet that has been duct taped down (*figure 169*).

It is assumed that the original hardwood remains under this flooring and that it is only temporarily installed to protect the floors from the craft and paint supplies kept on shelves along that wall.

The wood floors on the second floor have experienced more wear than the first floor (*figure 172*).

Recommendations

Retention of the wood floors and the 1" hexagon ceramic tiles is highly recommended. Whenever possible, it is recommended that the floors, especially on the second floor, be refinished. Rugs should be used in high traffic areas wherever possible to help protect the wood floors from wear. Chairs and furniture should have felt added to their feet to limit scratching the floors when furniture is moved.

Trim and built-ins

Description

A majority of original door and window trim remains and is painted white. A majority of original stained two-panel wood doors remain. The doors have been removed from the doorways of the two first floor bedrooms. The door trim remains in place. On the second floor, the doors and doorways have been removed completely at the entrances to the former bedrooms on the southeast side of the building. The framed entryways have been replaced with one large sheet rocked opening off the stair hall.

A plaster cornice and picture molding runs around the living room. Picture molding is found in all hallways and rooms throughout the building.

The original stairway railings, balusters, and box newel posts remain. The box newel posts have inset panels on each side with simple low pyramid caps. The railing at the second floor landing has had a second wooden hand railing placed above the original to raise the height of the railing. An additional wood railing has been installed along the wall side of the stairway to meet code.



Figure 173. View of second floor shared bathroom with original tub and toilet stall, Nurses' Quarters.

There are recessed wash basins and built-in medicine cabinets with white enamel finish and plate glass mirrors in each of the bedrooms (aside from the two rooms upstairs where they have been removed)

(figure 174). Wainscot tile and base is placed on all walls of the bathrooms as well as the back and sides of all inset bedroom wash basins.



Figure 174. View of recessed wash basin and built-in medicine cabinets.

The majority of original bathroom fixtures remain, including the sinks, bathtubs, shower stalls, wood bathroom stall partitions, and built-in medicine cabinets with white enamel finish and plate glass mirrors (figure 173).

The original kitchen cabinets have been moved from the first floor and are now located in the front bedroom of the second floor (figure 176). The built in benches for the eating nook in the kitchenette remain but the table has been removed (figure 175).

Significant trim and built-in features integral to the integrity of the resource as a whole are:

- Plaster cornices
- Picture molding
- Door and window trim
- Stained two panel wood doors
- Stairway boxed newel posts, handrails, and balusters
- Wainscot tile and base in bathrooms and wash basins
- Wash basins in bedrooms with built in medicine cabinets
- Kitchen cabinet
- Built-in bench in nook of kitchenette
- Bathroom fixture/features
 - Sinks
 - Bathtubs/showers
 - Wood toilet stalls partitions
 - Built-in medicine cabinets

Condition Evaluation

The Nurses' Quarters retains a majority of its original trim and built-in features aside from the kitchen cabinets and a few doorways. These original features are all in working condition.



Figure 175. View of built-in bench (table missing) in nook of Nurses' Quarters kitchenette.



Figure 176. View of original kitchen cabinets now located in front bedroom on second floor of Nurses' Quarters.

Recommendations

Care should be taken to retain the remaining original trim and built-in features of the building as they are important in defining the historic character of the building and the purpose for which it was constructed. The shared bathrooms spaces with toilet stalls and the bedroom wash basins help convey the building's original use as shared housing for nurses.

Original doors and trim should remain in place. Doors should remain stained and not be painted white. If the cabinets in the kitchenette are replaced, an effort should be made to return it to a configuration similar to the original design. The original cabinets currently in the front upstairs bedroom should be returned to their original location. Plaster cornices, picture molding, and stairway boxed newel posts, handrails and balusters should be retained. Original bathroom features should remain in place. Cabinet doors and drawers should be kept in working order.

Section VIII: Garage Condition Assessment

The garage is a 34'1" x 34'1" square single-story building with a dual-pitched, hipped roof with ventilator/cupola (*figure 177*). The building is built of the same concrete construction and wall finish as the other buildings on the campus. The roof is standing seam metal painted the same red color as the Pioneers' Home roof. The two original paneled, roll-up garage doors were removed and replaced with three evenly spaced roll up garage doors on the south façade. Aside from the roof shape and massing of the building very little historic era features remain.

Significant features integral to the integrity of the garage are:

- Dual-pitched hipped roof with ventilator/copula
- Building massing



Figure 177. Pioneers' Home garage.

Section IX: Totem Square Condition Assessment

Description



Figure 178. View northeast across Totem Square. Note location of Pioneers' Home.

Totem Square is located to the west across Katlian Avenue from the Pioneers' Home. This .57-acre park is shared by the Pioneers' Home, Department of Administration, and the Department of Natural Resources. Totem Square is bounded by Lincoln Street on the south, Katlian Avenue to the east, a gravel drive connecting Katlian Avenue with a float for small boats used by the US Forest Service on the north, and a stone seawall and Sitka Harbor on the west.

The current configuration of Totem Square is a rectangular level grassed area with concrete sidewalks on all four sides (figure 178). The layout of the square is the result of the 2010-2011 renovation.

At the center of the square are the restored Baranof Totem and a sign with the history of the pole. The Baranof Totem is attached to a wooden support beam set in a concrete pad allowing space between the bottom of the pole and the base to prevent moisture from seeping in and causing rot.

Parking is along the east and south side of the square along Katlian Avenue and Lincoln Street. There is minimal landscaping around the perimeter of the square, with new plantings along the north edge of the square and four public benches and trash receptacles added during the recent renovation.

Along the west side of the park is a new fence on top of the stone seawall (figure 179). The new fencing includes 2'6" tall rock columns capped with a 7" concrete cap. The 2' X 3' stone columns are filled with reinforced concrete. The columns are spaced 15' on center. Between columns are seven rows of cable rail with two metal posts spaced between the stone columns. 10" diameter cedar logs run along the top of the columns capping off the seawall fence. A remnant of the original stone wall and fence rail can be found at the far north end of the west wall past the entrance to the Forest Service dock.

Five backless benches are evenly spaced along the inside of the west sidewalk. A plaque on a decorative rock base commemorating the renovation of the Totem Square is located at the southeast corner of the square.



Figure 179. View of stone seawall along west side of Totem Square.

Significant features integral in the integrity of the Totem Square are:

- Large expanse of lawn
- Baranof Totem
- Minimal landscaping
- Seawall
- Rectangular shape surrounded by sidewalks
- The remaining portion of the original seawall and fence rail

Condition Evaluation

Totem Square underwent renovation in 2010-2011 including rebuilding the seawall and fence/guardrail, installing new lighting and benches, drainage and landscaping improvements, and

upgrading the sidewalks to American with Disabilities Act (ADA) standards as well as the conservation, preservation, and reinstallation of the Baranof Totem.

Totem Square is in good condition. The grass lawn is in good condition indicating that the new drainage systems are functioning as intended. A few of the cable rails along the retaining wall fence have become loose or have pulled completely out of the stone columns (*figure 181*). Some of the stones along the top of the seawall have become dislodged or are entirely missing. A tree is growing out of the remaining portion of the original stonewall (*figure 180*).

Recommendations

For the continued maintenance of the totem pole maintenance/inspection schedule be developed and carried out. Inspections should check for loose parts, damage, and signs of decay or insect infestation. Borates and water repellent should be periodically applied. The application of borates and water repellent should occur every 3 – 5 years, depending on when the water repellents have worn off (or when water no longer beads up on the surface of the wood).³ The tree growing out of what remains of the original wall should be removed to prevent it from causing any additional damage.

³ <https://ellencarrlee.wordpress.com/2010/08/18/totem-pole-maintenance/>

Broken cable rails should be fixed or replaced. Missing stones along the seawall should be replaced. The seawall should be monitored yearly to insure any missing stones are replaced in a timely manner. Insure grass is kept neat and re-seed as needed in areas of high traffic near totem pole and interpretive sign.



Figure 180. View of stone seawall along west side of Totem Square.



Figure 181. View of damaged cable along seawall.

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