

Cordova Historic Preservation Commission

Meeting Minutes – Thursday, December 14, 2017

Members present: Jim Casement, Brooke Johnson, Sylvia Lange, and Nancy Bird.

Absent: Cathy Sherman, John Wachtel and Heather Hall.

The meeting was called to order by Chair J. Casement about 5:10 pm. It was noted that, in mid-November, the Cordova City Council re-appointed Jim Casement to a new 3-year term on the Commission; the Council also appointed N. Bird to a 3-year term as a representative of the city's Planning and Zoning Commission (replacing Tom McGann).

(Note) Terms of office – Lange and Wachtel expire in 12/18; Hall, Sherman and Johnson expire 12/19; and, Casement and Bird expire in 12/20.

The agenda was approved without objection.

Approval of minutes

Motion by Lange, seconded by Johnson to approve the minutes of November 6, 2017. Motion passed without objection.

Review and approval of Final Report, Copper River Highway Milepost Guide

Motion by Johnson, seconded by Bird to accept the Final Report for Historic Preservation Fund Grant #16012. Copies of the color brochure in near-final form were distributed and the financial report and short narrative report were reviewed. Several Commission complimented Cathy Sherman for the work on this project. In further discussion, one member offered one suggestion for a minor addition to the description of "Milepost 13." She proposed that a phrase be added noting the airport's construction during World War II and noted that it could fit on the remainder of the last line of the current text (the suggested additional text might be "Airport was built during WW II." Other Commission members agreed that it would improve the brochure, but no one wants this addition to delay completion of the brochure. Consensus was to forward this suggestion to Sherman. Motion for approval of the Final Report passed unanimously.

Final review and recommendation regarding amendments to Cordova City Code, Chapter 18.90 –

Motion by Bird, seconded by Lange to recommend to the Cordova Planning and Zoning Commission the amendments included in the document titled "Second Draft" of amendments to Chapter 18.90, Cordova City Code.

Bird noted that the Commission had reviewed these amendments last April and requested that the prior city ordinances referenced in the code be reviewed before final approval of the proposed amendments. Copies of the 1992 ordinance amending the prior Chapter 18.90 in its entirety, and copies of 1994 and 1995 amendments were distributed to Commission members present. Bird highlighted the most substantial differences she found between the current Chapter 18.90 and the earlier versions. After brief discussion, the motion was passed without objection.

Historic building surveys

Casement invited general discussion on how we might proceed to accomplish an update to the Cordova Historic Building Survey. He noted that these surveys are supposed to be completed every 10 years, bu

the last survey covering the entire community was done in 1984 by Nicki Nielsen. Additional surveys covering smaller neighborhoods of Cordova were completed by Rolfe Buzzell in the late 1990s.

Bird noted that H. Hall had intended to attend this meeting and that she had recommended the [Alaska Building Survey Manual](#) and the [Hope and Sunrise Historic Building Survey Report](#). The building survey manual was looked at online during the meeting and Bird said she'd redouble efforts to find hard copies of the Hope report and make them available to Commission members.

J. Wachtel had sent the Commission an email received just prior to the meeting suggesting additional resources that might be used to begin the building survey process. There was general agreement that

After considerable discussion, it was agreed that:

- Bird will scan the 1984 book by Nielson and share it electronically with all Commission members within a week.
- Casement will review in more detail the building survey manual and other resources suggested by Wachtel. He will consult with H. Hall and J. Wachtel and other Commission members, as time permits, and draft a template for the Commission to review at its next meeting. This template will detail what information to collect in an updated Cordova building survey.

The Commission generally agreed that this project, to update the historic building survey, could be assisted by high school students. The goal might be to create a special class for students in the 2018-19 school year. Casement believes there is support for this idea from school administrators and the current history teacher, but we need to better define what we want from the building survey and how students can contribute to it.

Next meeting date

The next meeting will be in mid to late February; Bird will send everyone a Doodle poll to determine the best day and time.

Adjournment

The meeting adjourned at about 6:20 pm.

Annual Certified Local Government Report

The *Alaska Certified Local Government Historic Preservation Program State Guidelines* call for each Certified Local Government (CLG) to submit an annual report of its activities to the Alaska Office of History and Archaeology for the past calendar year (January 1- December 31). The purpose of the annual report is to provide information on the local government's historic preservation activities. This information helps the Office of History and Archaeology to evaluate local CLG programs and to be aware of the activities of the historic preservation commissions around the state. Please complete the following questions and provide any additional information in attachments. If you do not wish to use the form please be sure all questions are addressed in your report.

Name of CLG: Cordova Historic Preservation Commission

Date of Report: March 2, 2018

Prepared by:

A. LOCAL PRESERVATION ORDINANCES:

1. Have there been any new ordinances, amendments or proposed amendments made to the local historic preservation ordinance? If yes, please attach.

Yes No

2. Have there been any changes or proposed changes regarding historic preservation to the local comprehensive plan? If yes, please attach.

Yes No

B. LOCAL HISTORIC PRESERVATION COMMISSION:

1. Please list the current members of the historic preservation commission noting the disciplines they fill (archaeologist, historian, architect/historical architect, Alaska Native, and general).

Jim Casement, ; Cathy Sherman, Local Historian; Sylvia Lange, Cordova Historical Society; Brooke Johnson, Native Village of Eyak; John Wachtel, National Park Service Architectural Historian; Heather Hall, U.S. Forest Service archaeologist; Nancy Bird, Cordova Planning and Zoning Commission

2. Have there been any new members appointed to your commission?

Yes No

3. If yes, please attach a resume for any *new* professional members (archaeologist, historian, architectural historian or architect), and a short statement of occupation and expertise for any *new* non-professional members.

3. Are there any vacancies on the commission?

Yes No

5. If yes, list the positions that are vacant noting duration and efforts to fill them.

6. Please provide us with the dates of commission meetings.

April 13, 2017; November 6, 2017; December 14, 2017; and March 1, 2018

7. Please attach copies of your meeting minutes for the year.

Attached Not Attached

8. Please list any CLG or historic preservation related training sessions or workshops attended by commission members and staff.

C. SURVEY AND INVENTORY OF HISTORIC PROPERTIES:

1. Has your CLG conducted any local surveys in the past year? *If you answer yes please complete questions 2-4.*

Yes No

2. Please summarize the survey activity, including the number and types of surveys conducted and the total amount of acreage covered. *If you provide this information in an attachment please note below.*

3. How many historic properties were recorded and reported to the Alaska Heritage Resources Survey (AHRs)?

4. Please provide, in an attached document, a summary of the results of each survey conducted, including type of resources recorded, the number of new sites or

structures recorded, the number of properties investigated during the survey, and the number of volunteers and property owners involved.

5. Do local government staff and non-staff researchers use the local cultural resources inventory?

Yes No

6. If yes, please provide an estimate of how often and by which users your inventory is used.

D. PRESERVATION PLANNING ACTIVITIES:

1. Are you currently working on writing or updating your local preservation plan?

Yes No

2. If yes, please provide us with a brief summary of your progress writing or updating your local preservation plan.

3. If you have an adopted preservation plan how are you implementing the plan's goals and objectives?

E. NATIONAL REGISTER PROGRAM PARTICIPATION:

1. Has your commission evaluated any properties for listing in the National Register of Historic Places in the past year? *If you answer yes please complete questions 2-5.*

Yes No

2. Please provide a list of names and locations of historic properties evaluated.

3. Please list the dates of public hearings or regularly scheduled meetings at which the public had the opportunity to comment on the nomination(s).

4. Please explain how the commission arranged for review of the nomination by a qualified historian, archaeologist, architect or historical architect if not represented on the commission.

F. PROTECTION OF HISTORIC PROPERTIES:

1. Does your commission or staff review local projects for impacts on cultural resources?

Yes No

2. If yes, how many local projects were reviewed in the past year?

0

3. Please provide a summary or list of the types of local projects reviewed that impacted or had the potential to impact historic properties.

4. Has your CLG participated in any Section 106 consultations?

no

5. If yes, what were the projects and did you participate, through consultation, in the development of Memorandums of Agreements or Programmatic Agreements, to resolve any adverse effects to historic resources within your community?

G. PUBLIC PRESERVATION EDUCATION PROJECTS:

1. Has your CLG conducted any public education projects addressing historic preservation in the past year?

Yes No

4. If yes, please list them.

H. HISTORIC PRESERVATION GRANT ACTIVITIES:

1. Did your CLG apply for and receive any CLG Historic Preservation Fund grants in the past year?

Yes No

2. If yes, please provide a list of grants applied for and received.

1 - Red Dragon Historic District - Signage and website improvements, xxx

2 - Copper River Highway Milepost Guide, xxx

3. Please list and briefly describe of other (non-CLG Historic Preservation Fund) preservation grants applied for and received.

I. OTHER PRESERVATION ACTIVITIES:

1. Please summarize any other local events, projects or achievements involving historic resources in the community.

working to develop a project with Cordova High School and other volunteers to update the Cordova Historic Building Survey....xxxx

J. UPDATED CONTACT INFORMATION:

1. Please provide us with the following contact information so we can insure our records are up to date:

COMMISSION STAFF

Name:

Title:

Address:

Phone number:

Email:

COMMISSION CHAIR

Name: Jim Casement

Phone number: 907-424-7363

Email: jcasement@gmail.com

ADDITIONAL CLG/COMMISSION CONTACT

Name:

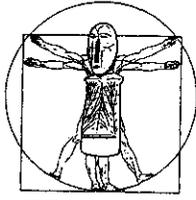
Title:

Phone number:

Email:

For clarification or more information about the annual report requirements, please contact Summer Rickman, CLG Coordinator at the Alaska Office of History and Archaeology at (907) 269-8717 or summer.rickman@alaska.gov. Annual reports can be mailed to the Office of History & Archaeology, 550 W 7th Ave Suite 1310, Anchorage, Alaska 99501-3565 or emailed to summer.rickman@alaska.gov.

EXCERPTS from
Historic Building Survey Report
Hope, Alaska



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by Diane Olthuis

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February 1999



Figure 1. Hope, Alaska, May 4th, 1906. Case & Draper, photographers.
Main Street, Blocks 2 and 9. View looking south.
Hope and Sunrise Historical Society.

ACKNOWLEDGMENTS

This report is a labor of pride by the people of Hope. The project would not have been possible without the help of many, many people.

It was conceived of and implemented by the Hope and Sunrise Historical Society. Most of the photographs, letters, and records cited in the References are filed in the Hope and Sunrise Historical and Mining Museum.

The project received financial assistance from the Alaska Humanities Forum, National Endowment for the Humanities, and the Alaska Gold Rush Centennial Task Force.

Historian Rolfe Buzzell, Ph.D. gave extensive guidance throughout the project: trained the volunteers in survey techniques, proof-read the manuscript, created the five maps, and assigned the AHRS numbers. Historian Jo Antonson encouraged the project and proof-read the manuscript.

The following people assisted with the measuring of buildings: Todd and Barbara Bureau, Harold Cheong-Sang, Rogan Faith, Chelton Feeny, Lia Fields, Averill Gay, John and Lee McCool, Billy Miller, Mary Beth Oulliber, Pam Shepard, Evelyn Smerud, Clifford and Magdalene Uzzell. Kirk Vos was an eager and conscientious survey assistant. Rosemarie Knecht assisted with proof-reading. Ann Miller spent many, many hours proof-reading and helping in numerous other ways. Averill Gay assisted with proof-reading and by running many errands in Anchorage.

Interviews were extremely valuable. The following Hope property owners shared their knowledge: Bob Bowen, Ray DeFrance, Betty Gillespie, Harry Kowalke, Doug Pope, Diane Roach, Susan Anderson, Rosemarie Knecht, Fayrene Sherritt, Keith Specking, Berdie Miller, Dagmar Nye, Rev. Richard and Averill Gay, Linda and Chuck Graham, Ann and Billy Miller, Bob and Carla Twait, and Clifford and Magdalene Uzzell. Clair and Shirley Shell Crosby of Anchorage and Pat Williams also shared their knowledge.

Diane Olthuis



The Hope and Sunrise Historical Society welcomes and supports Diane Olthuis' extensive survey work of the Old Hope Townsite. It provides facts and background details to fill out many missing links in what we know of Hope's history. When the members of the HSHS asked Diane to tackle the survey job and grant, none of us realized how much time and effort had to go into those projects. We extend our thanks.

Rosemarie Knecht, President

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INTRODUCTION

During the spring of 1998, residents spent two weeks conducting a survey of historic buildings in Hope, Alaska. The Project Director was Diane Olthuis of Hope. The project was conducted with the assistance of a grant from the Alaska Humanities Forum.

Hope lies at approximately 60° 55" N Latitude and 149° 38" W Longitude. Hope is located in south-central Alaska. It sits on the north end of the Kenai Peninsula and the south side of Turnagain Arm. Hope is situated at the mouth of Resurrection Creek. It is within the Kenai Peninsula Borough. The community encompasses 48.4 sq. miles of land. The Hope Historic District is primarily only three streets.

Hope summer temperatures vary from 45° to 65° Fahrenheit (F). Winter temperatures vary from 14° to 27° F. Extreme temperatures range from -37° to 85° F. Average annual precipitation is 20" (Alaska Division of Municipal and Regional Assistance 1997). The wind generally blows south from Turnagain Arm.

The Resurrection Drainage carries silt from the Kenai Mountains down to the valley bottom. The tidal zone is known as the "Flats". The broad valley is noted for its deep soil. Surface water is high and there are numerous small streams. The trees vegetation consists of Lutz spruce, birch, and aspen trees. Undergrowth includes willow, alder, and devil's club.

Hope is connected by the Hope Highway to the Seward Highway, a distance of 17 miles. The Hope Highway is paved and maintained year-round. Hope is 72 miles by road from Seward and 92 miles from Anchorage. Resurrection Road extends five miles south from the Hope Highway. On Resurrection Road is the Hope Airstrip. By air, Hope is approximately 25 miles to Anchorage. The Wagon Road, also called the Bottom Road, from the Hope Highway to the Resurrection Road is not maintained. The 37 mile Forest Service Resurrection Pass Trail for hikers traverses the mountains to Cooper Landing. The six mile Forest Service Palmer Creek Road to Coeur d'Alene Campground is open during the summer. The Palmer Creek Road from Coeur d'Alene to the Lucky Strike (Hirshey) Mine is approximately five miles long and is not maintained. The Bear Creek Trail is approximately five miles long and serves mines along the trail. The five mile Forest Service Gull Rock Trail for hikers along Turnagain Arm leads to the remains of the Turpin Sawmill.

At the time of the Turnagain Arm Gold Rush, transportation to Hope was by boat. Travel to the mines was up the trails and roads along the creeks. Pack trails linked Hope with other mining communities until 1926, when the Alaska Road Commission built the road from Hope to Moose Pass. The railroad from Seward to Fairbanks was started in 1914, and completed in 1923. Seward residents drove from Moose Pass to Hope and took a ferry from Hope to Anchorage. The Hope Airstrip was cleared in 1944. The Seward Highway was completed to Anchorage in 1951. Starting in the 1960s the Hope Highway receives year-round maintenance. The Forest Service established the Resurrection Pass Trail for hikers in 1966. The Hope Highway was paved in 1979.

The year-round population of Hope is small. Hope City was established in 1896 and has been occupied ever since. From 1909 to the mid-1970s, the population fluctuated around 50. In 1980 the population was about 100. In April 1990 the population was 160 in the area. In April 1990 the entire community had 76 occupied housing units out of a total of 164 units. Most of the remaining 92 houses were summer homes. Approximately one-fourth of the houses had wells and septic tanks. In April 1990 there were 61 jobs in the community (Alaska Division of Municipal and Regional Assistance).

The U.S. General Land Office officially platted the town in 1924.

The principal goal of the 1998 survey was to inventory the historic buildings and structures in the Hope Historic District and to collect information about local history and Hope's buildings. Some buildings were deteriorating beyond repair and the survey was designed to record information before the buildings were lost. The form of the Hope survey followed the format used in Historic Building Survey Report: Flat Alaska by Rolfe Buzzell. It is hoped that historians will find this Hope survey useful for comparison with other gold rush town surveys. Hopefully, more information will be added to this Hope survey in the future. The area's mines are not covered. Hope's mines are worthy of their own book. The information in this survey can be used for a revision of the 1971 National Register Nomination for the Hope Historic District. The information can also be used to develop a guide that will outline building styles and types in Hope, to help people building new structures in the community that will fit well with Hope's historic buildings.

All Hope buildings and ruins and most lots are privately owned. Although some buildings are in disrepair, there are no abandoned buildings in Hope. It is a popular assumption that the State of Alaska acquired the Hope tidal flats after the 1964 Earthquake. This did not happen. Most of the lots on the flats are still in private hands. In this survey report each ruin is identified by its builder (or first known owner) and current owner. Great effort was made to correctly spell names.

Another goal of the survey was to generate community pride among Hope's young people. Hope is a special place.

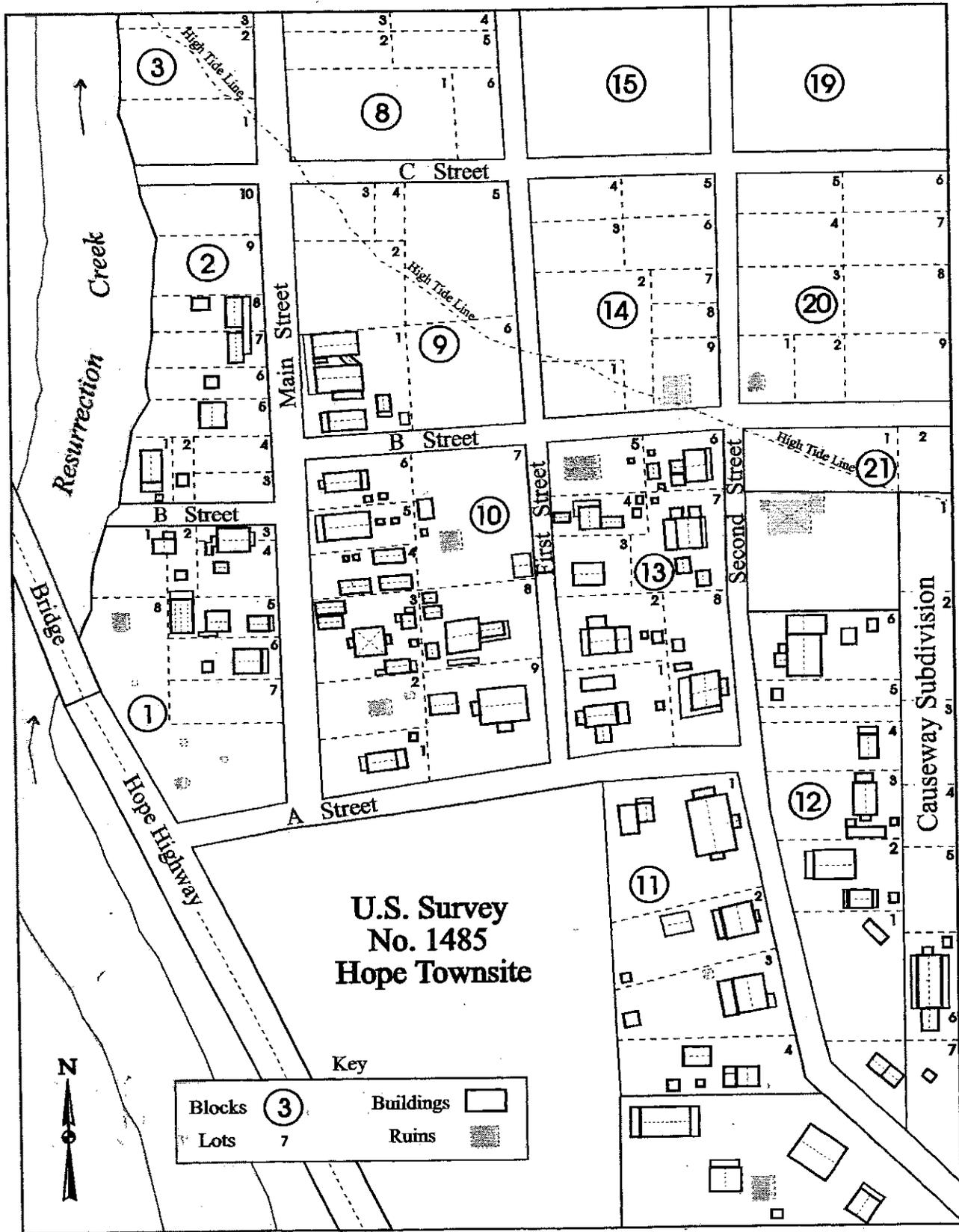


Figure 5. Map of the area included in the 1998 Hope Historic Building Survey.

PROPERTY TYPES

Historic themes associated with the community of Hope include mining, commerce, tourism, subsistence agriculture, and community development. No mining took place in the historic district. The inventory of buildings, structures and sites from the historic building survey of Hope suggests four property types associated with these historic themes. The property types are:

Industrial Properties— The first property type is associated with the mining and milling industry taking place elsewhere in the area. This property includes two housing units, three barns, and two blacksmith shops. It also includes a related generator shed. Seven of the eight buildings were built before 1942. Seven of the eight are log.

Commercial Properties— The second property type is associated with the transport, storage, and sale of goods and services. Commercial properties were used to provide food, services, and durable goods for residents or travelers. Buildings include stores, warehouses, restaurants, hotels/roadhouses, saloons, liquor stores, and pool halls. Outhouses and sheds associated with commercial buildings are also called commercial buildings. Commercial properties are wood frame or log, and one to two-stories, usually with gable roofs. Most have aluminum or metal roofs. Many are painted - white and green being the most common colors. Some have large, multi-pane, or double-sash windows.

Residential Properties— The third property type consists of buildings and outbuildings associated with the living accommodations of the residents of Hope. These buildings included small log cabins and wood frame dwellings. Siding is shiplap, batten-board, and plywood. Most house roofs are gable. Early roofs were covered with felt paper or shingles. Later roofs are covered with aluminum or metal. A typical early single pen cabin might be 12' by 14' with one narrow door, two small fixed windows, and no foundation. The typical early 1.5-story cabin was often built for a couple, might be 24' by 25', with one door, six windows, a wood foundation, and additions. There are typically several unheated outbuildings: outhouses, generator sheds, garden sheds, greenhouses, meat lockers, chicken coops, and garages. Many of the early outbuildings were associated with subsistence agriculture, hunting, and fishing. Several of the outbuildings were built as single pen cabins. These outbuildings have been disappearing as they have become less necessary. Locally a person's cabin plus outbuildings and garden are referred to as his "place".

Public Properties— The fourth property type consists of buildings and structures associated with public activities, such as the Social Hall, School/Library, Museum, and Post Office. They include associated outbuildings such as sheds and outhouses. Public buildings are one- or two-story log or wood frame with gable roofs. Siding can be horizontal board or plywood.

METHODOLOGY

The scope of work called for an intensive survey of the buildings, ruins, and features in the Hope Historic District. The field work included locating and documenting the buildings, ruins, and features and researching the history of those resources.

The survey crew carried out the field work in the Hope Historic District from May 2 to 15, 1998. Buildings were measured only when the crew had permission from the property owner. The crew documented buildings and ruins using a four page survey form. Documentation included recording information on the size, shape, dimensions, and other structural information about the exterior of each building or ruin. A sketch map of each building or ruin was included on the survey form. Living quarters on wheels (RVs, trailers, and buses) were not counted. The crew photographed all of the buildings, structures and features in the Hope Historic District, using both color and black and white film. In the final report some tidal flat blocks are mentioned even though they are outside of the Hope Historic District. The 1964 Earthquake had dropped the land eight feet. At the time of the earthquake some of the tidal flat blocks had buildings. The Hope Historic District was established in 1971, seven years after the earthquake. In 1998 the land is higher and dryer than in 1971, and will be even higher in future decades. By including tidal flat blocks in this survey, it is hoped that they will be studied in the future.

The Hope Museum files were searched for photographs, articles, maps, letters, and documents related to the Historic District. Seventeen Hope property owners were interviewed. Taped interviews were transcribed. Only historical information related to building ownership and use was included in this report. There is much information in the files that was not used.

Many historic buildings and sites were assigned Alaska Heritage Resources Survey (AHRs) numbers. The State of Alaska, Office of History and Archaeology maintains this inventory of cultural resources.

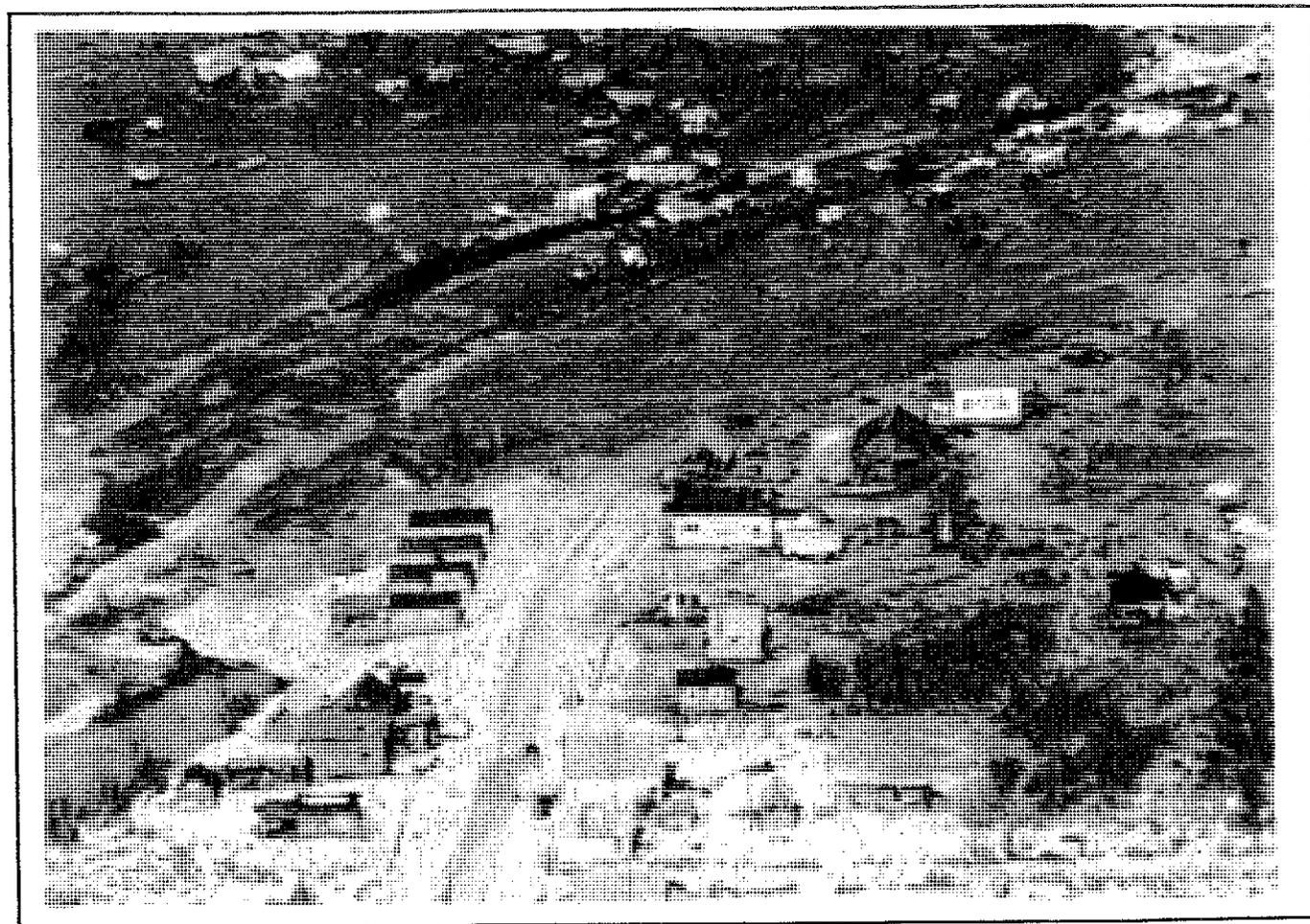
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PROPERTY DESCRIPTIONS IN HOPE

The town of Hope is divided into blocks and lots. In this report the locations of buildings, ruins, and features are described according to block and lot numbers. The crew did not use a surveying transit or a tape measure to measure lot lines. When fences were present they were accepted as denoting property lines. When no fence was present, the crew estimated where the lot lines were.

When drawing the map based on the 1916 photograph estimates were made as to which lots buildings sat on. The map drawers were aware that the first official Hope Townsite Subdivision was not done until 1924. Resurrection Creek has altered its course eroding some blocks.

The names of property owners can sometimes be confusing. Hope has many unrelated Millers, Austins, Knechts, Johnsons, and Andersons. The Mathisons are all related, as are the Clarks, Hatchs, and Shells. There are some related people with different last names: Mathisons and Clarks, Clarks and Twaits, and Twaits and Nearhouse. Dale Thorne married and became Ann Miller.



**Figure 9. Main Street, 1964. View looking north.
Hope and Sunrise Historical Society.**

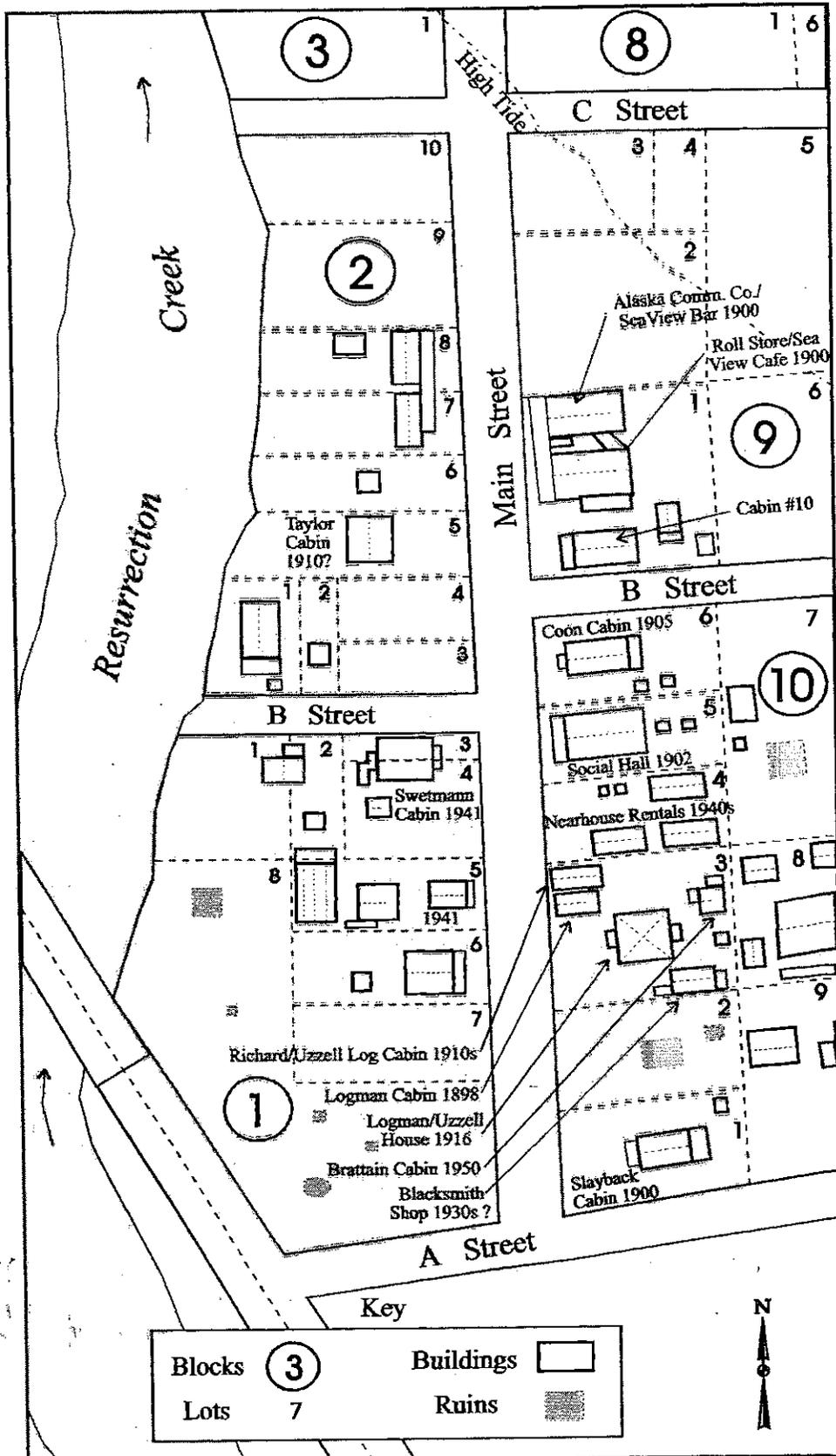


Figure 10. Map of buildings and ruins on Main Street, Hope in 1998.

EVALUATION

During 1998, the survey crew documented 120 buildings, structures, and sites on Hope's Main, First, and Second Streets. All features, including outhouses and outhouse holes, were included in this survey. Vehicles (including RVs, buses, and trailers) were not counted.

Property types represented by the buildings, structures and sites in Hope include industrial, commercial, residential, and public functions. Table 1 shows the historic uses of the 120 properties inventoried in Hope. For the purpose of this study, long-term rentals (such as the Thomas/Hanson House) are identified as residential. Crew bunkhouses (such as the Monson Bunkhouse) are identified as commercial. Nightly rentals (such as the Nearhouse/SeaView Rental Cabins) are identified as commercial. Properties that have served only one function (such as the Mitchell Post Office/Swanton House) are identified by their first known function. Outhouses, outhouse holes, root cellars, and one tree house were counted among the 120.

	Industrial	Commercial	Residential	Public
Total				
Main Street	3	20	21	5
First Street	2	0	20	2
Second Street	4	5	30	8
Total	9	25	71	15

Table 1. Buildings inventoried in Hope.

Hope's 120 buildings, structures, and sites date from 1896 to 1998. Table 2 provides a breakdown of Hope resources based on the decade of construction. In many cases the date of construction is unknown, and can only be estimated.

Date	Main Street	First Street	Second Street	Total
1896-99	2	0	2	4
1900s	10	4	4	18
1910s	2	6	8	16
1920s	0	2	0	2
1930s	4	1	6	11
1940s	8	2	4	14
1950s	1	2	5	8
1960s	2	0	3	5
1970s	6	5	9	20
1980s	12	1	1	14
1990s	2	1	5	8
Total	49	24	47	120

Table 2. Dates of construction of buildings and sites in Hope.

Thirty-eight of the buildings and sites were built before 1920. This was Hope's period of greatest growth. Many early buildings burned or collapsed. New buildings have been built every decade. The increase in new construction in the 1970s and 1980s reflects an increase in population as well as the fact that some older buildings were no longer suitable as residences. Most of Hope's early buildings were small, reflecting a first generation Alaskan mining camp. The limited insulation in most of the early buildings and the time involved in obtaining firewood may explain why the buildings were built small. They were typically built without a foundation, protective log oil or paint. Early single pen cabin windows were usually small, and wider than they were tall. Bay windows, skylights, and large single-light windows are recent changes. During the boom years, several commercial buildings were built with large expensive windows, shiplap siding, and trim. Three of these buildings still stand. Commercial buildings built after boom are less extravagant than some early commercial buildings.

Unheated outbuildings were a feature of early Hope. Prior to the community receiving electrical power in 1967, many Hope residents had a generator shed. Prior to the paving of the Hope Highway in 1979 many Hope residents had outbuildings related to subsistence activities: animal barns, garden sheds, greenhouses, meat lockers, boat sheds, and smoke houses. Most vacation homes are still unplumbed, making outhouses necessary. Not all of the standing outhouses are currently used. Hope attracted vacation home owners from Seward as early as the 1940s, and from Anchorage as early as the 1950s. Many small early single pen cabins have been put to use as outbuildings. Many outbuildings have served more than one purpose. Table 3 records the number of standing outhouses and buildings that have served as generator sheds and agricultural functions although they might serve another function now.

	Outhouses	Generator Sheds	Agricultural Sheds
Main Street	13	2	4
First Street	4	1	5
Second Street	11	3	11
Total	28	6	20

Table 3. Hope outbuildings.

Many of Hope's buildings have been moved. Some were moved in 1964 following the earthquake floods. Many were moved on the same lot. Some were moved from one block to another. A few came from outside of Hope: Palmer Creek (2), the Seward Highway (7), Seward (1), Cooper Landing (1), and Anchorage (2). Many more small buildings may have been moved. Table 4 identifies the standing buildings that are known to have been moved.

	Before-1964	1964	After-1964	From Out-of-Hope
Main Street	4	5	5	6
First Street	1	0	0	1
Second Street	1	1	10	6
Total	6	6	15	13

Table 4. Hope buildings that are known to have been moved.

Hope has both log and wood frame buildings. Both types of construction were done in 1896 and continue to be built in the 1990s in Hope. Table 5 identifies the types of log notching. A sawmill existed in Hope by 1905 (Polk 1905). Outhouses are not included in Table 5. All 28 Hope outhouses are of wood frame construction.

	Half/Square	Dovetail	Saddle	Blunt	Unknown
Main Street	12	7	1	4	0
First Street	6	4	1	1	2
Second Street	4	2	1	6	0
Total	22	13	3	11	2

Table 5. Hope log cabins.

Hope has 33 log buildings. Three early cabins (1934 and 1936) have evidence of spruce bark beetle damage. The most common log notching is square notching. Such notching is cut on grain and is faster to cut than a dovetail or saddle notching, but is not as fast to cut as a blunt-butt log. Three of the cabins with blunt-butt corners are used only in the summer. Two cabins (1905 and 1916) have four-sided logs. One cabin (1987) has turned-logs. The earliest chinking was moss or rags. Later chinking was concrete, wood

strip, or fiberglass. Early cabins were sometimes wallpapered with newspaper to stop drafts. Few doors face north into the wind (those that do were built for summer use only). Early cabin doors were narrow (the narrowest being 2'). Recent cabins typically have 3' doors. Early cabins were not log-oiled. Recent cabin owners have oiled some early cabins as well as all new ones. Log cabins typically took at least two men and sometimes more than one year to build. This report usually lists just one builder and one date.

	White/Green	Other Colors	Unpainted
Main Street	6	0	12
First Street	2	1	7
Second Street	0	13	11
Total	8	14	30

Table 6. Hope wood frame buildings.

There are fifty-two wood frame buildings. Wood frame buildings outnumber log buildings, however many are small sheds. Wood frames are sided with shiplap, batten-board, plywood, horizontal and vertical board. Thirty of the frame buildings are unpainted. Two of these are covered with felt paper, and one is covered with aluminum. Of the 22 painted frame buildings, eight are white with green trim. Of the 17 other painted buildings: two are all white, two are all green and two are white and red trim. Colors other than white and green were probably not introduced until the 1940s. All outhouses are wood frame. Early outhouses were typically 3' square with board siding and a narrow door (the narrowest being 1'8"). Recent outhouses are typically 4' wide, covered with plywood, and have a 3' door.

Table 7 shows building roof styles. The table includes shed (some were built as living quarters), but does not include outhouses or ruins. Only two buildings with flat roofs were built as living quarters. All shed roof buildings functioned as sheds or outhouses. Outhouses have gable, shed, and flat roofs.

	Gable	Gambrel	Hip	Barrel	Flat
Main Street	20	1	1	0	0
First Street	10	0	0	1	0
Second Street	26	0	1	1	2
Total	56	1	2	2	2

Table 7. Hope roofs.

Most of Hope's early living quarters and shops had gable roofs without dormers. This design required only basic carpentry skills and took less time to build than all but the shed roof. Two early (pre-1906) buildings had false fronts. They no longer stand. Two

of the three pyramid hip roof houses (built in 1914, 1916, and 1920) still stand. They were built with gable (2) and shed (1) roof dormers. There are two early barrel roof buildings in Hope (now used as sheds). There is only one gambrel roof cabin (1975). Early Hope roofs were covered with felt paper or shingles. Starting in the 1940s, building roofs were often covered with aluminum. The first colored (green) metal roofing was laid in the 1970s. In the 1980s and 1990s, metal roofing of green, red, and brown has been laid.

Table 8 shows building foundations. It does not include outhouses. If a foundation is both wood and concrete, it is counted as concrete.

	Concrete	Wood	None	Unknown
Main Street	5	15	0	7
First Street	1	4	2	8
Second Street	15	11	1	11
Total	21	30	3	26

Table 8. Hope foundations.

Early buildings had wood foundations or none at all. Later foundations are wood, concrete block, and poured concrete. Wood foundations in Hope do not last 100 years. Many buildings have received new foundations either because the first wood foundation rotted or the building was moved. The first Hope building to have a concrete foundation may have been the 1944 Methodist Church.

Many boom-era commercial buildings represented a substantial investment - large windows, paint, and trim. Later commercial buildings often represented a smaller investment. Many boom-era commercial businesses served the transient prospector population. Mid-era commercial businesses included one store and a ferry service. Recent commercial Businesses offer goods and services for tourists. Alcohol was one of the items sold in early commercial establishments. Hope had saloons and a brewery. Alcohol related businesses ended before 1958. Hope voted itself "wet" in the early 1960s. Since then Hope businesses have included bars and liquor stores. Hope is an unusual Alaska Gold Rush town in that there was no fraternal hall. Hope was typical of Alaska Gold Rush communities in that it had a number of European immigrants. The high number of adopted children may reflect the prevalence of fatal illnesses.

There has never been a community water-sewer system in Hope. The water table is high in the Hope Historic District. The date of the first Hope well was early. Cabins built in 1903, 1905, 1914, and 1916 have wells under the house and hand pumps in the kitchen. Some people still drink water from the creeks. Some early and late houses now have toilets.

Root cellars were a common feature of early Hope cabins. A typical root cellar was 2' by 3' by 1.5', and was located under the cabin floor boards. One independent log root cellar is 9' by 8'. The only store in Hope was closed for the winter of 1938 (and probably may other winters). Most Hope residents stocked-up eight months of provisions in their root cellars. Atypical cellar had "sacks of sugar, flour, dried fruit, beans, rice; the case of eggs, milk, butter; the shelves of home canned fruits, vegetables, pickles; bins of home-grown bets,, turnips, carrots, potatoes" and wild berries (Fisher 1938:7). In 1945 Iver Nearhouse had a cellar full of vegetables, and his own canned beets, pickles, ad meat (Fisher 1945:51). Moose meat was shared throughout the community and people ate a lot of salmon (Turpen 1998).

Fences are prevalent in the Hope Historic District. The fences are of three types: white horizontal boards, white pickets (found on Main and First Street), and pole-and-wire. In the 1940s fences were used to protect property from the "livestock that roam at will about the village" (Fisher January 1945:52). In 1979 there were "still about as many horses as people in Hope" and gardens were "far more protected than their gold mines" (Carter September 2, 1979:B-1). Some pole-and-wire fences had barbed wire across the top, either to "keep horses in or out". Fences deteriorate. Eddie Meier replaced his pole-and-wire fence about every decade (Roach 1998). In 1998 there are no horses, dog teams, or livestock housed in the Historic District. With fewer gardens and no livestock, there are fewer fences and some fences have fallen into disrepair.

In Fall 1896 food was in short supply in Hope. Later, many residents relied on subsistence gardening. For many years in early Hope, the U.S. Department of Agriculture gave residents free seeds and encouraged them to grow vegetables as part of a government program to determine the viability of agriculture in Alaska. Gardening was a necessity, but it was also a focus of community pride. George Roll is credited with introducing apples to Alaska by grafting a Yellow Transparent to a "native Alaskan crabapple". In 1938 "nearly everyone has a small patch of garden" (Fisher January 1938:7). In 1945, Hope residents with few exceptions, had "gardens that produce the family vegetables, including potatoes. Yes, and flowers. The flowers are notable, and outstanding are the dahlias and brilliant, huge gladioli" (Fisher January 1945:51). Eugene and Rosa Buttedahl owned two lots in 1953, and five lots in 1961. They grew vegetables and flowers for their Hope restaurant and for Seward Highway establishments between Hope and Anchorage (B. Anderson 1998). The earthquake flooding salted the soil, causing the ground to be "spongy" (Roach 1998). Trees died and it was unclear when some property owners would be able to garden again. Some residents may have moved to lots on the Hope Highway because of damage to their gardens rather than damage to their houses (A. Miller 1998 II). In 1989 Hope was still described as the "garden spot of the Kenai Peninsula", where vegetables and small fruits grew so luxuriantly" (Carpenter September 2, 1979:B-1). Paving of the Hope Highway in 1979 made year-round driving to Anchorage stores easier and may have led to a reduction in the number and size of Hope gardens.

LIST OF PROPERTIES IN HOPE

<u>Property Name</u>	<u>Main Street</u>		<u>Hist. Use</u>	<u>Date(s)</u>	<u>AHRS</u>
	<u>Block</u>	<u>Date</u>			
Swetmann/Bowen House	1,2-3	1941	Indust.	---	SEW-874
ATU Building	1,1	1977	Comm.	---	---
Swetmann Generator Shed/Bowen Gift Shop	1,5	1940s	Indust.	1970s	SEW-875
Ohr Workshop	1,5	1982	Comm.	---	---
Avey/Bowen Cabin	1,1	1975	Resid.	---	---
Ohr Outhouse	1,1	1980s	Resid.	---	---
Ohr Shed	1,2	1980s	Comm.	1980s	---
Sourdough Dru's Gift Shop	1,6	1998	Comm.	---	---
Forest Service/Sourdough Dru's Outhouse	1,6	1970s	Public	1994	---
Roth Feature 1	1,8	1900s	Resid.	---	---
Roth Feature 2	1,8	1900s	Resid.	---	---
Roth Feature 3	1,8	1900s	Resid.	---	---
Roth Feature 4	1,8	1900s	Resid.	---	---
Roth Feature 5	1,8	1970s	Resid.	---	---
Second Resurrection Creek Bridge Pilings	---	1930s	Public.	---	---
SeaView Staff Cabin	2,1	1985	Comm.	---	---
SeaView Staff Cabin Storage Shed	2,1	1985	Comm.	---	---
SeaView Staff Cabin Outhouse	2,2	1985	Comm.	---	---
Taylor/Toloff Cabin	2,5	1910s	Resid.	unknown	SEW-876
Toloff Outhouse	2,6	1960s	Resid.	---	---
SeaView Gift Shops (2)	2,7-9	1986	Comm.	1986	---
SeaView Outhouse	2,10	1986	Comm.	---	---
Alaska Commercial Company/SeaView Cafe	9,1	1896	Comm.	---	SEW-878
Alaska Commercial Company/SeaView Bar	9,1	1900	Comm.	1966 or 67	SEW-877
Cabin #10	9,1	1900s	Comm.	unknown	SEW-879
SeaView Storage Shed	9,1	1900s	Comm.	unknown	SEW-879
SeaView Generator Shed	9,1	1980s	Comm.	---	---
Slayback/Knecht Cabin	10,1	1900	Resid.	---	SEW-889
Knecht Outhouse	10,1	1960s	Resid.	---	---
Nearhouse/Knecht Cabin Ruins	10,2	1900s	Resid.	---	SEW-888
Nearhouse/Knecht Log Root Cellar Ruins	10,2	1930s	Resid.	---	SEW-888
Logman/Uzzell House	10,3	1916	Resid.	---	SEW-885
Logman Cabin/Uzzell Gift Shoppe	10,3	1898	Resid.	---	SEW-884
Blacksmith Shop/Uzzell Garden Shed	10,3	1930s	Indust.	unknown	SEW-887
Richard Cabin/Uzzell Storage Cabin	10,3	1930s	Resid.	1964	SEW-883
Brattain Cabin Addition/Uzzell Guest House	10,3	1940s	Resid.	1964	SEW-886
Uzzell Outhouse	10,3	1959	Resid.	---	---
Nearhouse/SeaView Rental Cabins(3)	10,3	1940s	Comm.	1950s,1964	SEW-882
SeaView Rental Cabins Outhouses (2)	10,4	1980s	Comm.	---	---
Hope Social Hall	10,5	1902	Public	---	SEW-881
Hope Social Hall Outhouses (2)	10,5	1970s	Public	---	---
Coon/Banic Cabin	10,6	1905	Resid.	---	SEW-880
Banic Outhouses (2)	10,6	1940s	Resid.	---	SEW-880

First Street

<u>Property Name</u>	<u>Block</u>	<u>Date</u>	<u>Hist.</u>	<u>Date(s)</u>	<u>AHRS</u>
	<u>Lot</u>	<u>Built</u>	<u>Use</u>	<u>Moved</u>	<u>No.</u>
Hirshy Blacksmith Shop/Hanson Shed	10,7	1916?	Indust.	---	SEW-890
Hirshy/Hanson Log Ruins	10,7	1910s	Resid.	unknown	SEW-890
Hirshy/Hanson Outhouse Ruins	10,7	1905?	Resid.	---	SEW-890
Hanson Woodshed	10,7	1990s	Resid.	---	---
Oskalkoff/Hanson House	10,8	1914	Resid.	---	SEW-891
Oskalkoff/Hanson Log Shed	10,8	1910s	Resid.	unknown	SEW-891
McCart/Hanson Shed	10,8	1930s	Resid.	unknown	SEW-891
McCart/Hanson Garage	10,8	1940s	Resid.	unknown	SEW-892
Thomas/Hanson House	10,9	1900s	Resid.	---	SEW-892
Mitchell/Hanson Garage	10,9	1950s	Resid.	unknown	SEW-892
Mitchell/Hanson Shed	10,9	1940s	Resid.	unknown	SEW-892
Mitchell Post Office/Swanton House	13,1	1900s	Public	unknown	SEW-893
Housman/Swanton Outhouse	13,1	1970s	Resid.	---	---
BPR/Swanton Shed	13,1	1950s	Public	unknown	SEW-893
Hedberg/Eggan Cabin	13,2	1900-1902	Resid.	---	SEW-894
Eggan Shed	13,2	1970s	Resid.	---	---
Eggan Outhouse	13,2	1970s	Resid.	---	---
Ferrin/Stroecker Barn	13,3	1920s	Indust.	---	SEW-895
Hatch House/Gillespie Bunkhouse	13,4	1920s	Resid.	1950s	SEW-896
Gillespie House	13,4	1987	Resid.	---	---
Gillespie Sheds (2)	13,4	1970s	Resid.	---	---
Richard/Brandal Cabin Ruins	13,5	1918	Resid.	---	SEW-897
Richard/Brandal Outhouse	13,5	1918?	Resid.	---	SEW-897

Second Street

<u>Property Name</u>	<u>Block</u>	<u>Date</u>	<u>Hist.</u>	<u>Date(s)</u>	<u>AHRS</u>
	<u>Lot</u>	<u>Built</u>	<u>Use</u>	<u>Moved</u>	<u>No.</u>
Knight/Hatch Cabin	13,6	1913	Resid.	1970s	SEW-899
Palmer Creek Cabin/Hatch Bunkhouse	13,6	1930	Comm.	1970s	SEW-899
Hatch Sheds (2)	13,6	1970s	Resid.	---	---
Dodd/Stroecker House	13,7	1916	Resid.	---	SEW-900
DeFrance Chicken Coop/Stroecker Shed	13,7	1930s	Resid.	1970s	SEW-900
Young Cabin/Stroecker Sauna	13,7	1900s	Resid.	1970s	SEW-900
Dodd/Stroecker Outhouse	13,7	1916?	Resid.	---	SEW-900
United Methodist Church/Retreat Center	13,8	1944	Public	---	SEW-901
United Methodist Retreat Center Woodshed	13,8	1995	Public	---	---
United Methodist Retreat Center Outhouse	13,8	1980s	Public	---	---
Dreier/Nye Cabin Ruins	14,9	1934	Resid.	---	SEW-898
Hope School/Library	11,1	1938	Public	---	SEW-902
Hope School Shed/Hope Chest Gift Shop	11,1	1938	Public	---	SEW-902
Thornton/Van Alstine House	11,2	1947-48	Resid.	---	SEW-903
Anderson/Van Alstine Greenhouse	11,2	1970s	Resid.	---	---
Van Alstine Outhouse	11,2	1990s	Resid.	---	---
Passwater/Van Alstine Cabin	11,3	1898-1903	Resid.	---	SEW-904
Anderson/Van Alstine Shed	11,3	1970s	Resid.	---	---
Passwater Outhouse Foundation	11,3	1898-1903	Resid.	---	SEW-904
Thornton Post Office/Cheong-Sang House	11,4	1950s	Resid.	---	SEW-905
Buttedahl/Cheong-Sang Garage	11,4	1950s	Resid.	---	SEW-905
Thornton Post Office/Cheong-Sang Outhouse	11,4	1950s	Resid.	---	SEW-905
Anderson/Cheong-Sang Outhouse	11,4	1970s	Resid.	---	---
Hope-Sunrise Historical and Mining Museum	---	1994	Public	---	---
Museum Outhouse	---	1993	Public	---	---
Forest Service Cabin	---	1950s	Public	1997	SEW-909
Canyon Creek Bunkhouse	---	1910s	Indust.	1997	SEW-906
Canyon Creek Blacksmith Shop	---	1910s	Indust.	1997	SEW-907
Canyon Creek Barn	---	1910s	Indust.	1997	SEW-908
Hope Trading Post/Hope Post Office	12,1a	1963	Comm.	---	---
Hope Trading Post/Hope Post Office Outhouse	CS7	1963?	Comm.	---	---
Specking Stable/Gay Log Garden Shed	12,1	1900s	Comm.	unknown	SEW-911
Davis/Gay House	CS6	1936	Resid.	1964	SEW-910
Specking Generator Shed/Gay Shed	CS6	1964	Resid.	---	---
Hirshy Barn/Sherritt Cabin	12,2	1916	Indust.	1966 or 67	SEW-913
Ingham Cabin/Sherritt Guest Cabin	12,2	1900s	Resid.	1997	SEW-912
Sherritt Outhouse	12,2	1994	Resid.	---	---
Buzzard-Haun/Roach Cabin	12,4	1900s	Resid.	1951	SEW-914
Meier/Roach Cabin	12,3	1975	Resid.	---	---
Meier/Roach Shed	12,3	1977	Resid.	---	---
Meier/Roach Outhouse	12,3	1950s	Resid.	---	---
Monson Bunkhouse	12,5	1977	Comm.	unknown	---
Abney/Pope Storage Cabin	12,6	1940s	Resid.	unknown	SEW-915
Abney/Pope Shed	12,6	1940s	Resid.	unknown	SEW-915
Cameron/Pope House	12,6	1971-98	Resid.	---	---
Clark/Pope House	12, _	1914	Resid.	---	SEW-916