

Cordova Historic Preservation Commission

Meeting Minutes – Thursday, March 1, 2018

Members present: Jim Casement, Brooke Johnson, Nancy Bird, and via teleconference: Sylvia Lange, John Wachtel and Heather Hall. Absent: Cathy Sherman, due to illness.

The meeting was called to order by Chair J. Casement about 5:05 pm.
The agenda was approved without objection.

Approval of minutes

Motion by Johnson, seconded by Lange to approve the minutes of December 14, 2017. Motion passed without objection.

Historic building surveys

Casement began the discussion of a methodology or template to use in updating the historic building survey for Cordova. He called attention to the three resources included in the agenda and packet and emphasized one recommendation to “not reinvent the wheel” and keep the process doable for our community. He likes Nielsen’s 1984 survey and thinks it provides a good template. He also said he’s spoken about this project to the Cordova School Superintendent, Alex Russin, and the high school history teacher (Clark). They are both supportive of involving students in the survey but need to know exactly what the student’s work would entail. There is also time sensitivity for involving students and Casement said he needs a project outline detailed this spring for it be reviewed and approved by the school authorities in time for students to work on it next year.

Wachtel suggested that our outline/template be based on recommendations included in the “Alaska Historic Buildings Survey Manual & Style Guide.” He said our building survey project might best be broken into several phases and expressed a lot of excitement that the project could involve students. He also noted that he will be visiting Skagway in the coming month and said University of Oregon students have assisted in updating Skagway’s building survey. He may learn additional ideas during his Skagway trip that will help our project template/outline.

Hall said she’d also been very impressed by the state’s Survey Manual & Style Guide (by Summer Rickman). She had jotted down notes and tried to share them with the commission just prior to this meeting; she’ll send those notes to everyone after today’s meeting. Included in her notes are:

- Review SHPO guidelines for updating local records
- Perhaps, do a reconnaissance survey
- Identify the survey’s boundaries; and consider splitting it into historic districts
- Sees this project as a 2-4 year task, with a book as a final product
- Encourages looking for partners – agencies or others – to help

Later in the meeting, Hall suggested that students with IT interests/capabilities might be able to develop an app for use in completing our building surveys. She also suggested we might want to include in our overall or longer-term project plans to develop some interpretive signs for various properties.

After further discussion, there was consensus to move ahead with the following steps:

- Request access for Commission members to the state historic property database; Wachtel will email the name and contact information of the manager (Jeffrey Peterson Weinberger, Alaska Heritage Resources Survey). Bird said she will follow-up on this request.

- Invite SHPO to visit next fall and help with a training session. Bird said she will follow-up on this.
- Casement will talk again to the history teacher (Clark) and, possibly, the school superintendent (Russin) to keep them apprised of our intention to submit to them later this spring a more detailed outline of how students might be involved in the building survey.
- Bird will work with Casement to compile a first draft outline, based on the Survey Manual & Style Guide and also on the elements included in the state's database. Bird said her goal is to try to share this first draft via email prior to the next Commission meeting.

Certified Local Government Annual Report to Office of History & Archaeology

Commission members reviewed the first draft of this report included in the packet and offered several suggestions for additions:

- Note that the Commission receives and reviews Department of Transportation Section 106 notifications.
- Wachtel will send the details of his attendance of a historic resources survey workshop.

Other members will review the draft report again and notify Bird if they think of other additions for it. Bird will draft a final report to share with everyone via email prior to its submission by the March 31st deadline.

Update on status of Commission's recommendation to Planning & Zoning re. Title 18

Bird reported that she sent the recommended changes to Title 18 to the city planner and expects this to appear on a Planning & Zoning Commission meeting agenda soon.

Review plans for Nirvana Park (if available)

No information was made available; no discussion or action taken.

Discussion of potential signage project at Mile 13 airport regarding past military history

Hall recommended that everyone visit the museum in Whittier; this museum focuses on Alaska's World War II history. She said she will reach out to Ted Spencer, of the Whittier Museum, about creating signs in Cordova and/or possible funding support for such signage.

Updates on recently complete Certified Local Government Grant Projects:

- a. Red Dragon Historic District signage and website updates – Bird reported that she is still working on the website updates. The large interpretive sign is installed outside the church, and the two bronze plaques are being mounted on wood for installation on both buildings. She hopes the signs will be installed by April.
- b. Copper River Highway Milepost Guide – Sherman left a copy of the latest near-final published brochure guide. It was passed around by Commission members in Cordova.

Next meeting date

The next meeting will be April 5th, 2018, at 5 pm.

Adjournment

The meeting adjourned at about 6 pm.

These minutes were approved XXXX.

**CITY OF CORDOVA, ALASKA
CORDOVA HISTORIC PRESERVATION COMMISSION
RESOLUTION 18-01**

**A RESOLUTION OF THE CORDOVA HISTORIC PRESERVATION COMMISSION OF THE
CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE PLANNING & ZONING
COMMISSION OF THE CITY OF CORDOVA, ALASKA TO UPDATE CHAPTER 18.90 OF
THE CORDOVA MUNICIPAL CODE.**

WHEREAS, the Historic Preservation Commission reviewed chapter 18.90; and

WHEREAS, Chapter 18.90 was last reviewed and amended in 1995; and

WHEREAS, the Historic Preservation Commission determined that Chapter 18.90 entitled Cordova Historical District and Historic Preservation Commission needed updates; and

WHEREAS, the Historic Preservation Commission receives support and advice from the Alaska Historic Commission and the Alaska Office of History and Archaeology; and

WHEREAS, the Alaska Office of History and Archaeology provided recommended updates to Chapter 18.90 which were included in the update,

NOW, THEREFORE BE IT RESOLVED THAT the Cordova Historic Preservation Commission of the City of Cordova, Alaska hereby recommends to the Planning & Zoning Commission of the City of Cordova, Alaska to amend Chapter 18.90 of the Cordova Municipal Code, as detailed in the attached document (with deleted language shown as strike-outs and additions underlined) in order to update and clarify the purpose and authorities of the Cordova Historic Preservation Commission.

PASSED AND APPROVED THIS 5TH DAY OF APRIL, 2018

Jim Casement, Chair

ATTEST:

Samantha Greenwood, City Planner

Amendments to Chapter 18.90

Recommended by the Cordova Historic Preservation Commission 12-14-2017

Strikeouts are proposed deletions; underlined are proposed additions.

Chapter 18.90 - CORDOVA HISTORICAL DISTRICT AND HISTORIC PRESERVATION COMMISSION

Sections:

18.90.010 - Cordova ~~historical~~ Historic Preservation Commission established.

- A. There is created a historic preservation commission. The commission shall have seven members which shall consist of one currently sitting member of the Cordova planning and zoning commission, one current member of the Cordova Historical Society, one member selected by the Native Village of Eyak and four public members appointed by the mayor and confirmed by the city council. One of the public members shall be a Cordova resident with a demonstrated interest or knowledge of historic preservation. The final three members shall be professionals, as defined by the National Park Service Regulations, from the disciplines of history, architecture or architectural history, and archaeology.
- B. Ex Officio Members. The mayor and the city manager shall be ex officio members of the commission and shall have the privilege of the floor, but no right to vote.
- C. Terms of Office. Members of the commission shall be appointed for three-year terms, provided however, that in the first instance one member shall be appointed for one year, two members appointed for two years and two members appointed for three years.
- D. Filling of Vacancies. Appointments to fill vacancies shall be for the unexpired term of the vacated position.

(Ord. 751, 1995; Ord. 746 § 1, 1994; Ord. 691(part), 1992).

18.90.020 - Cordova ~~historical~~ Historic preservation commission-Officers.

- A. The commission shall annually organize and elect a chair, vice-chair, and secretary at the first meeting of a new fiscal year. ~~following appointment of new commissioners, but in any event no later than July 31st of each year~~
- B. The chair shall preside over the meetings of the commission and shall exercise all powers usually incident to the office and shall be a voting member with full right to have his vote recorded in all deliberations of the commission.
- C. The vice-chair shall assume the duties of the chair in his absence. In case of the absence of both the chair and the vice-chair, the members present may elect a temporary chair for the meeting who shall, during such meeting, have full powers of the chair.
- D. The secretary shall be responsible for taking and typing minutes of all meetings of the commission, and for providing the minutes to the city clerk for distribution and recordkeeping.

(Ord. 751, 1995; Ord. 746 § 2, 1994; Ord. 691(part), 1992).

18.90.030 - Cordova ~~historical~~ Historic Preservation commission-Meetings.

- A. The commission shall meet regularly at a time and place set by the commission. The commission will meet twice a year at a minimum. The commission shall conduct business in accordance with the Open Meeting Laws of Alaska. This includes adequate public notice of all meetings including the meeting time, place and agenda items. Notice of postponement of any regular meeting must be given to each member and to the public at least twenty-four hours in advance.
- B. Special meetings may be called by the chair and at such times as the commission may determine necessary provided that at least twenty-four hours' notice of a special meeting is given to each member at his established residence or business, and to the public.
- C. The commission shall keep minutes of its proceedings showing the vote on each issue and the number absent or failing to vote. The commission shall keep records of its official actions, all of which shall be filed in the office of the city clerk and shall be kept as a public record.
- D. A majority of the membership of the commission shall constitute a quorum for the transaction of business. A public hearing may be opened and comments received without a quorum of the commission present, provided that no action may be taken on any issue until minutes have been received by absent commission members. Action can then be taken at the next meeting. Action can be taken after the public hearing if a quorum is assembled and all members present are informed of the substance of public testimony.
- E. The commission shall conduct business using the latest edition of Robert's Rules of Order. All main motions shall be made in the affirmative.
- F. Any member who has a substantial personal interest or financial interest of any kind in any questions being voted upon shall identify his interest and declare a possible conflict of interest. He shall not be excused from voting thereon except with the concurrence of the majority of the members present.
- G. Any member of the commission anticipating an absence from commission meetings shall so advise the commission. A member who misses three consecutive regular meetings without prior excuse shall automatically be recommended for replacement to the mayor.
- H. All recommendations by the commission to the planning commission or to the city council shall be made by resolution. Resolutions shall be numbered consecutively within each year according to the sequence of approval and shall be signed by the chair and secretary.
- I. Rules and procedures of the commission may be amended at any regular or special meeting by a majority vote of the membership of the commission.

(Ord. 751, 1995; Ord. 691(part), 1992).

18.90.040 - Cordova ~~historical~~ Historic preservation commission-Powers and duties designated.

- A. ~~Survey and Inventory of Community Historic Resources. The commission shall conduct or cause to be conducted a survey of the historic, architectural, and archaeological resources within the community. The survey shall be compatible with the Alaska Heritage Resources Survey and able to be readily integrated into statewide comprehensive historic preservation planning and other planning processes. Survey and inventory documents shall be maintained and released on a need to know basis to protect sensitive site locations from possible vandalism. (Section 3.(a-c) CLG regulations). The survey shall be updated at least every ten years. Develop a local historic preservation plan providing for identification, protection, and interpretation of Cordova's significant cultural resources. This plan is to be compatible with the Alaska historic preservation plan.~~

- B. Review and make recommendations about local projects that might affect properties identified in the historic preservation plan.
- C. Review Proposed Nominations to the National Register of Historic Places. The commission shall review and comment to the State Historic Preservation Officer on all proposed National Register nominations for properties within the boundaries of the community. When the commission considers a National Register nomination which is normally evaluated by professionals in a commission, the commission will seek expertise in this area before rendering its decision.
- D. Provide Advice and Information. The commission shall act in an advisory role to the Cordova planning and zoning commission who will make recommendations to the Cordova city council. It shall also advise and assist other city officials and departments and the public regarding the identification, protection, and enhancement of local historic and archaeological resources. The commission shall work toward continuing education of citizens regarding historic preservation. It shall assist property owners in any way necessary including help with getting their property on the National Register and in identifying funding sources for specific projects.
- E. The commission shall support the enforcement of the Alaska Historic Preservation Act (AS 41.35).
- F. The commission shall support the enforcement of any local preservation laws that may be passed.
- G. The commission ~~may~~ shall draft or make recommendations on local preservation ordinances, a preservation plan, or an overall development plan with a preservation or "building style" theme and make recommendations to the planning and zoning commission who, in turn, will make recommendations to the city council.

(Ord. 751, 1995; Ord. 746 § 4, 1994; Ord. 691(part), 1992).

~~18.90.050 Continuation.~~

~~The city council, annually at the first meeting in November, by an affirmative vote, may continue the existence of the commission. In the absence of an affirmative vote by council, the commission will cease to exist within thirty days.~~

(Ord. 751, 1995; Ord. 746 § 5, 1994).

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 18, 2018
Prepared by: Nancy Bird and Jim Casement

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, Chair (Cordova Public Member); Heather Hall (Archaeologist, US Forest Service); Brooke Johnson (Native Village of Eyak); Sylvia Lange (Cordova Historical Society); Nancy Bird, Secretary (Cordova Planning and Zoning Commission); Cathy Sherman (Cordova Historian); and John Wachtel (Historical Architect, National Park Service)

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.

John Wachtel attended the Office of History and Archaeology's AHRS-IBS Training on January 24th, 2018. The training consisted of an introductory Section 106 presentation from their Review and Compliance Staff (approximately 20-30 minutes), followed by an introductory AHRS-IBS presentation for the remainder of the 2 hour session

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,
2 - Copper River Highway Milepost Guide

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.

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: Cathy Sherman

Title: Cordova Museum Director

Address: PO Box 391, Cordova, AK 99574

Phone number: 907-424-6665

Email: acm@cityofcordova.net

COMMISSION CHAIR

Name: Jim Casement

Phone number: 907-424-7363

Email: jcasement@gmail.com

ADDITIONAL CLG/COMMISSION CONTACT

Name: Nancy Bird

Title: Secretary, Cordova Historic Preservation Commission

Phone number: 907-429-5800

Email: nbird5800@gmail.com

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.

Goal(s)

To update historic buildings inventory for Cordova and environs

Decide geographic region to include

Current Cordova City limits?
Or larger or smaller area?

What product do we want?

Publication – hard copy?
Website?
Spreadsheet to share with others?

Possible first step: Compile spreadsheet listing all properties included in Nielsen's 1985 book

Agree that these properties must be included if they still exist
Those not existing, try to determine when they were destroyed

Make additions by comparing list to city's property tax list ?

And by Reviewing city planning department's maps ?
And by receiving recommendations from Commission members ?

What information to be collected:

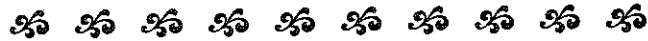
Appearance – descriptive and photos
 Outside photos for sure; interior photos if possible???
Street Address
History – when built? Who/what lived there? Significant events?
Integrity and boundaries of the current property

Timeline for work

2-5 years???
Phased approach?
If so, what first?

Potential Information Sources

Historic maps and plats	Deeds
Census records	Property Tax Records
Oral Histories	Cemetery records
Building permits	Court documents
Building blueprints	Probate records
Local histories	Military records
City directories	Photographs or postcards
Insurance records	Visitor guides and brochures
Newspapers	Alaska Historic Resource Survey
HABS (Historic American Buildings Survey) / HAER (Historic American Engineering Record) Documentation	



Appendix

Block by block catalog of early Cordova buildings

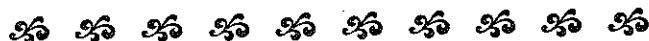
This listing of Cordova buildings that are at least 50 years old is an adaptation of a format used by Janet Matheson in her Fairbanks study entitled *Fairbanks, A City Historic Building Survey*.¹ This listing is incomplete (especially for U.S. Survey 828), and is intended as a guide for identifying early structures in the area surveyed. Survey cards (see Appendix 2) were filled out on the majority of buildings listed as well as some structures not included. (For example, ones in the old CR&NW Railway dock area that housed MorPac cannery.) The more significant buildings catalogued here have been highlighted in the narrative section of the survey.

The dates listed in this section came from several sources. Since Cordova's first tax records are for 1910-1911 it was difficult to be completely sure of the exact construction date of some structures listed on that tax roll. Therefore, only where newspapers, dated photographs, or other research made the exact year of construction known is a specific date given. Otherwise a span of years or estimate is listed. Due to the short time frame for research it was not feasible for this researcher to individually check out every building in the year by year tax listings. This has resulted in estimates or a span of years being listed as the tax files often give weighted dates (a combination of dates estimated for construction and additions or renovations) or dates that are not historically accurate.

There may be some problems with the actual street addresses noted due to conflicts between the tax records and the computer printouts as well as differences between tax records and records at the district recording office. Cordovans do not generally use street addresses so street numbers are not always present on structures.

The individuals listed as current owners are those that were noted in the City tax records between April and September 1981 while the research was being conducted.

1. Permission to adapt the Fairbanks format has been obtained from Janet Matheson by this researcher.



Lot No.	Street Address	1981 Owner	Date	Type, Style	Remarks
Block 1, U.S. Survey 449, 1908 Cordova Townsite					
1	401 First St.	Ken, Robt., Barb. Van Brocklin	ca. 1925	Commercial	
W 1/2 2	104 West Davis	James & Mae Van Sant	1919	Commercial	Moved to W 1/2 of lot in 1920's
6, 7	408 First St.	Steve & Dorothy Cooper	1908-09	Apt. Bldg.	
N 40' 11	409 West Davis	H. John Denault III	1910-11	Home - 4 eaves, RR type	"Nob Hill Athletic Club"
S 60' 11	105 West C Ave.	J. Guerske & Nasello, estate	by 1911	Home	Former A.J. Adams home; former Assembly of God Church
13 S 1/2 to 16	109 West C. Ave.	Gerald & Rena Johnson	by 1911		
Block A, U.S. Survey 449					
NW Port: 1	102 Davis	R.J. Kopchak		Cottage	
SE Port. 1	104 Davis	Harry & Devena Curran	1917	Cottage	
SW Port. 1	100 Davis	John Barth, c/o Paul Morris	est. 1925	Cottage	
E 24' 2	108 Davis	C. Ross & Sheelagh Mullins	ca. 1927	Cottage	
W 24' 2	106 Davis	Ann Hodnett	est. 1918	Cottage	
N 60' 3, 4	110 Davis	Jack & Paula Lamb	1917	House	
N 1/2 5	114 Davis	Carroll & Mabel Komkoff	1910	House	1954 addition
N 33' of S 1/2 5	116 Davis	Doug & Janice Van Hola	ca. 1917-20's		
S 27' 5	118 Davis Ct.	Marylan & Lila Johnson	ca. 1920's		
Block 2, U.S. Survey 449					
30	505 First St.	Gail & Frank Steen	1929	Commercial	
29	507 First St.	Smith Tower, Inc.	1920's	Commercial	
28	509 First St.	Cordova Labor Hall Assn.	by 1911	Commercial	
24-26	513 First St.	Nat. Bank of Ak., Cord. Br.	1920	Commercial	Concrete Lathrop Bldg., 1951 fire destroyed all but shell
17	531 First St.	Richard Schultz, Major Freeman, Leroy Harris	1908	Commercial	Two stories on First St., more stories on Front St. due to hilly terrain.
Block 3, U.S. Survey 449					
26, 27	621 First St.	Pioneer Igloo #19	1928; 30's	Log Cabin	Frame addition
20-25	627 First St.	Pierre & Zelda DeVille	ca. 1930's	House	
Block F, U.S. Survey 449					
D, E	702 Front St.	Jeremy J. Kelly		Frame Home	Totally remodeled. This is the last "red light district" bldg. left.
Block 6, U.S. Survey 449					
10	618 First St.	David & Wanda Parmeter	late 1920's	Home	
9	616 First St.	Henry & Marian Wiese		Commercial	Extensive changes; unclear how much of 1908-10 structure remains.
8	614 First St.	Fed. Norwegian Luth. Young People	1908-10		
3, 4	604 First St.	William L. Reid	1908	Commercial	Cordova House; 3rd story 1910
1, 2	600 First St.	Lew Cochran, Jr.	1908	Commercial	Alaskan Hotel; 3rd story 1910
Block 7, U.S. Survey 449					
Block destroyed by May 1963 fire.					
26 less 9"	513 Second St.	C.T. Davis & Sons, Inc.	1940's	Warehouse	Survived the fire
21-25	519 Second St.	Weinrich's Inc.	1909-10	Garage Office	Early Forestry building relocated to current location in 1960's.
Block 8, U.S. Survey 449					
1	400 First St.	Mt. McKinley Lodge No. 183 F. & M. Masons	1925	Fraternal Lodge	Stucco bldg.
7	412 First St.	Axel & Stella Janson	1908; 40's	Commercial	Much rebuilding after fire
8	414 First St.	John & Mary Ann Dinneen	1908	Commercial	
11-14	103 W. Council	City of Cord./Youth Center	1930's	Public	Former City Hall
Block 9, U.S. Survey 449					
4, 5, 6	406 Second St.	Jim Eksted	1908	RR style	Former customs office moved to current location in 1967; 1975 addition.

Lot No.	Street Address	1981 Owner	Date	Type, Style	Remarks
Block 9					
8, 9	412 Second St.	Ted & Dave Butler	1910	Commercial	Built to house U.S. Post Office
10	414 Second St.	Ted & Dave Butler	1910	Commercial	Originally Jos. Digg's store
W½ 11, 12, 13	207 C. Ave.	Vi Adkins	1911	Penn. Barn style home	
E½ 11, 12, 13	211 C. Ave.	Pete & Mary Nicholoff	1910-11	Home	
E½ 18, Port. 19	401 Third	Travis & Anita Yarbrough	1913	Home	
W½ 18	403 Third St.	Irene Behymer		Home	
20, N9' of W50' of lot 19	200 Davis Ave.	Clement & Evelyn Mulcahy	1917 est.	Home	
Alley EPort. 4, WPort. of 17	405 Third St.	Irene Behymer	1920's	Home	
Block 10, U.S. Survey 449					
4	504 Second St.	Lawrence Allen & Carol Ott	ca. 1920	House	Original Donohoe & Dimond Law Office
7	512 Second St.	William & Mary Ann Little	1908	Commercial	First Federal Jail; Slater-Reid
8	514 Second St.	Cordova Lodge #1226 L.O.O.M.	1908	Lodge Bldg.	
13	524 Second St.	Assembly of God Church, Inc.	1908-10	Public	Originally American Saloon
15	528 Second St.	Harold & Marcene Moore	ca. 1920	Home	Moved from next to current Post Office
16	530 Second St.	Clifford W. Collins	1908	Commercial	Former Reception Saloon Bldg.
E1/3 31, 32	204 Council Ave.	Louanna & Donald Butler	ca. 1920	Home	Upper level added 1965
W1/3 31, 32	202 Council Ave.	Louanna & Donald Butler	ca. 1920	Home	
5, 6	508 Second St.	Bill Hall	1935-36	Home	Alleged to be first Cordova home built under FHA
Block 11, U.S. Survey 449					
7-9	Second St.	U.S. Postal Service	1924	Public	Federal Courthouse and post office
Block 12, U.S. Survey 449					
7	702 Second St.	Kenneth & Jerry Hunnicutt	by 1920	House	
W½ 8-10	704 Second St.	H. Nicolet & Edith Taylor	by 1920	House	
10	301 Lake Ave.	Lew L. Cochran	ca. 1919-21	Cabin	
13	715 Third St.	Vincent Leon	by 1920	Cabin	
Block 13, U.S. Survey 449					
1, 2 W½, N20' of 3	300 Third St.	George & Leona Olson	1911	4 Eave Home	Built by Bartley Howard
E½ 1, 2	302 Adams Ave.	Frances & Leta Garvin			
11, 12	305 Lake Ave.	Walter & Margaret Clark	1923-27	Home	Was Pete Olson home
Block 14, U.S. Survey 449					
8-11	614 Third St.	Tom & Linda Massolini	1908-10	4 Eave Home	Former Roth Residence
1, 2, 3, 30	300 Browning Ave.	Robert Dundas & T. Robinson	1925	Apartments	Was 1925 Public High School
17	303 Adams Ave.	Charles & Violet Simpler	1909-11	Home	
Block 15, U.S. Survey 449					
1	500 Third St.	Morpac Cannery	1910	Home	Originally Sam Blum Residence
13, 14	524 Third St.	Charles & Glenna Maxwell	1917	Home	Recent remodeling
E½ 15, 16	303 Browning	David Lederman	1920's est.		
W½ 17	305 Browning	Anita Cabanilla	1908	Cabin	Built for R.R. Stewart for rentals
W½ 17	307 Browning	Peter Villa, Jr.	1908	Cabin	" " " " " "
E½ 17	309 Browning	Jerry Cochran	1908	Cabin	" " " " " "
E½ 17	311 Browning	Jerry Cochran	1908	Cabin	Used for storage only
19	511 Fourth St.	James & Betty King	1912	Cabin	Has had extensive changes, enlarged Remodeled 1955
25, N19' of 24	501 Fourth	Doris Anderson	1910	Home	R.R. Stewart and later Foster Home
18	515 Fourth St.	Carl & Patricia Fisher	1940's	Quonset Hut	WWII surplus relocated here
Block 16, U.S. Survey 449					
12, 13 S24' 14	309 Council Ave.	Bertha Smith	1919	Home	Originally Thos. Donohoe Home
5, 6	408 Third St.	James & Judith Cunningham			

Lot No.	Street Address	1981 Owner	Date	Type, Style	Remarks
Block 17, U.S. Survey 449					
1, 2	400 Fourth St.	Violet McDaniel	1910	Cottage	
5	406 Fourth St.	Susan K. Weltz	1909-10	Cottage	Major structural additions 1980
6, 7, 8	412 Council Ave.	Ralph Treffers	1910	House	George C. Hazelet House
Block 18, U.S. Survey 449					
2	504 Fourth St.	Thomas & Maureen Callahan	1917	Home	Almost completely altered
7, 8	510 Fourth St.	Ruth Steele	1911	Home	First Episcopal Rectory; E.P. Ziegler
13	509 Fifth St.	Betty & Robert Turner, Sr.			
Block 19, U.S. Survey 449					
3-5	604 Fourth St.	Carol & Bob Maxwell	1909	Home	Originally Presbyterian Manse
24	404 Browning Ave.	Gertrude Spear	1913	Home	1940's Lutheran Childrens' Home
Block 23, U.S. Survey 449					
1	600 Fifth St.	Carl & June Jensen	1911	Home	
2	602 Fifth St.	Frank & Donna Sherby			
5	604 Fifth St.	Lynna Merritt			
Block 24, U.S. Survey 449					
17, 18	506 Fifth At.	Larry Kritchen	1920's est.	House	Was moved from Block 23, lot 2 to present location about 1949.
Block 2, U.S. Survey 2981 South Addition					
E½	Lake Ave.	Episcopal Diocese of Alaska	1919	Church	Designed by E.P. Ziegler
W½	100 Lake Ave.	Episcopal Diocese of Alaska	1908	Rectory	Red Dragon - oldest extant building in Cordova. Built as mission and clubhouse.

Lot No.	Street Address	1981 Owner	Sanborn Map Cabin No.	Date	Remarks
Block 6, U.S. Survey 2981 and U.S. Survey 828 'Railroad Row'					
8	200 Boardwalk Way	Bob & Helen Cunningham	23	1918	Former CR&NW RY housing
9	204 Boardwalk Way	Richard Davis	21	1918	Former CR&NW RY Assist. Supt. residence during RR ownership
10	206 Boardwalk Way	Russell & Teresa Allen	19	1918	Former CR&NW RY employee housing
11	208 Boardwalk Way	G.L. & Rosemary Flynn	17	1918	" " " " "
22	201 Boardwalk Way	Henry & Marian Wiese	22	1918	" " " " "
20	203 Boardwalk Way	Alta & Stanley Kowalke, Jr.	20	1918	" " " " "
18A	205 Boardwalk Way	Carl & Vicki Becker	18	1918	Exterior most similar to RR era appearance of these cabins
5, Bl. 6; 16 USS828	207 Boardwalk Way	Gary & Carolyn Raymond	16	by 1911	Former CR&NW RY employee housing
4, Bl. 6; 15 USS828	306 Railroad Row	Charles & Sarah Mohr	15	by 1911	" " " " "
3, Bl. 6; 14 USS828	308 Railroad Row	Wm. Frazier	14	by 1911	" " " " "
2, Bl. 6; 13 USS828	310 Railroad Row	Wilbur & Gloria Booth	13	est. 1915	" " " " "
1, Bl. 6; 12 USS828	312 Railroad Row	John & Maggie Totemoff	12		" " " " "
11 USS828	314 Railroad Row	Wm. & Linda McCullough	11	1908	Former residence of CR&NW RY Superintendent in RR era.
10, USS828; Port. USS100	400 Railroad Row	Henry M. & Cecelia Wiese	10	1908	Former CR&NW RY employee housing
9, Port. 10 USS828	402 Railroad Row	Wm. & Pat Nicolo	9	1908	" " " " "
8 USS828	404 Railroad Row	Frank & Gail Steen	8	1908	" " " " "
7 " "	406 Railroad Row	Jana C. Coffey c/o Karl & Ruth Steen	7	ca. 1911	" " " " "
6 " "	408 Railroad Row	Phyllis Johnson & Estate of Eric	6		" " " " "
5 USS828	410 Railroad Row	Pat & Eunice Flinn	5		" " " " "

Lot No.	Street Address	1981 Owner	Date	Type, Style	Remarks
U.S. Survey 828 Formerly Property of the CR&NW RY					
Port. USS828 as in Book 23, p. 201	703 Chase Ave.	J. Elmer Hedstrom	1914, 1915		Built by his father with redwood lumber from 1880's cannery bldgs. on CR&NW RY land
Port. USS828 as in book 35, p. 400	713 Chase Ave.	Marie Ujioka	est. 1910-12		Probably pre WWI Navy Bldg. moved from Mile 7 about 1913.
Port. USS828	Chase Ave.		est. 1920's		Cabin #16, 1927 Sanborn map. Former Louie Beitros. Has large bay window.
Port. USS828	Chase Ave.				Old CR&NW RY wooden railroad car sold by RR and converted into residence. Abandoned now.
Port. USS828, as in book 41, p. 173	707 Chase Ave.	Lynna Merritt	pre 1927		Cabin #46 of 1927 Sanborn Map
Port USS828	Chase Ave.		pre 1927		Cabin #36 1927 Sanborn map. Was Tiedeman
Port. USS828, as in Book 13, p. 6	704 Lake Ave.	Mae E. Oss	1922		Cabin #45 1927 Sanborn map.
Port. USS828, as in Book 26, p. 38	818 Wolf Hill	J. Elmer Hedstrom	est. 1916, 17		No longer used as residence; only for storage
Port USS828	804 Wolf Hill	Frances Clock	pre 1927		Cabin #50 1927 Sanborn map.
There are a number of other cabins in this area shown on the 1927 Sanborn map of Cordova which have not been listed here which still stand and may be in use as residences.					

USS SURVEY 449

Block 39

E½ 11, 12	707 Lake Ave.	Jack & Janice Shaw	ca. 1916-17	Cabin.	
W½ 11, 12	705 Lake Ave.	Jack & Janice Shaw	est. 1910		Former CR&NW RY structure.

Block 42

E½ 11, 12	809 Lake Ave.	Olga Anderson	By 1920	Cabin.	1964 Addition.
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Railroad Addition Block 1

4, E 5' of 5	126 Davis Ave.	Brian King	est. 1930	House	
W½, S 37' of 6	109 Davis Ave.	John Arvidson	1910	Home	Hank Walking carpenter shop in 1910. New addition 1970.
E 47' of 8	331 First St.	Gerald E. Thorne	1908-10	Home	John Day House. 1930's changes; later front addition.
10, E 25' 9	327 First St.	Glen Mast	1927-28.	Home	Built as Christian Science Church.

Railroad Addition Block 2

S Port. 1, 2	Observation Ave.	Bill Black	est. 1910-18	Cabin	Vacant; Hank Walking builder.
N Port. 1, 2	309 Observation Ave.	Bill Black	est. 1910-18.	Cabin	Built by Hank Walking.
4, 5, 6	305 Observation Ave.	Merrill & Mary Behymer	est. 1908	Cabin	"Cliff House of Cordova". Oscar Ohlman, who arrived in Wrangell 1879.
8, 9	304 No. Railroad Ave.	Rich. & Sharlene Williamson	1917	Home	Originally CR&NW RY structure
10	300 No. Railroad Ave.	Byron & Pat Jones	1940's	Home	WWII Quonset hut originally; later expanded upon.
11	325 First St.	Frank & Gail Steen	1914	Home	Now fourplex
12	323 First St.	Gerald D. Thorne	1922	Home	Former Hubbard House
13	321 First St.	Jay Reese	est. 1920	Home	
14	319 First St.	Anna Morris	1920	Home	
15	317 First St.	Walt Crow	est. 1917	Cabin	Extensive remodeling
20, 21	305 First St.	Dennis Nolan	ca. 1910-12	Apartments	Now Bayview Apts. Was the Vinquist home.
S½ 22	303 First St.	Dennis Nolan	1910	Home	Shorty Hawes home
S½ 22	301 First St.	Benny Sanculi	est. 1910	Home	Completely renovated.

North Addition Block 2 (North of Railroad Addition)

4, 9	280 First St.	Chas. & Kath. Hall	early 1920's	Home	Was Earl Means home.
5, 8, S50' 6, 7	220 First St.	James & Minnie Iliff	by 1927	Home	Was Jacobsen home.

❧ INDEX ❧

- Abercrombie Canyon 1, 9
 Adams, A.J. 2, 27
 Alaska Packers Association 1
 Alaska Syndicate 1, 2, 9, 10
 Alaskan Hotel 17, 19-20 19, 20
 American Baptist Mission 39, 42
 American Saloon, The 24
 Assembly of God Church 24 24
 B Avenue Cabins 27, 35 35
 Belding, Gertrude 33
 Berry, J.E. 24
 Blouen, George 18
 Blum, Sam 30
 Blum-O'Neill Company 30
 Bonanza Mining Claim 1
 Breedman, Oscar 19, 20
 Burns, Frank 49
 Castle, Frank 21
 Castle Inn 10, 11 11
 Chase, W.H. 43
 Christian Science Church 39
 Close Brothers 1, 9
 Cochran, Jerry 35
 Cochran, Lou, Jr. 20
 Copper River and Northwestern Railway 1, 2, 6, 9-15, 19, 47 8, 9, 10, 12, 13, 15
 Completion 1, 9
 Closure 10
 Copper River Railway 1
 Cordova 5
 Naming of 1
 1906 Townsite 1, 2, 17, 19, 21, 23 12, 13, 36
 1908 Townsite 1, 2, 17 2, 3, 4, 16, 17, 18, 19, 22, 25
 Incorporation 2
 Cordova Air Service 28
 Cordova House, The 17, 21 19, 21
 Cordova Townsite Company 43
 Cordova Volunteer Fire Company 6 7, 25
 Cotton, Derwood 18
 Customs House 30 2, 31
 Dalton House 10, 11 11
 Dalton, Jack 10, 11
 Davis, Richard 49, 53
 Diggs, Cordova 23
 Diggs, Joseph 22, 23 22, 23
 Dimond, Anthony 28, 34
 Dinneen House 27
 Donohoe, Thomas 28, 34 29
 Donohoe and Dimond Law Office 34 34
 Eames, Alvah 27, 32 31, 32
 Electra 1
 Elsner, Richard 33
 Empress Theater 6 7
 Episcopal Church (St. George's) 39, 40, 41 40
 Former Rectory 30 31
 Eyak 1
 Canneries 1, 2, 9, 19, 36 36
 Indians 1
 Lake 1, 45, 46
 Town 1, 40
 Evergreen Trail 46
 Faith Lutheran Church 17, 21 21
 Farrell, Frances 20
 Farrell, R.W. 20
 Federal Buildings 23, 26, 41
 First Jail 23 23
 Post Office and Courthouse 23, 26 26
 Feldman, Henry C. 45
 Finkelstein and Shapiro 19
 Fields, Archie 27, 32
 Fires 5-7, 39, 42, 43 5, 6, 7, 25
 Foster, Frank H. 29 29
 Guggenheims 1, 9
 Hanson, Nettie 34
 Harbor House Restaurant 18
 Harwood, Addie 33
 Harwood E.L. 33
 Harwood Home 33 33
 Hawkins, E.C. 9, 10
 Hazelet, George 27, 28
 Hazelet Home 27, 28 27, 28
 Hedstrom, Elmer 36
 Hedstrom Home 36 36
 Hedstrom, John 36
 Heney, M.J. 1, 2, 9, 10, 17, 36
 Henrichs Building 23 23
 Hewitt, Henry, Jr. 23
 Howard, Bartley 40
 Howard, Brady 33
 Howard, J.B. 24
 Humphrey, Captain O.J. 1
 John Day House 34 34
 Katalla 1, 2, 9, 20
 Korn, R.W. 20
 Lathrop Building 6, 17 7
 Leen, J.C. 18
 Leff, Robert 20
 Lefkovits, Louis 19, 20
 Leroy, Tillie 45
 Lindig, Billy 21
 Lindig, Ed 21
 Logan, Marie 51
 Lund, Alice 34
 Lutheran Childrens Home 34 34
 MacCormac, James 19
 Maps
 Cordova, located in Alaska ii
 Cordova, city map 38
 Masonic Temple 42 42
 Mast, Glenn 39
 McDonald, Myra 51, 52, 53
 Meals, A.J. 28
 Means, Earl 37 37
 Million Dollar Bridge 12-13
 Model Cafe 21
 Morpac Cannery 1, 6, 10
 Murchison, Sam 9, 10
 Nafsted, Florence 33
 Native Cemetery 45, 46
 Newton, Rev. E.P. 40
 Nicholoff, Mary 33, 51
 Nicholoff, Pete 33
 Nicholoff residence 33 33
 Nichols, V.P. 20
 Nicolet, J.A. 36
 Nikolai Mine 1
 Nirvana Park 45, 47 45, 46
 Nordman, Harold 30
 Northern Cafe 21
 Northern Saloon 2, 40
 Norton, Mary 19
 Nuchek Orthodox Church 41
 Ocean Dock 6, 10 6, 7, 10
 Odiak 1
 Odiak Slough 2 12-13
 Olson, Arne 30
 Owl Cafe 18
 Photocraft Studio 5, 30
 Pioneer Igloo 24, 43 43
 Presbyterian Church and Manse 27, 39, 42 41, 42
 Railroad Row 10, 14 14, 15
 Reception Building 24 24, 25
 Red Dragon Clubhouse 2, 30, 39, 40, 41, 47 9, 39, 40
 Reeves, Edward N. 33
 Roark, Marvin 30

Roman Catholic Church 39
 (St. Joseph's)
 Roosevelt, President Theodore 1
 Ross, Charles 21
 Roth House 33 33
 Rowe, Peter T. 40
 Russian Orthodox Church 39, 41 40, 41
 (St. Michael's)
 Sada, W.H. 18
 Sanborn Maps 47
 Sands, Captain 1
 Schools 43 43, 44
 Scott, Arlene 30
 Scott House 30 30
 Scott, Thomas 30
 Slater, Henry 23
 Slater and Reid Mercantile 23
 Smith, Bertha 28
 Smith, M.K. 28

Smith, W.L. 18
 Smjith's Rooming House 18 18, 19
 Stewart, R.R. 29, 35
 Storey, Eliza 20
 Storey, Walter 19, 20
 Thiedsted, Harry 21
 Ujioka Home 36 36
 U.S. Surveys
 Amended U.S. Survey 100 1
 U.S. Survey 449 2, 10, 11, 17, 40
 U.S. Survey 828 1, 2, 14
 Waln, "Link" 24
 Williams, J. 24
 Wolf, Walter 24
 Young, S. Hall 42
 Ziegler, E.P. 27, 30, 40, 41

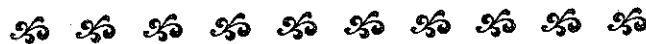
Bold numbers indicate photos.



About the author

Nicki J. Nielsen and her husband, Bob, moved to Alaska in 1968. She did her undergraduate work at the State University of New York at Albany and completed graduate work at the University of California, Berkeley. Currently, Nielsen is the chief social worker at Langdon Psychiatric Clinic, Anchorage.

Nielsen has had a long interest in Alaska's old railroads and postal history. She is the author of "*The Red Dragon and St. George's*" published in 1983.



The Cordova Historical Society

The Cordova Historical Society was founded in 1966 to collect, maintain and display artifacts from the Prince William Sound region. The Society is a non-profit organization in charge of the Cordova Museum. Anyone interested in Society membership may contact P.O. Box 391, Cordova, AK 99574.

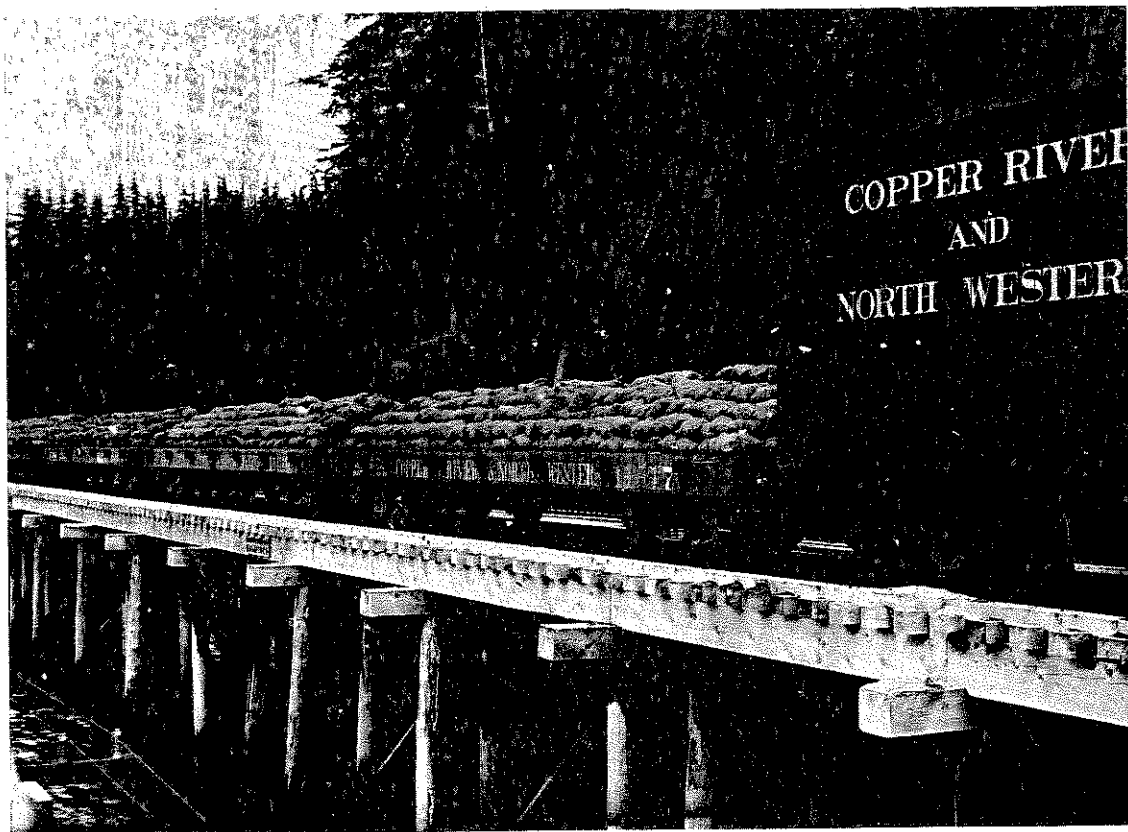


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Lot No.	Street Address	Owners in 1981	Date	Type, Style	Remarks
Block 1, U.S. Survey 449, 1908 Cordova Townsite					
1	401 First St.	Ken, Robt., Barb. Van Brocklin	ca. 1925	Commercial	
W1/2 2	104 West Davis	James & Mae Van Sant	1919	Commercial	Moved to W1/2 of lot in 1920's
6,7	408 First Street	Steve & Dorothy Cooper	1908-09	Apt. Bldg.	
N 40' 11	409 West Davis	H. John Denault III	1910-11	Home - 4 eaves, RR type	"Nob Hill Athletic Club"
S 60' 11	105 West C Ave.	J. Guerske & Nasello, estate	by 1911	Home - 4 eaves, RR type	Former A.J. Adams home; former Assembly of God Church
13 S1/2 to 16	109 West C. Ave.	Gerald & Rena Johnson	by 1911		

Block A, U.S. Survey 449

NW Port: 1	102 Davis	R.J. Kopchak		Cottage	
SE Port. 1	104 Davis	Harry & Devena Curran	1917	Cottage	
SW Port. 1	100 Davis	John Barth, c/o Paul Morris	est. 1925	Cottage	
E 24' 2	108 Davis	C. Ross & Sheelagh Mullins	ca. 1927	Cottage	
W 24' 2	106 Davis	Ann Hodnett	est. 1918	Cottage	
N 60' 3,4	110 Davis	Jack & Paula Lamb	1917	House	
N1/2 5	114 Davis	Carroll & Mabel Kompkoff	1910	House	1954 addition
N 33' of S1/2 5	116 Davis	Doug & Janice Van Hala	ca. 1917-20's		
S 27' 5	118 Davis Ct.	Maylan & Lila Johnson	ca. 1920's		

Block 2, U.S. Survey 449

30	505 First St.	Gail & Frank Steen	1929	Commercial	
29	507 First St.	Smith Tower, Inc.	1920's	Commercial	
28	509 First St.	Cordova Labor Hall Assn.	by 1911	Commercial	
24-26	513 First St.	Nat. Bank of Ak, Cord. Br.	1920	Commercial	Concrete Lathrop Bldg, 1951 fire destroyed all but shell
17	531 First St.	Richard Schultz, Major Freeman, Leroy Harris	1908	Commercial	Two stories on First St., more stories on Front St. due to hill terrain

Block 3, U.S. Survey 449

26, 27	621 First St.	Pioneer Igloo #19	1928; 30's	Log Cabin	Frame addition
20-26	627 First St.	Pierre & Zelda DeVille	ca. 1930's	House	

Block F, U.S. Survey 449

D,E	702 Front St.	Jeremy J. Kelly		Frame Home	Totally remodeled. This is the last "red light district" bldg. left.
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Block 6, U.S. Survey 449

10	618 First St.	David & Wanda Parameter	late 1920's	Home	
9	616 First St.	Henry & Mariam Wiese		Commercial	Extensive changes; unclear how much of 1908-10 structure remains.
8	614 First St.	Fed. Norwegian Luth. Young People	1908-19		
3,4	604 First St.	William L. Reid	1908	Commercial	Cordova House; 3rd story 1910
1,2	600 First St.	Lew Cochran, Jr.	1908	Commercial	Alaskan Hotel; 3rd story 1910

Block 7, U.S. Survey 449

Block destroyed by May 1963 fire

26 less 9'	513 Second St.	C.T. Davis & Sons, Inc.	1940's	Warehouse	Survived the fire
21-25	519 Second St.	Weinrich's Inc.	1909-10	Garage Office	Early Forestry building relocated to current location in 1960's

Block 8, U.S. Survey 449

1	400 First St.	Mt. McKinley Lodge No. 183 - F. & M. Masons	1925	Fraternal Lodge	Stucco bldg.
7	412 First St.	Axel & Stella Janson	1908- 40;s	Commerical	Much rebuilding after fire
8	414 First St.	John & Mary Ann Dinneen	1908	Commerical	
11-14	103 W. Council	City of Cordova / Youth Center	1930's	Public	Former City Hall

Block 9, U.S. Survey 449

4, 5, 6	406 Second St.	Jim Eksted	1908	RR style	Former customs office moved to current location in 1967; 1975 addition
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